



# WILLIAMS HALL

10030 102A AVE, EDMONTON, AB

## 5 LEVELS OF LEASING

**BREW HALL, FOOD HALL, RETAIL MARKET, WELLNESS CENTRE & OFFICE SPACES FOR LEASE**

Seeking unique local businesses for exciting new mixed-use building by Beljan Development in the heart of Edmonton's downtown

Construction underway with many unique design elements in this Live+Work+Play environment

Capitalize on daytime and evening traffic with nearby offices, residences, hotels and entertainment venues in this lively area

IN THE HEART OF EDMONTON!

*Social Grillers • Crazy Pies • Hook & Ladder • The Crunchy Tacos • Curry Up Now • Street Eats*

*Local Bakery*

*Screaming Beans*

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# ALL ABOUT WILLIAMS HALL



## OPPORTUNITY & FEATURES

Omada Commercial is pleased to present Williams Hall, one of the most unique and innovative mixed-use properties in Edmonton. This redevelopment project will house a brew hall, food hall, retail market, wellness centre, office spaces and 100 residential rental suites.

The building is in the coveted heart of downtown Edmonton, offering pedway and parkade connections and is located less than a block from the Ice District. Retailers in Williams Hall will have an unparalleled opportunity to capitalize on daytime and evening traffic in Edmonton's downtown core. This innovative ecosystem of various retail, office, and residential opportunities will serve to benefit its tenants and the wider community.

<b>AVAILABLE</b>	Early 2020
<b>CONSTRUCTION</b>	Underway
<b>MUNICIPAL</b>	10030 102A Avenue, Edmonton, AB
<b>LEGAL</b>	Lot 77 & 78, Plan F
<b>ZONING</b>	CCA (Core Commercial Arts Zone)
<b>BASIC RENT</b>	Please contact
<b>OP. COSTS</b>	TBC
<b>SIGNAGE</b>	Prominent fascia & communal signage integrated with building plan
<b>ACCESS</b>	L1 - Street level entry to main lobby L2 - Pedway connections to EEC Mall & East Parkade, Sutton Place Hotel, Bell Tower, Ice District



# 10 LEVEL MIXED-USE DEVELOPMENT



## STACKING PLAN

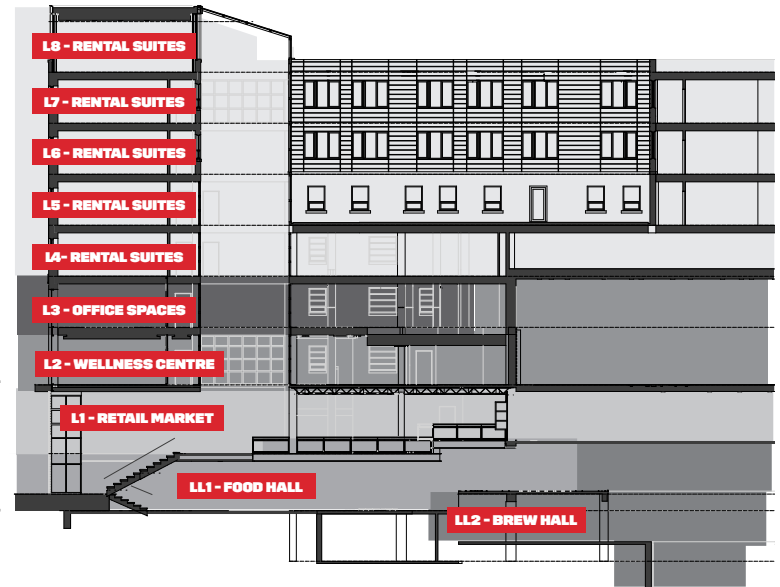
- L8 - RENTAL SUITES
- L7 - RENTAL SUITES
- L6 - RENTAL SUITES
- L5 - RENTAL SUITES
- L4 - RENTAL SUITES
- L3 - OFFICE SPACES
- L2 - WELLNESS CENTRE
- L1 - RETAIL MARKET
- LL1 - FOOD HALL
- LL2 - BREW HALL

### PEDWAY CONNECTIONS

Level 2 of Williams offers unbeatable accessibility with 2 separate pedways connections that lead to Sutton Place Hotel, Bell Tower, Ice District, Edmonton City Centre Mall, and the Edmonton City Centre East Parkade.

