



STERLING PLACE

9940 106 Street, Edmonton, AB

GWL REALTY
ADVISORS

STERLING PLACE
THE MARC
RESTAURANT
1111
Curbside Takeout: 463-8141
98-07-2023

100 AVE

EXCEPT
BICYCLES

EXCEPT
BICYCLES

The Property

Sterling Place is a 12-storey, 169,651 square foot office tower prominently located on the corner of 100 Avenue & 106 Street.

In close proximity to Jasper Avenue, major hotels, and the Alberta Legislature Building.

Walking distance to major bus routes and the Corona LRT station.

100 Avenue frontage with excellent signage opportunity available.

Heated and secured underground parking for tenants.

Vacancy Details

Current Vacancies

Suite 102 - 2,982 SF

Suite 202 - 3,702 SF

Suite 325 - 3,126 SF

Underground Parking

1 stall / 1,500 SF

\$250 per stall / month

Availability

Move-in ready opportunities

Lease Rate

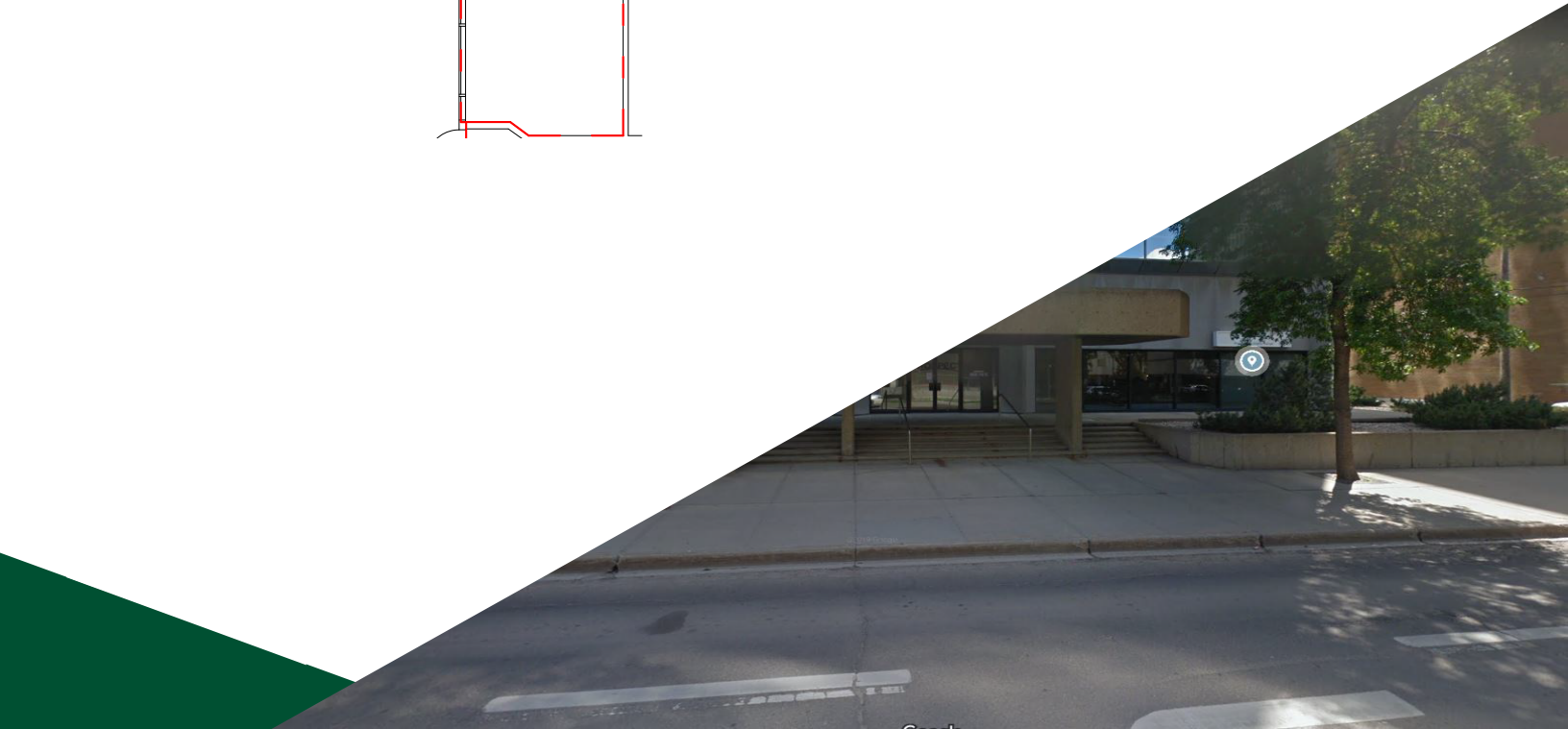
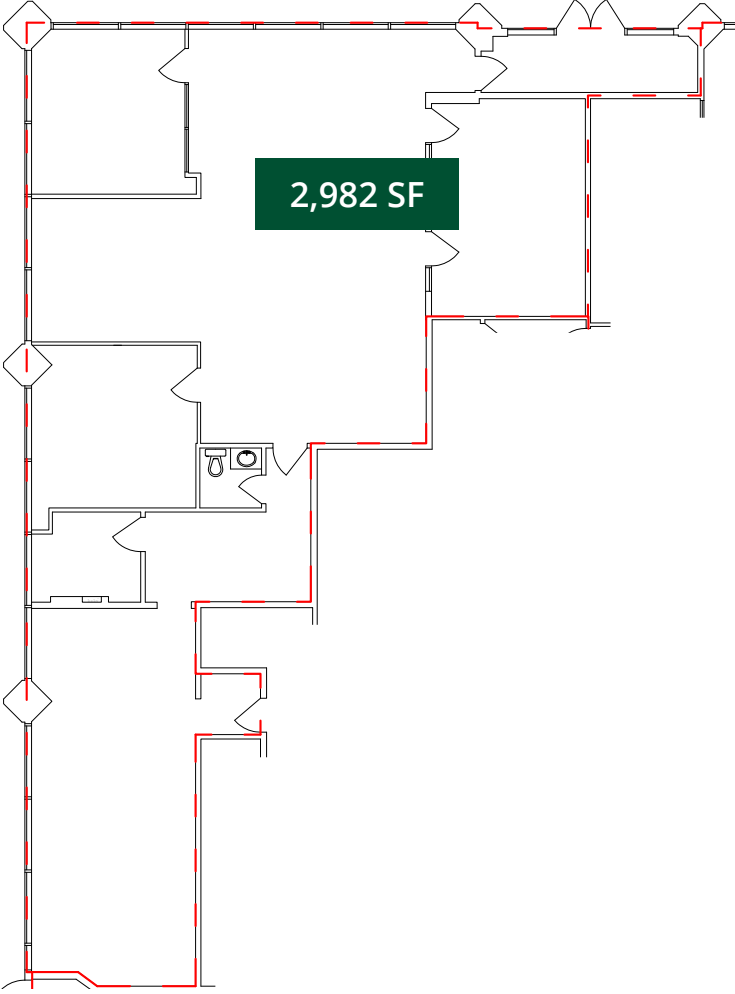
Market

