

REVILLON BOARDWALK

10310 - 102ND AVENUE NW
EDMONTON, ALBERTA

HISTORIC SPACE. NEW VISION.



MODERNIZED BRICK AND BEAM OFFICE SPACE FOR LEASE

CLASS I PREMIER
CHARACTER SPACE

FOR MODERN
OFFICE USERS

PET
FRIENDLY

VARIOUS
TURNKEY
OPTIONS

STARTING
FROM 2,738 SF

AVAILABLE
IMMEDIATELY

ALLIED

CBRE

History & Vision

"The cities we build have to be sustainable and conducive to human wellness, diversity and creativity. Put differently, it means they have to elevate and inspire the humanity in all of us."

- MICHAEL EMORY

HISTORY

In 1910, the Ross Brothers built what was considered one of the most modern hardware warehouses in Western Canada. This building became known as the Boardwalk Building. Two years later the Revillon Building, another extremely modern and efficient distribution centre, was erected next door by the Revillon Frères. From this time on, these two buildings became a focal point of Edmonton's commercial and warehouse district during its first major boom preceding the First World War. The two buildings were refurbished in 1971 and again in 1986 - when a laneway was closed and they were joined with a central atrium.

VISION

The premier character space offering in Edmonton, modernized to meet the evolving needs of today's office users. A fully restored Class I building located in the heart of the downtown core to help Edmonton keep touch with their history while adding character to the surrounding neighbourhood. The restored historic exterior will serve to impress as you stroll into the beautifully renovated interior through the timeless glass walled entry. Industrial aesthetic will feature appealing exposed brick, high ceilings and natural light with spaces that are impressive and adaptable with access to modern amenities and technology.

CLICK TO
WATCH
FLY-THROUGH
VIDEO

Renovation Highlights

RESTORATION OF FAÇADES

- Renewed to original design

NEW ATRIUM FAÇADE

- 5 storey glass structure
- Defined entry into buildings

RE-ENVISIONED ATRIUM SPACE

- Connecting the two buildings
- Shared meeting space
- Opportunity for event space

INTRODUCE AMENITY SPACES

- Wine bar to be operated by Sabor
- Bike room with exterior entrance
- Fitness centre with locker room & private change rooms
- Yoga studio space
- Social stairs / stadium style conference centre