PEDWAY CONNECTIONS

102A AVENUE



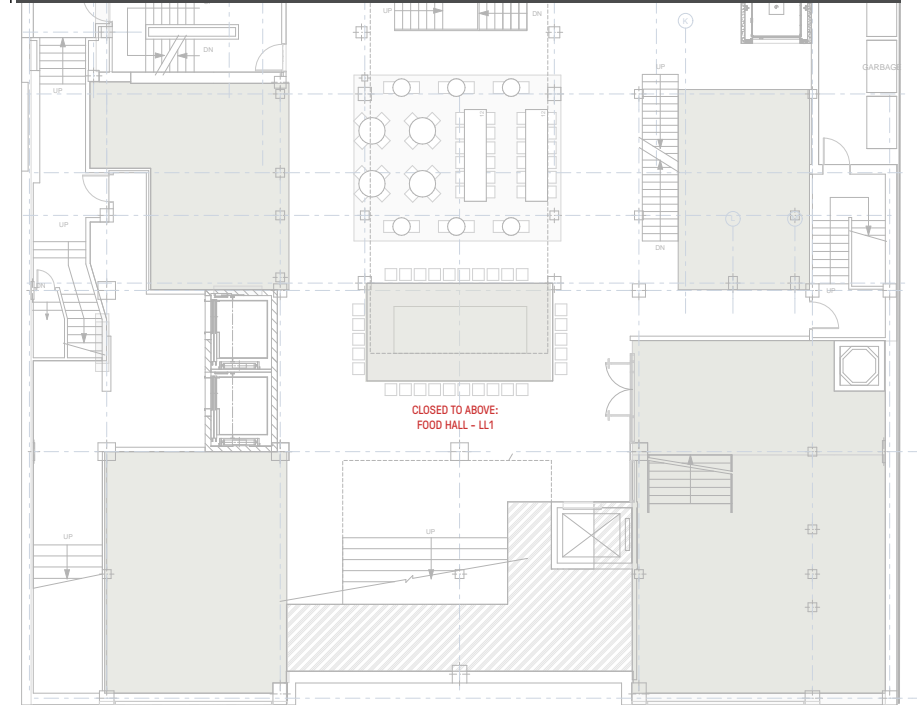
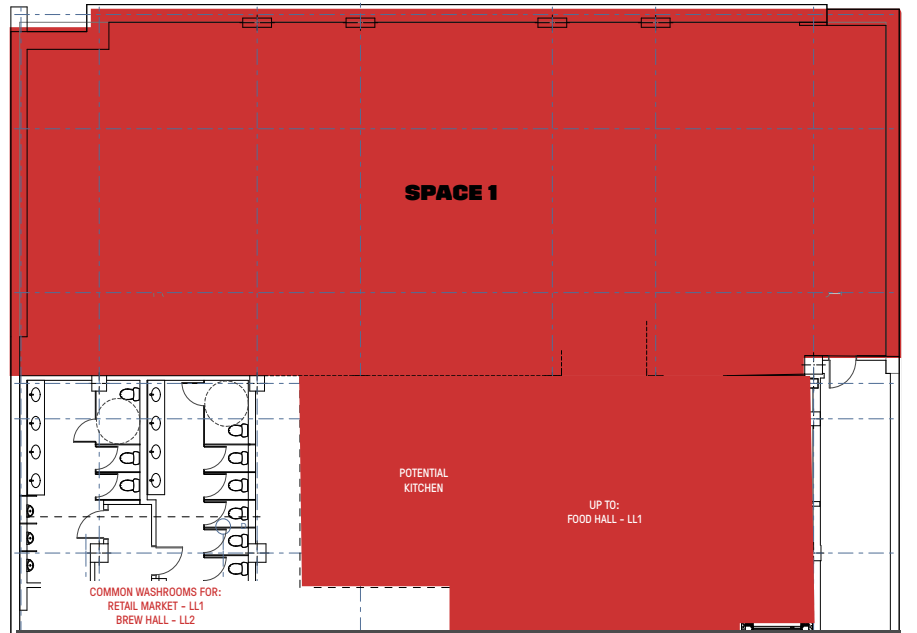
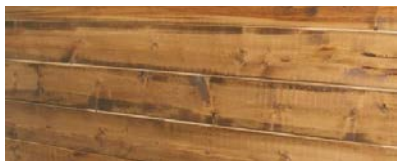
# BREW HALL