Additional Rent

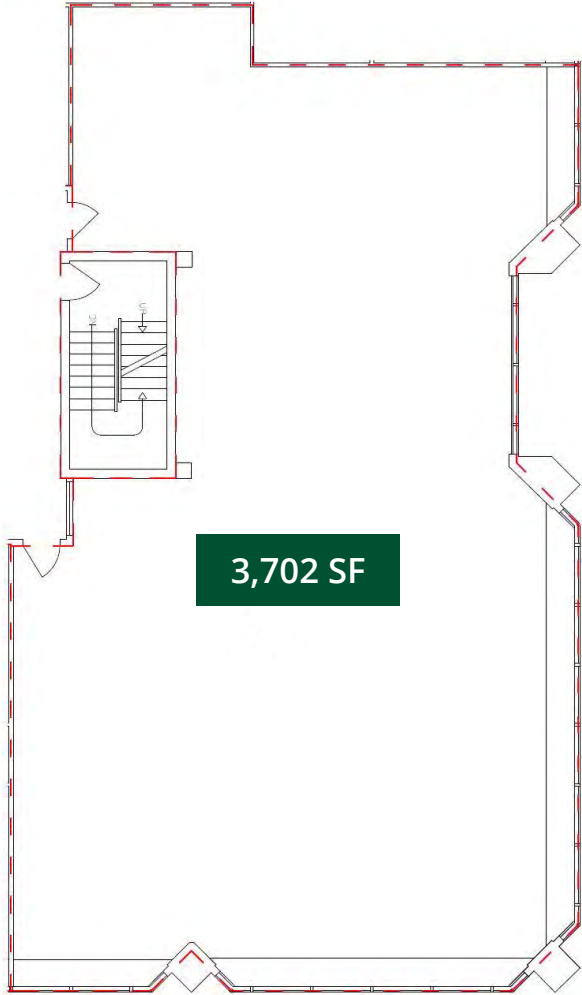
\$15.53 psf (2024 Estimate)

A prominent and highly visible office tower within downtown Edmonton's Government District

Suite 102

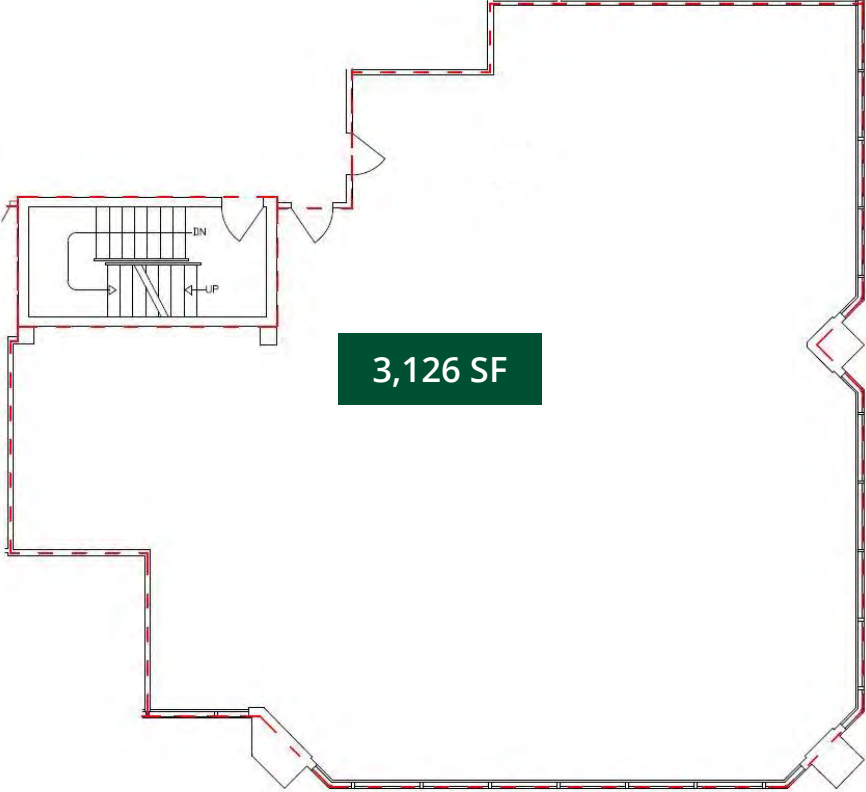


Suite 202



Centrally located near Jasper Avenue and in close proximity to all amenities

Suite 325



Contact Us

Angela Wu-Kemp

Director, Leasing

Direct: 587 412 5580

Cell: 587 930 7814

Email: angela.wukemp@gwla.com

GWL Realty Advisors, Edmonton

10065 Jasper Avenue, Suite 1800

Edmonton, AB T5J 3B1

Phone: 780 944 1222

Fax: 780 428 4047

gwla.com

Jasper Avenue

108 Street

107 Street

100 Avenue

106 Street



GWL REALTY
ADVISORS