

102A TOWER

10025 102A Avenue,
Edmonton Alberta



CITY CENTRE
TOWERS

WELCOME TO 102A TOWER

An Elevated Office Experience

Step into 102A Tower, where you're not just a tenant and we're more than just a landlord. We are partners in creating a vibrant workspace that caters to your needs and where you can expect:

- **Tenant-Focused Approach:** Our professional onsite team ensures peace of mind, efficient communication, and a high level of service from day one.
- **Unrivaled Onsite Parking:** With over 2,400 parking stalls, we provide an unmatched parking ratio for your team and clientele. Two of parkades feature EV charging stations.
- **Concierge Services:** A warm welcome awaits you at our main floor lobby, staffed by hospitality-focused concierge, who is available to cater to your professional needs.
- **Safe Workspace:** Our highly trained security staff are onsite 24/7 365 and are available to escort anyone who feels unsafe walking alone.
- **Building Operations:** In our dedication to fostering healthy workspaces and reducing operational expenses, we've just finished a comprehensive upgrade, including lighting, air handlers, elevators, and building automation.



10025 102 A AVENUE

Your Space, Your Way

Pronto suites provide you with the space you need with near-zero turnaround time. Fully built out, this ready-made office concept full delivers on our commitment to provide exceptional value.

If you require something a little different, explore our selection of **construction-ready** spaces. Our leasing team can help you visualize your ideal layout while our dedicated project management and construction team can bring your vision to life.