**LL2** | MICROBREWERY OPPORTUNITY  
IN THE HEART OF THE ACTION  
NEAR THE ICE DISTRICT

Lower Level 2 of Williams Hall offers a tremendous microbrewery opportunity. Just steps away from Rogers Place the brew hall will draw from hockey fans and concert goers. It will also become a favorite among the residential tenants and surrounding office users.

This is a prime location to benefit from the bustling downtown core's day and night time traffic.

Conceptual plan; flexibility to suite a variety of uses and requirements.



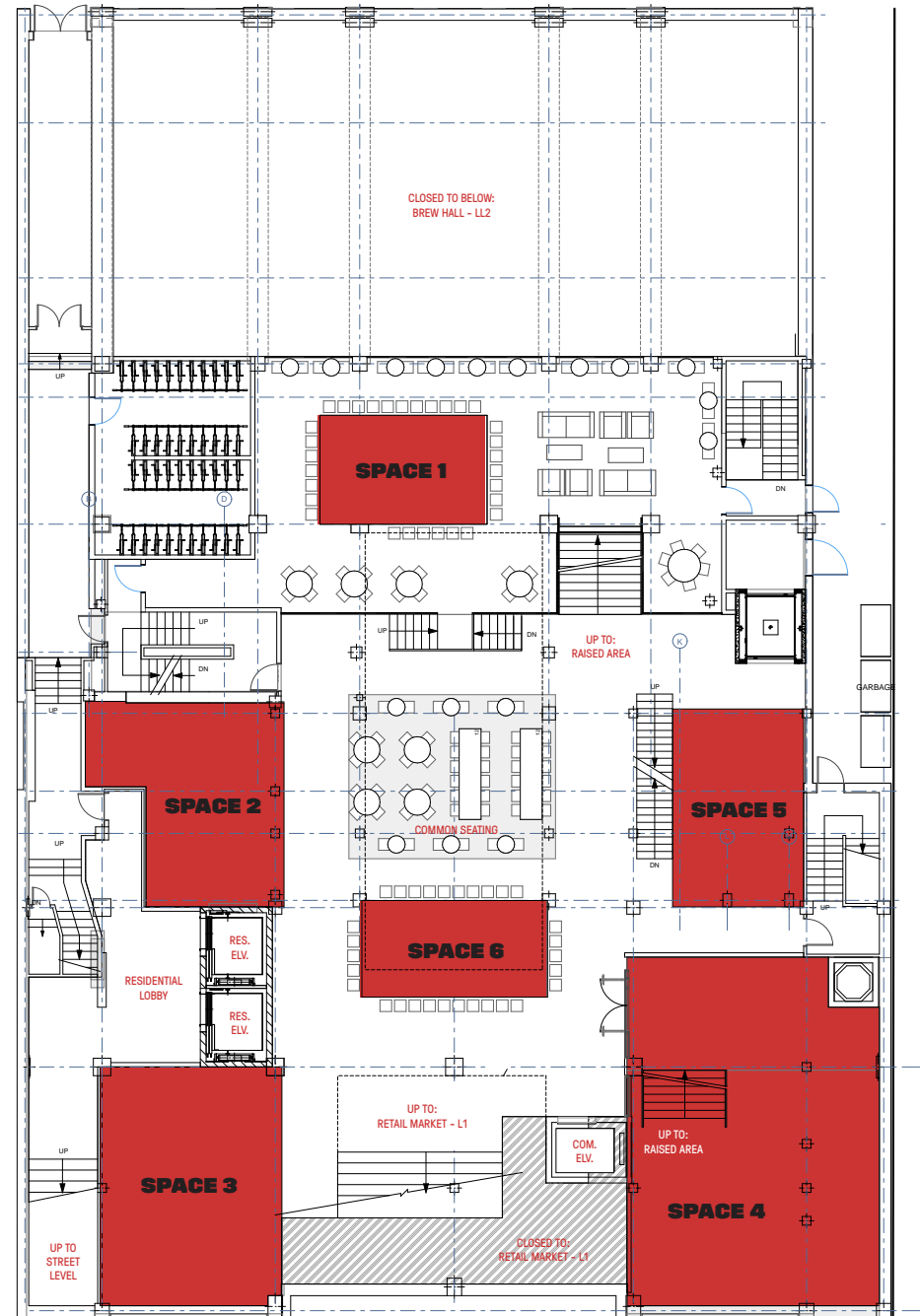