RESTORED BRICK-AND-BEAM

- Character Space
- Original brick-and-beam

UPDATED EXTERIOR ACCESS

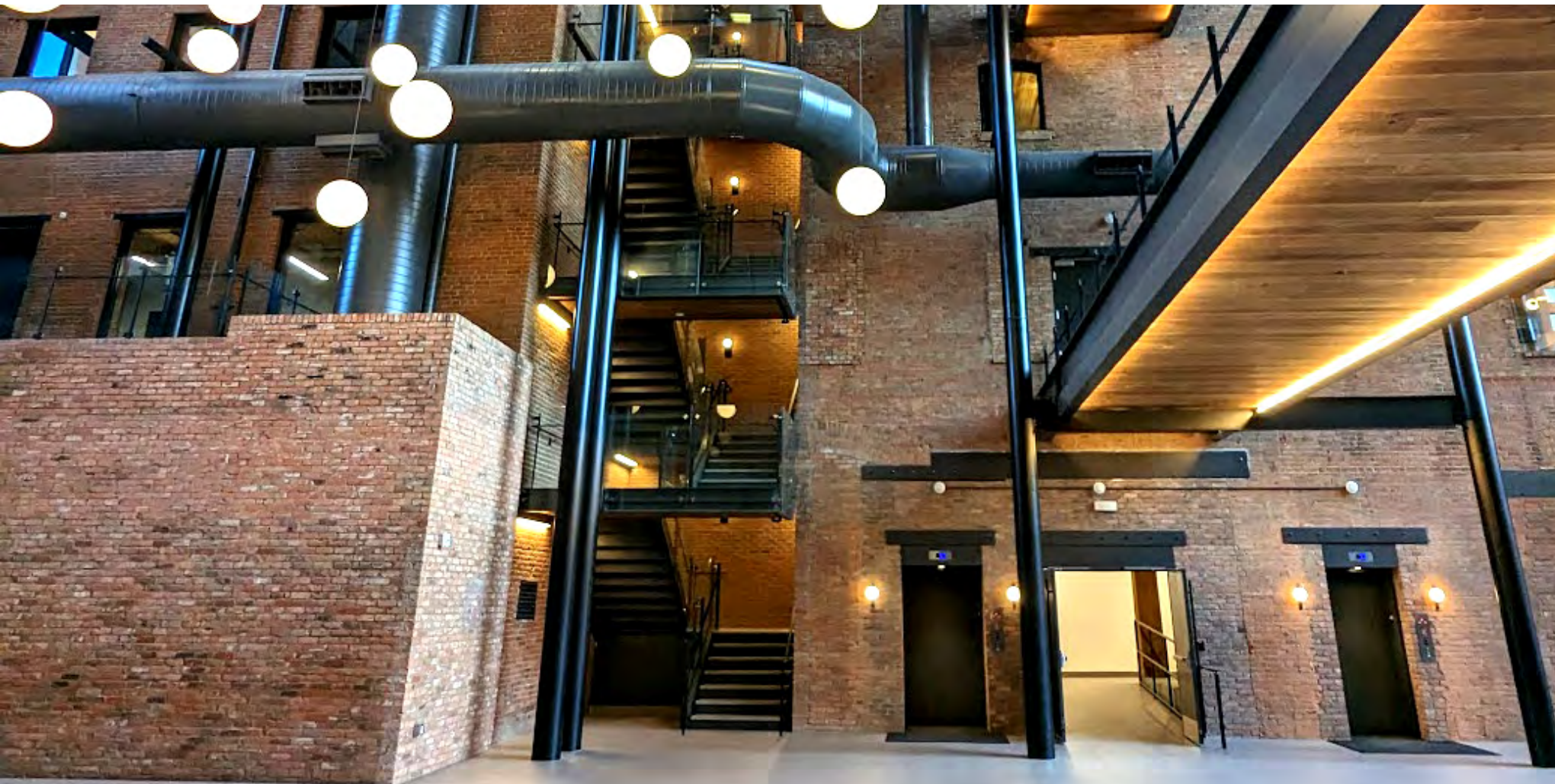
- New central stairway
- Relocation & upgrade of elevators

IMPROVED BARRIER-FREE ACCESS

- New washroom & common areas
- Improved access to building & offices

UPDATED BUILDING SYSTEMS

- HVAC
- Electrical
- Lighting systems
- Plumbing
- Life safety



Revillon Building

The Revillon Building features a French architecture style with exposed concrete ceilings and pillars, high ceilings and an abundance of natural light from the center light-well/atrium.

LEASING DETAILS

NET RENT	\$18.00 average / sq. ft.
ADDITIONAL RENT ALLOWANCE	\$17.02 (2024) Turnkey options available
PARKING	1 per 1,200 sq. ft.
PARKING RATE	\$210.00 random \$260.00 reserved
YEAR BUILT	1912

AVAILABLE SUITES

<u>SUITE</u>	<u>SIZE (SF)</u>	<u>CONDITION</u>	
101	10,195	Developed	Available Jan 2025
300	20,650	Developed	
400	19,290	Developed	
500	20,070	Raw Space	
600	20,341	Developed	