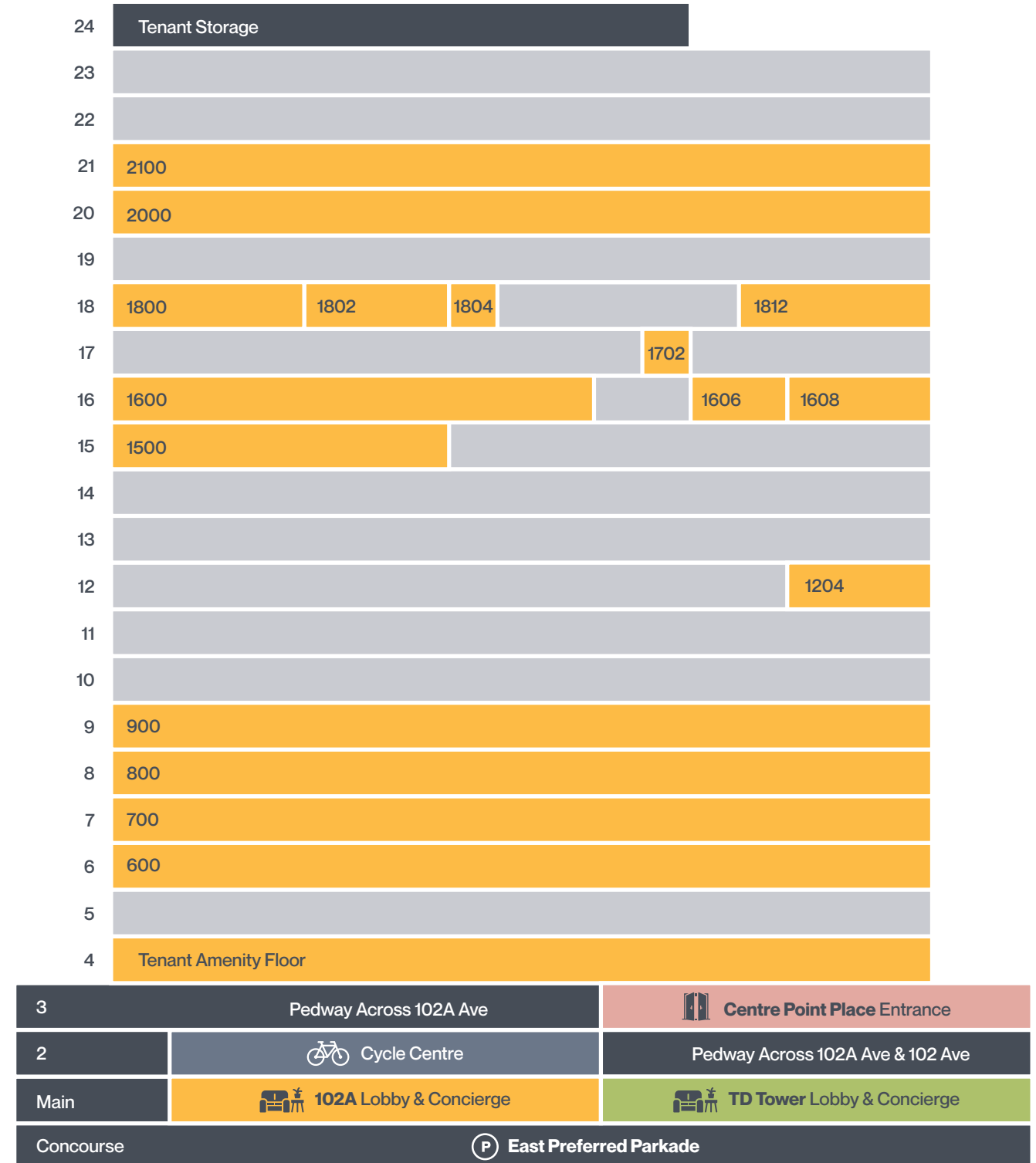
OPPORTUNITY

Availabilities

Unit	Size (Sq. Ft)
2100	11,834
2000	11,839
1812	1,969
1804	1,233
1802	2,137
1800	3,247
1702	932
1606	1,290
1600	7,553
1500	4,949
1204	1,484
900	11,811
800	11,805
700	11,809
600	11,814

Proposed Rental Terms

Net Rent	Starting at \$16.00 per ft ²
Additional Rent	Estimated at \$20.17 per ft ² (2024)
Inducements	Contact Leasing Manager
Parking Ratio	Minimum of 1 stall per 1,000 ft ² leased
Parking Cost	\$250.00 - \$340.00 per month + tax



ON-SITE AMENITIES

Elevate Your Daily Office Life

Our tenant amenity floor was designed to be a haven of both convenience and wellness. This cutting-edge facility has been thoughtfully built to cater to your every need, making your work-life balance a breeze. Features include:

- **Fitness Studio:** The fitness studio provides dedicated areas for stretching, cardio, and strength training. Change rooms with showers, washrooms, and day-use lockers are available, along with towel service.
- **Conference Centre:** The conference centre is available for various gatherings, from large meetings and training sessions to small team meetings. All rooms come fully equipped with audiovisual technologies.
- **Social Lounge:** The social lounge is a fun and spacious area with comfortable seating, a large video wall, and games, including pool, ping pong, and foosball. Enjoy it daily or book for after-hours events.
- **Wellness Room:** The wellness and serenity room offers a private space for new mothers or individuals seeking a dedicated environment to address their health or spiritual needs.
- **Cycle Centre & Bicycle Sharing Program:** The cycle centre provides secure storage, change rooms with showers, and long-term use lockers for those who prefer to bike to work but don't want to wear bike shorts to the office.

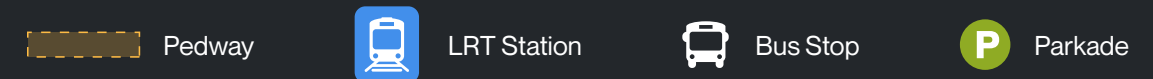
[Take a Virtual Tour of Our Amenity Floor](#)



Located in the heart of Downtown Edmonton

This bustling district effortlessly combines commerce with culture, providing an abundance of attractions, including diverse dining options, top-tier entertainment, and a vibrant arts scene. Conveniently located near plenty of public transportation and picturesque river valley parks, our location is ideal for your professional endeavours. Come be a part of the excitement at 102A Tower and discover the opportunities awaiting you in Downtown Edmonton.