# FOOD HALL

**LL1** JOIN LOCAL VENDORS AND ARTISANS IN THIS MODERN FOOD HALL

Lower Level 1 of Williams Hall will feature an irresistible food emporium, providing exceptional culinary offerings.

Draw on consistent traffic from residents in the building, office users from both William's Hall and surrounding towers in the downtown core, as well as visitors to Edmonton's renowned downtown dining district.

Conceptual plan; flexibility to suite a variety of uses and requirements.



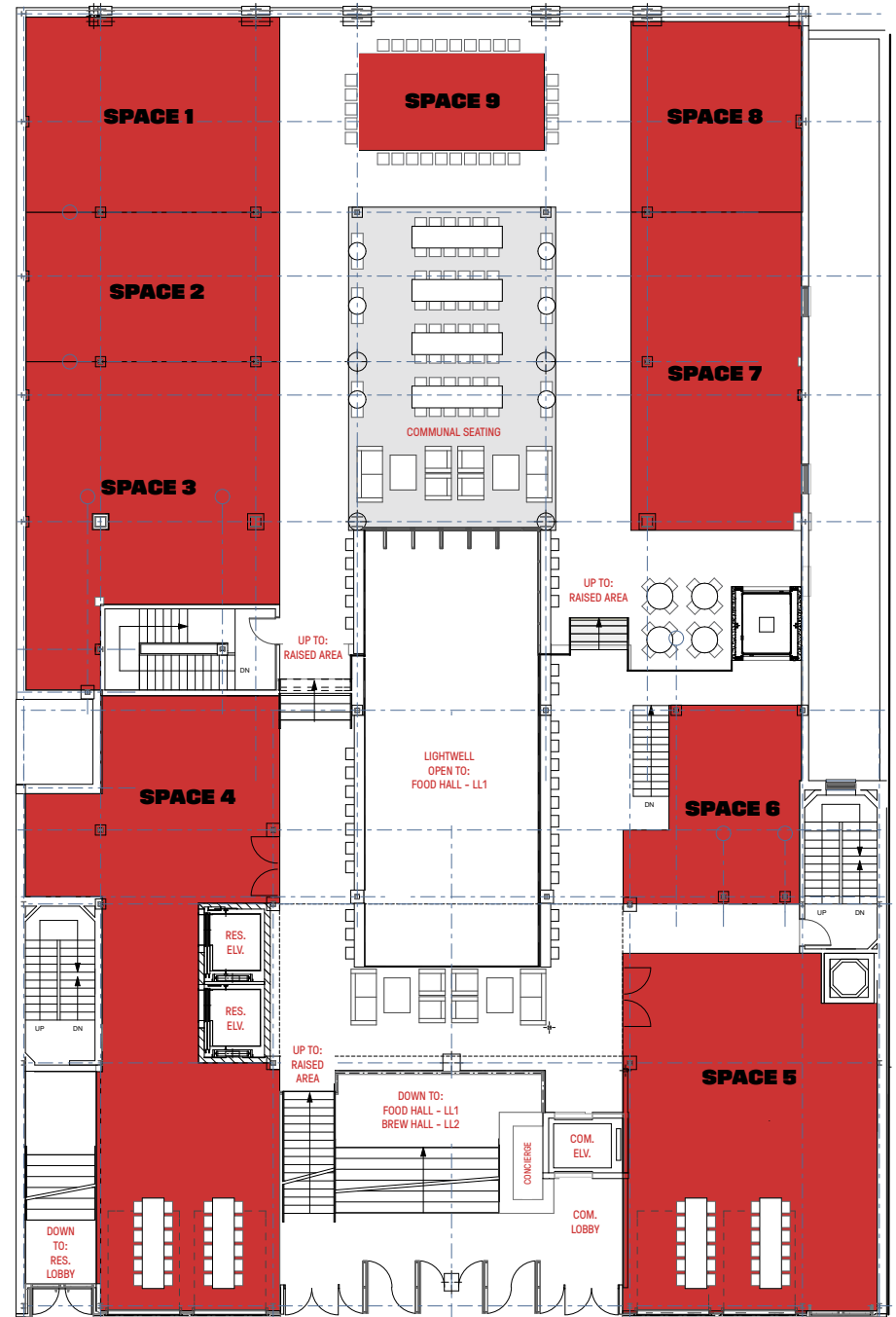
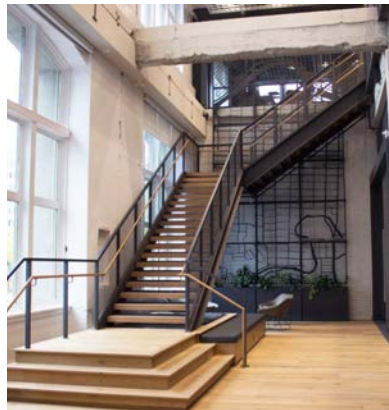
# RETAIL MARKET

