



HSBC Place
Within Reach

NOW LEASING

Office & Retail

10250 - 101 Street | Edmonton, Alberta

Rebuilt to New

HSBC Place is an 18 story, class “A” office tower in the heart of downtown Edmonton’s financial district within close proximity to the city’s most sought out lifestyle and business destinations.

HSBC is the first **Wired® Platinum** and **WELL®** building in Edmonton. The building has an **Energy Star® Certification**, is **WELL Core Certified™ Gold**, and boasts market-leading building features and amenities.



LEED® GOLD

The new International LEED® standard

The LEED® certification program is the leading international program for sustainable building design and construction.



WIRED® PLATINUM

One of the first in Edmonton

WIRED® Certification identifies strong internet connectivity to ensure HSBC Place is optimized for the needs of tomorrow’s office.



BOMA BEST PLATINUM

Platinum is awarded to buildings that have met the BEST Practices in sustainability and climate change.



WELL CORE CERTIFIED™ GOLD

Prioritize the health and well-being of tenants

Covering seven core concepts of health and hundreds of features, focusing on the wellness of the people who work and visit HSBC Place.



ENERGY STAR CERTIFIED® BUILDING

Achieved an Energy Star® Score of 97

Energy Star® Score identifies the efficiency of HSBC Place, ranking performance and energy consumption.



OUTSTANDING BUILDING OF THE YEAR

- 2023 TOBY (The Outstanding Building of the Year) Award from BOMA International
- 2022 TOBY (The Outstanding Building of the Year) Award from BOMA Edmonton
- 2022 TOBY (The Outstanding Building of the Year) Award from BOMA Canada
- 2022 Certificate of Excellence Award



Unmatched Building Features

Exclusive Tenant Fitness Centre

- Professionally staffed and managed
 - Personal Training available
 - Live and virtual on demand fitness
- Brand new equipment
- Includes towel service

Dedicated & Secure Bicycle Storage

- Complete with repair mount benches & pumps
- Equipment storage lockers

Exclusive Tenant Conference Facility

- With servery, AV equipment
- Can accommodate 10–80 guests
- 3 individual rooms that can be combined

Best 'AA Class' Parking Ratio

- 1.9 spaces per 1,000 square feet leased
- 2 levels 157 stalls underground
- 7 levels 462 above ground

Floor To Ceiling Triple Glazed Vision Glass

- Improved tenant comfort and insulating value
- Better connection to the outside environment
- Light penetrates deeper in building

9' High Ceilings in Office Spaces

Private Washrooms

- 7 individual self contained private washrooms per floor

Expanded Property Management Services

- Concierge, 24/7/365 security

Best In Class HVAC Delivery

Two Storey Main Floor Lobby

- With full height floor to ceiling vision glass

Main Floor Digital Media Art Installation

- First of its kind in Edmonton

Directly connected to City Centre Mall & the pedway network

- Leads to off-site amenities, shopping, LRT (public Transit) and other buildings

Led Lighting

Dedicated Electric Vehicle Parking

- Complete with charging stations





At the intersection of Edmonton's Downtown Core

SHOPPING, RESTAURANTS & SERVICES

Hundreds of retailers within walking distance.

ROGERS PLACE & ICE DISTRICT

Events, shopping and the outdoor plaza.