LEGEND

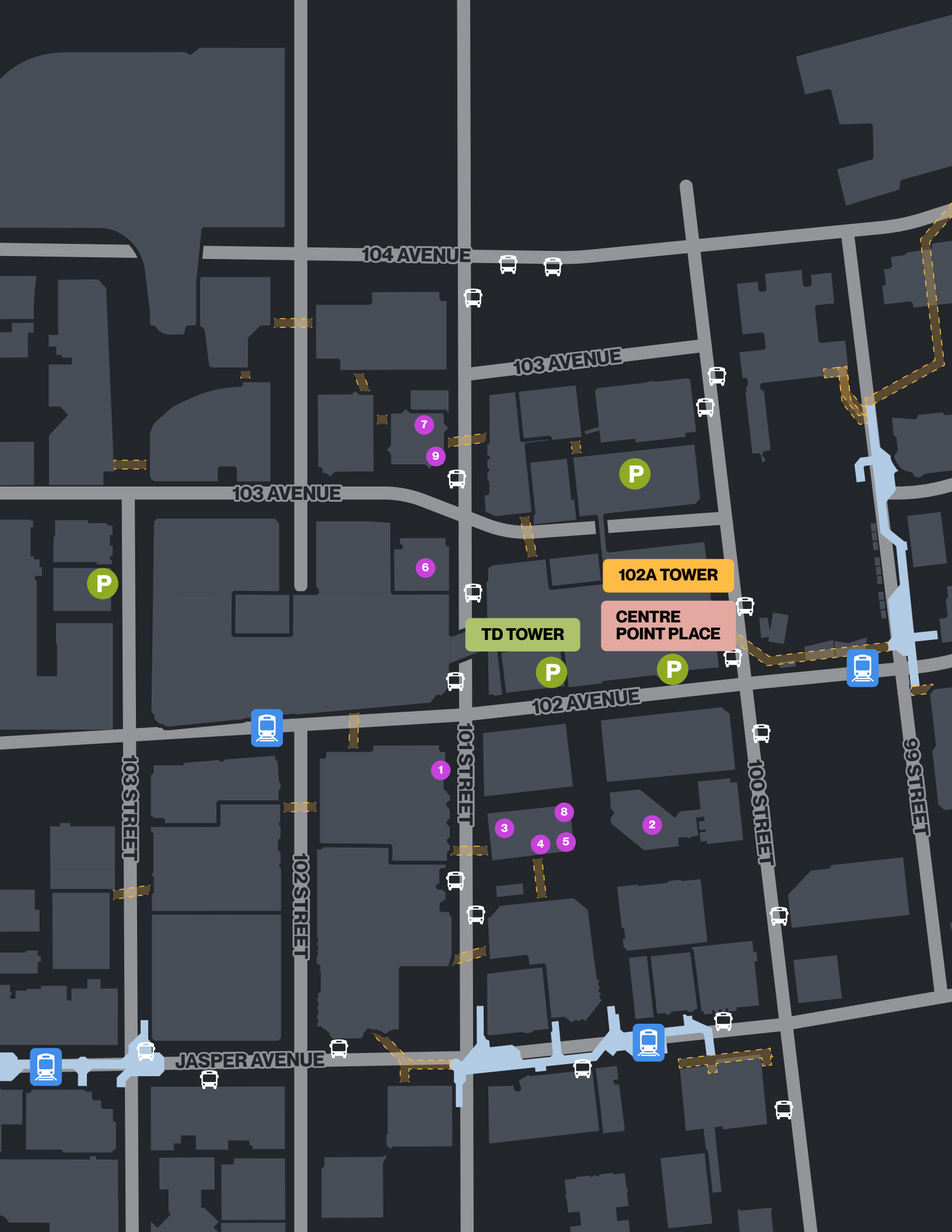


SURROUNDING AMENITIES

- 1 Ace Coffee Roasters
- 2 Bianco
- 3 BMO Bank of Montreal Branch
- 4 Credo Coffee
- 5 Dalla Tavola Zenari
- 6 HSBC Branch
- 7 JOEY Bell Tower
- 8 OEB Breakfast Co.
- 9 Remedy Café

ONSITE AMENITIES

- ATB Financial
- Booster Juice
- Café Sole
- Denim & Smith Barbershop
- Elevate Food Fare
- Mint Dy Cleaning Co.
- RBC Royal Bank Branch
- TD Canada Trust Branch
- Tim Hortons
- Shoppers Drug Mart
- ... and many more!





CITY CENTRE TOWERS

FOR OFFICE AVAILABILITIES & LEASING

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