## L1 FOOD AND RETAIL OPPORTUNITIES AT THE HEART OF WILLIAMS HALL

Anchoring Williams Hall is the Retail Market on Level 1. It is the primary intersection of the building, connecting all the floors with street level access to 102A Avenue.

It will serve as a vibrant community hub for residents and visitors alike to connect, shop, and experience unique local product.

Conceptual plan; flexibility to suite a variety of uses and requirements.



STREET LEVEL ENTRY TO LOBBY 102 A AVENUE

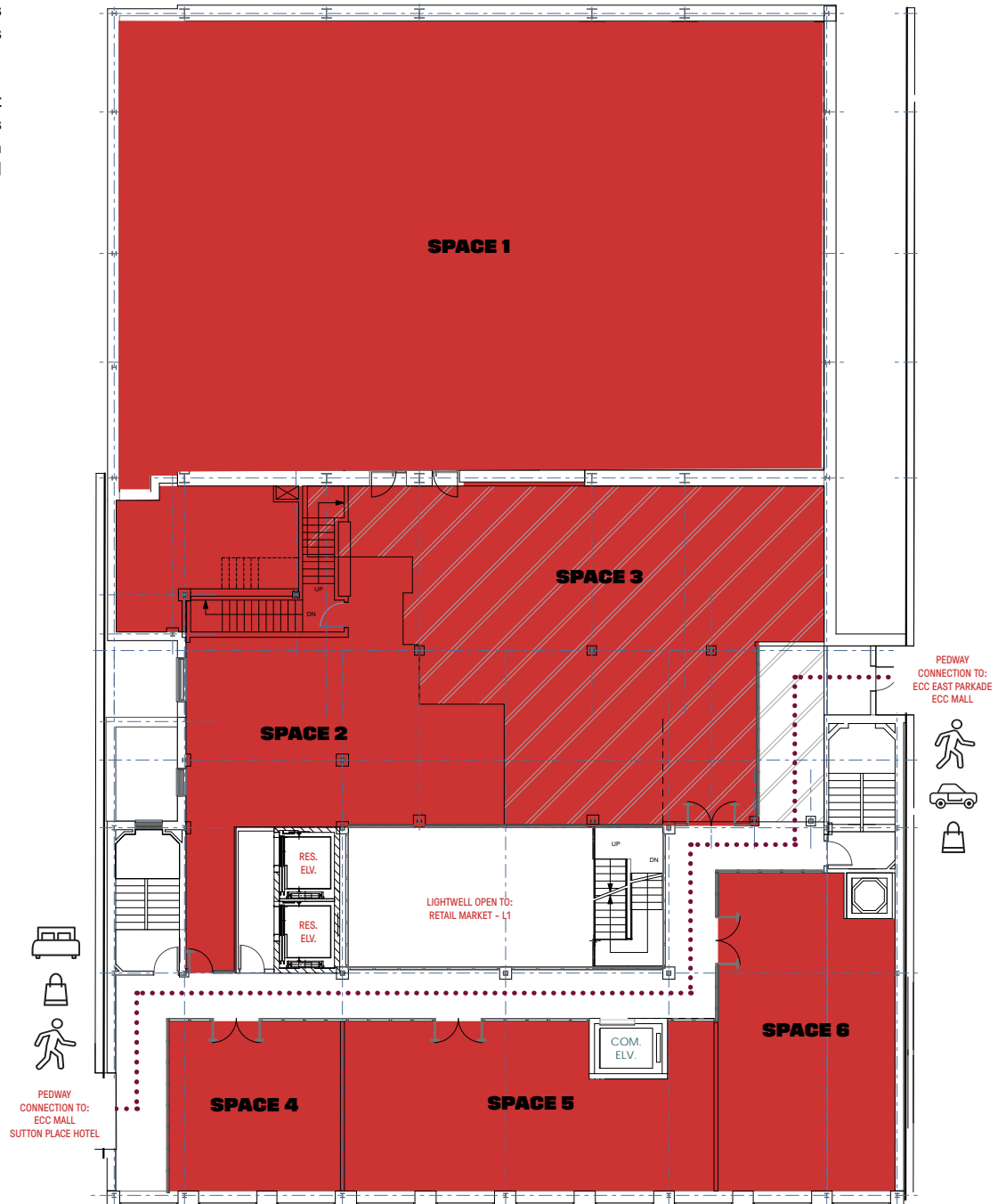
# WELLNESS CENTRE

Take advantage of Williams Hall's Wellness Centre opportunities on Level 2.

The amenities here will serve not only the residents and tenants of Williams Hall, but also reach downtowns dense residential population.

Conceptual plan; flexibility to suite a variety of uses and requirements.