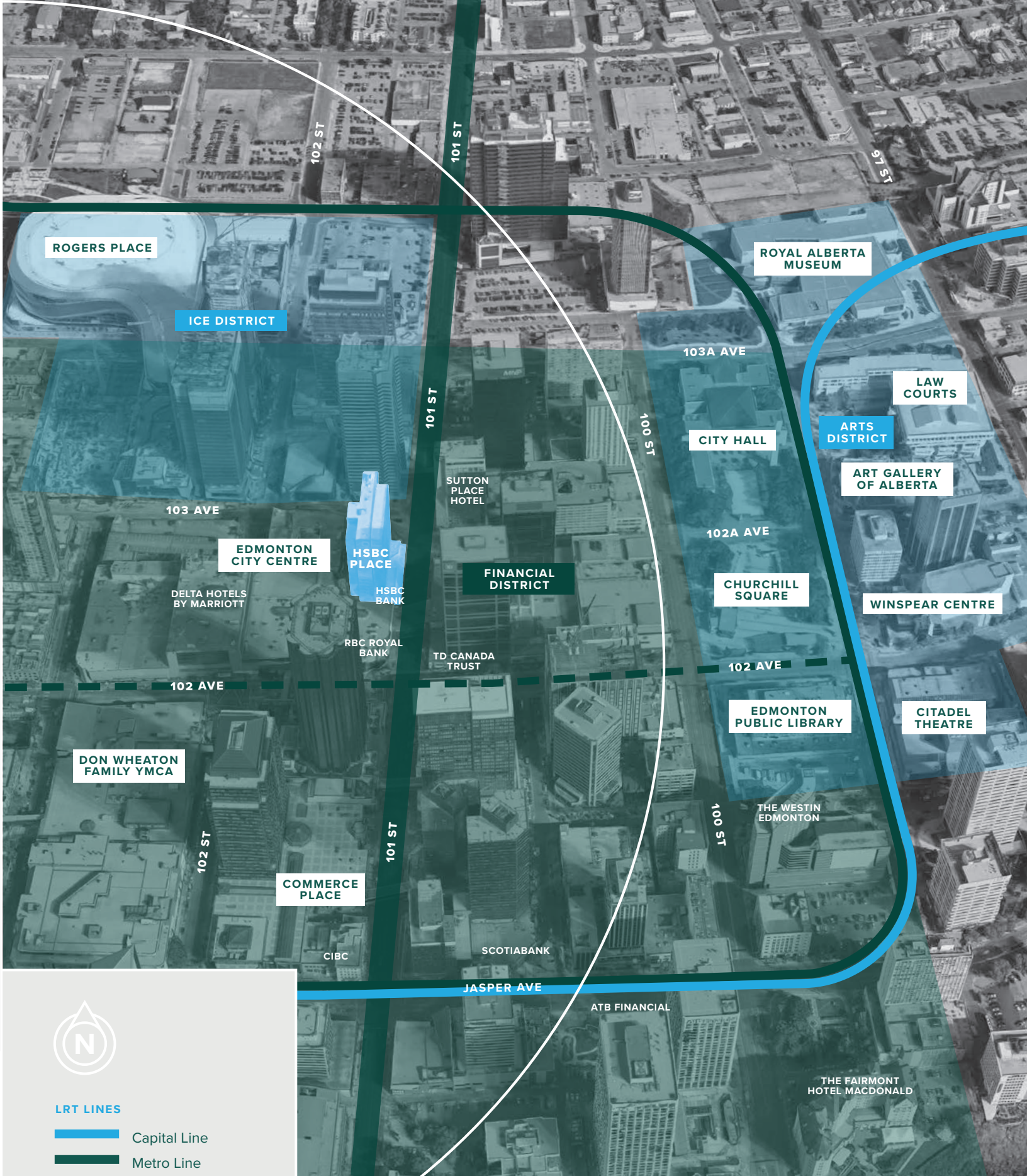
TRANSPORTATION CONNECTIVITY

Parkades, excellent LRT and bus route access.

SHOPPING, RESTAURANTS & SERVICES

- City Centre Mall,
- More than 40 Buildings,
- Nearby Parkades,
- Churchill & Central LRT Stations,
- Rogers Place & Ice District,
- Law Courts & City Hall,
- Hotels - Delta, Sheraton, JW,
- Arts District,
- Restaurants, Services and Shopping