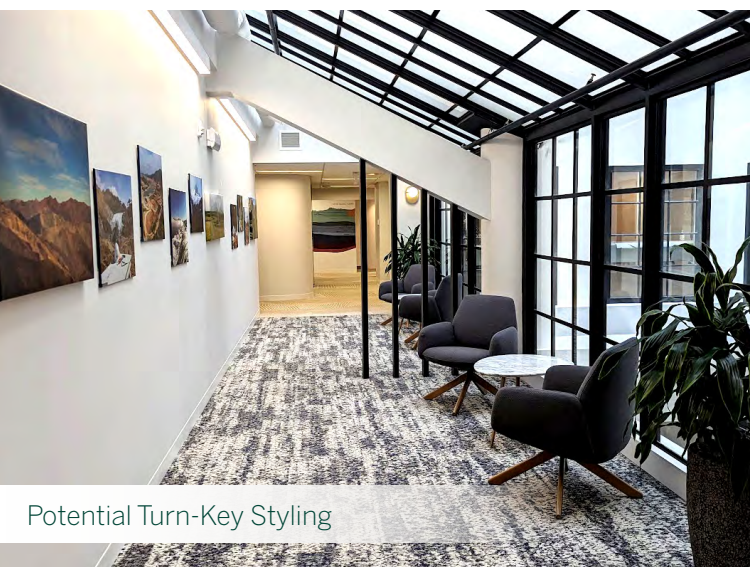
REVILLON ANNEX

<u>SUITE</u>	<u>SIZE (SF)</u>	<u>CONDITION</u>	
201	2,738	Developed	<i>Click for virtual tour</i>

Revillon Building 1ST FLOOR PLAN (SUITE 101)



Suite 500



Potential Turn-Key Styling



Potential Turn-Key Styling

Boardwalk Building

The Boardwalk Building is a charming brick and beam office building with exposed natural brick.

LEASING DETAILS

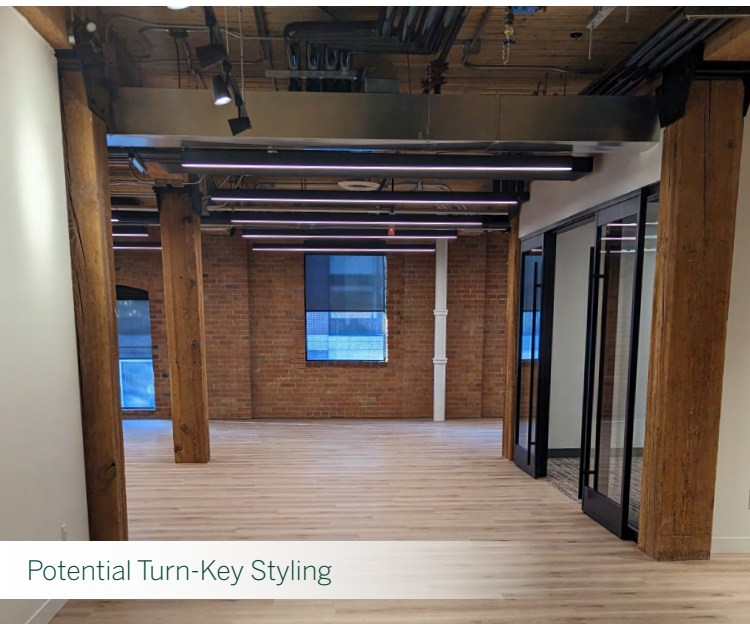
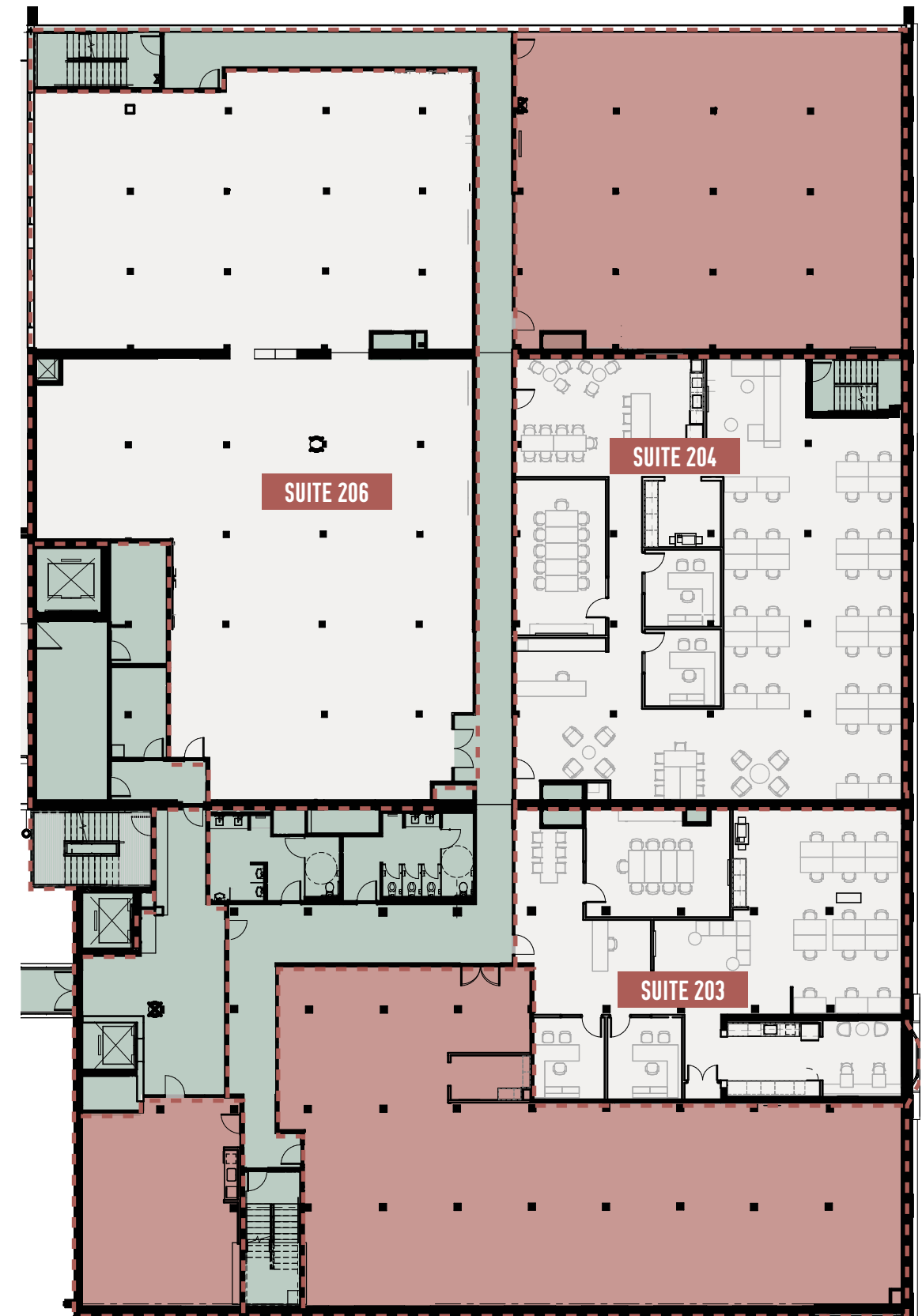
NET RENT	\$18.00 average / sq. ft.
ADDITIONAL RENT ALLOWANCE	\$16.98 (2024) Turnkey options available
PARKING	1 per 1,200 sq. ft.
PARKING RATE	\$210.00 random \$260.00 reserved
YEAR BUILT	1910