**L2** BRINGING UNIQUE WELLNESS SERVICES TO THE DOWNTOWN CORE



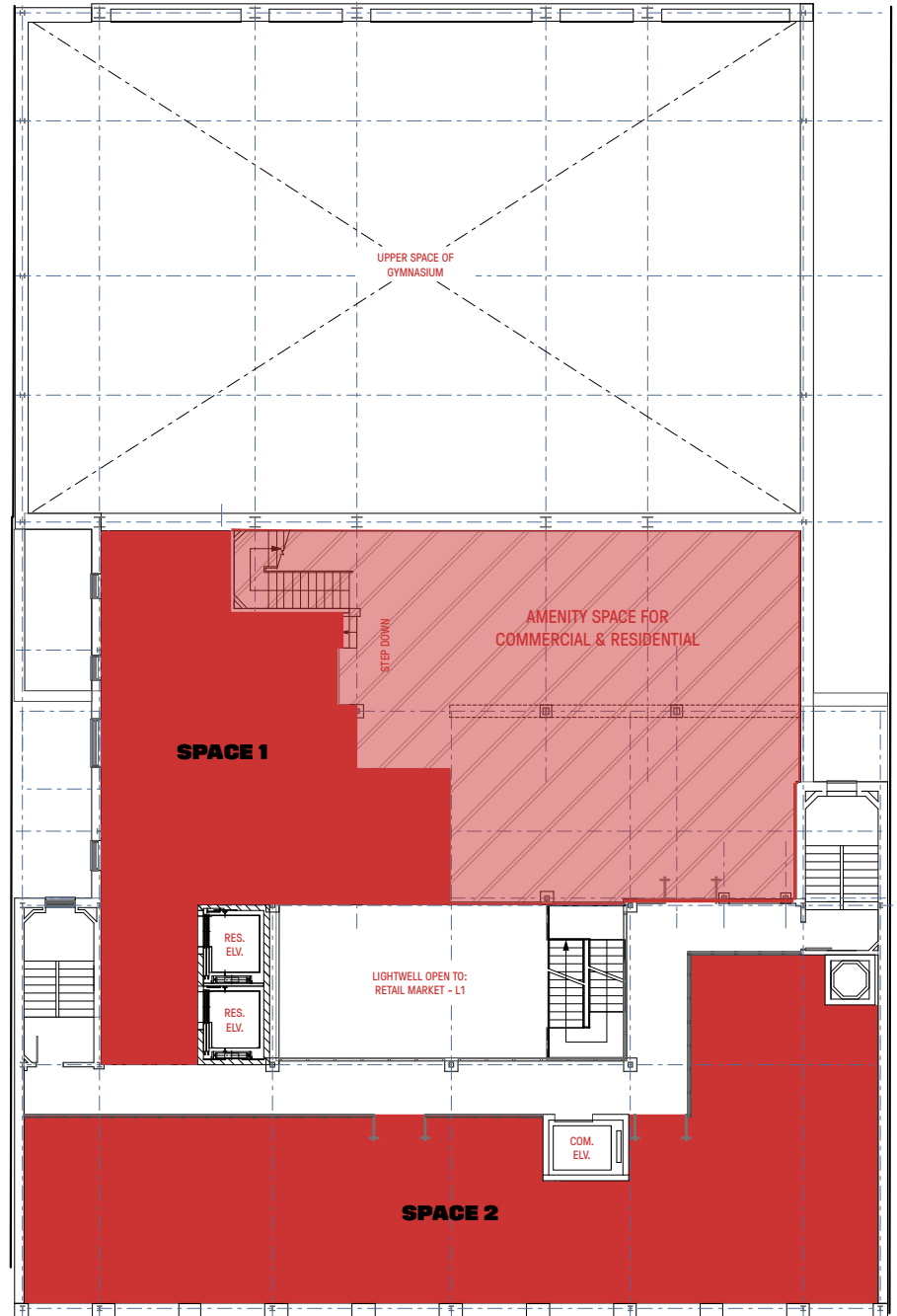
# OFFICE SPACES

Level 3 of Williams Hall offers unique creative, collaborative work atmosphere that allows you to balance all of life's demands.

These office spaces cannot be beat with their tremendous accessibility to pedways, coveted location and exciting building amenities.

Conceptual plan; flexibility to suite a variety of uses and requirements.