ROGERS PLACE

ICE DISTRICT

ROYAL ALBERTA MUSEUM

LAW COURTS

ARTS DISTRICT

ART GALLERY OF ALBERTA

CITY HALL

WINSPEAR CENTRE

EDMONTON CITY CENTRE

HSBC PLACE

FINANCIAL DISTRICT

CHURCHILL SQUARE

103 AVE

103A AVE

102A AVE

102 AVE

102 AVE

EDMONTON PUBLIC LIBRARY

CITADEL THEATRE

DON WHEATON FAMILY YMCA

102 ST

101 ST

100 ST

COMMERCE PLACE

JASPER AVE

ATB FINANCIAL

THE FAIRMONT HOTEL MACDONALD



LRT LINES

Capital Line

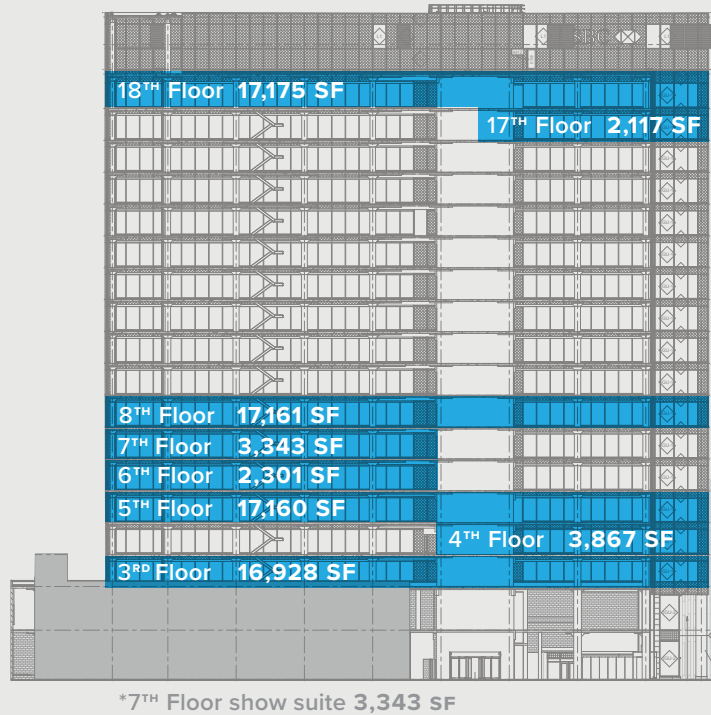
Metro Line

Future Valley Line

Office Space

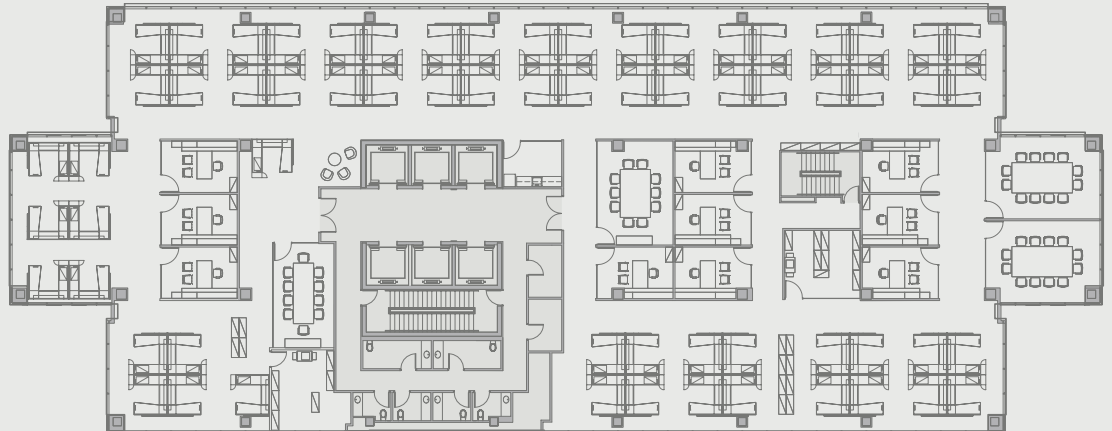
BUILD TO SUIT & FLEXIBLE FLOOR PLANS

3,000 SF to full floors
ready for fit out.



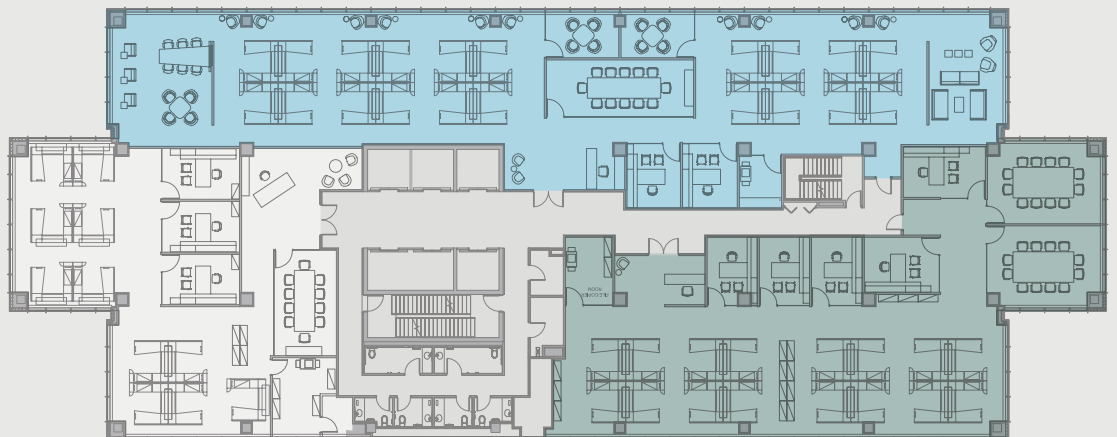
FLOOR PLATE EXAMPLE

Single Tenant



FLOOR PLATE EXAMPLE

Multiple Tenant





OFFICE LEASE RATES

Market

OP COSTS

\$15.67 PSF
(estimated 2024)

PARKING

1.9 stalls per 1,000 SF



Retail Space

FEATURES

- Available** Immediately
- Municipal** 10250 101 Street, Edmonton, AB
- Legal** Lot F, Block 1, Plan 2137RS
- Access** 103 Avenue & 101 Street
- Zoning** CCA (Core Commercial Arts Zone)
- Basic Rent** Negotiable
- Op Costs** \$12.48 PSF (estimated 2024)
- Parking** Attached 600+ stall parkade
Covered (hourly/daily/monthly)
Underground (monthly)

DEMOGRAPHICS

- 56,690** residents
- 153,485** DAYTIME POPULATION
- 10.4%** growth (2013-2018)
- 20.0%** projected growth (2018-2023)

- 0-19 yrs = 9%**
- 20-39 YRS = 49%**
- 40-59 yrs = 24%**
- 60+ yrs = 18%**

- Average household income of **\$74,502**
- 18.5%** of households earn **\$60K to \$100K**
- 21.1%** of households earn more than **\$100K**

- 13,500** VPD ON 101 STREET
- 5,100** VPD on 103 Avenue
- 102 Avenue Valley Line LRT** to be operational soon
- Immediate access to bus routes, LRT & bike lanes



3,404 SF

IDEAL SPACE FOR
Professional Services
Medical
Retail
Food
Coffee





HSBC Place

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COMMERCIAL