AVAILABLE SUITES

SUITE	SIZE (SF)	CONDITION
203	3,270	Show Suite Click for virtual tour
204	4,902	Show Suite Click for virtual tour
206	8,134	Raw Space
300	29,047	Raw Space
400	28,614	Raw Space

CLICK TO VIEW ALL FLOOR PLANS

Boardwalk Building 2ND FLOOR PLAN





Local Amenities

SHOPPING AND SERVICES

- 2. CIBC
- 3. Scotiabank
- 4. TD Canada
- 5. GYMVMT
- 6. RBC
- 7. Winners
- 8. Dollarama
- 9. HSBC
- 10. Hudson's Bay
- 11. BMO
- 12. Henry Singer
- 13. YMCA
- 14. Hive Fit Co

RESTAURANTS

- 15. Cavern
- 16. Ono Poke Co
- 17. DOSC
- 18. Say Uncle
- 19. Kb & Co
- 20. Subway
- 21. Sabor
- 22. HAWELI
- 23. Spaghetti Factory
- 24. Credo
- 25. Oodle Noodle
- 26. Tzin Wine
- 27. Remedy Café
- 28. Tim Hortons
- 29. Starbucks
- 30. Jugo Juice
- 31. JOEY Bell Tower

HOTELS

- 32. Delta Hotels by Marriott
- 33. JW Marriott Edmonton
- 34. Sutton Place Hotel
- 35. Coast Edmonton Hotel
- 36. Union Bank Inn
- 37. Fairmont Hotel MacDonald

Find Out More

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