**L3** | ONE OF A KIND OFFICE SPACES WITH PEDWAY CONNECTIONS





# RENTAL SUITES

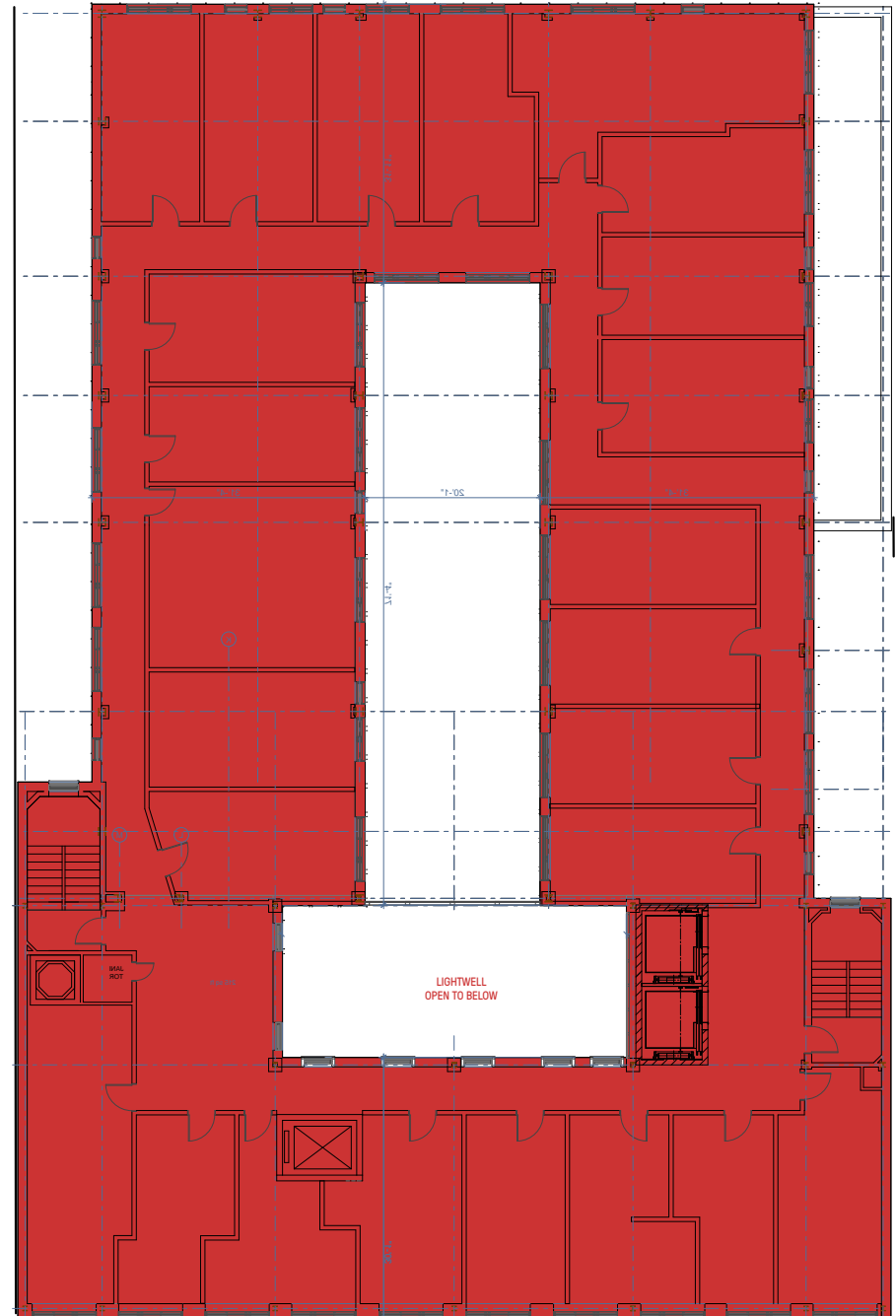
## L4-8 MODERN MICRO UNIT SUITES FOR RENT IN THE HEART OF DOWNTOWN

Levels 4-8 offer 110 professionally designed one- and two-bedroom rental suites with countless building amenities.

Its coveted location merges the energy of downtown's tremendous collection of restaurants, entertainment, and attractions.

For those seeking a sophisticated, urban lifestyle, William's Hall is for you.

Rental website coming soon.





# GOOD TO

# KNOW

## EDMONTON'S DOWNTOWN

**THE ICE DISTRICT & ROGERS PLACE** put a spark into the downtown, creating a bustling and vibrant atmosphere. Just a short walk from the Rogers Place, Williams Hall benefits from its proximity to the action of events, concerts and hockey nights.

**THE DOWNTOWN CORE** has seen tremendous growth recently, with major projects such as the Ice District/Rogers Place and multiple new residential towers. Energized by these developments, the newly transformed downtown core is extremely desirable for all demographics.

**104 STREET PROMENADE** welcomes pedestrians with its wide sidewalks, central location and stock of century-old buildings offering an eclectic and vibrant shopping and dining destination. During the summer months the 104 Street Market just steps away, attracting over 18,000 visitors every Saturday.

**55,481 RESIDENTS**  
**152,943 DAYTIME POPULATION**  
**20.1% PROJECTED GROWTH (2018-2023)**

**0-19 YRS = 9.4%**  
**20-39 YRS = 48.7%**  
**40-59 YRS = 23.9%**

**AVERAGE HOUSEHOLD INCOME OF \$72,987**  
**18.4% OF HOUSEHOLDS EARN \$60,000 TO \$100,000**  
**20.9% OF HOUSEHOLDS EARN OVER \$100,000**

**3,700 VPD ON 102A AVENUE**  
**13,500 VPD ON 101 STREET**  
**FAVORABLE & STEADY PEDESTRIAN TRAFFIC**

Demos with a 2km radius of Williams Hall

**WILLIAMS HALL IS SUPPORTED BY STRONG RESIDENTIAL DENSITY** with major high-rise developments, including Icon 1&2, Fox 1&2, Encore and the Ultima and other condo tower developments underway. This will result in a 17.1% growth in the number of households in the immediate area.





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