

FOR LEASE

10175 101 Street NW Edmonton | AB

ENBRIDGE
CENTRE

EDMONTON'S SKYLINE HAS A NEW STANDARD.





LIMITED VACANCIES AVAILABLE IMMEDIATELY:

- Office: 936 to 6,777 square feet

SPECIFICATIONS:

- Asking Rate: \$36.00 per square foot (Office)
- Operating Costs: \$24.28 per square foot (2024)
- Tenant Improvement Allowance: Negotiable
- 9' ceiling heights
- Reserved 24/7, private, heated underground parkade (1 stall:1,750 SF at \$450/month/stall)
- LED lighting throughout
- LEED Gold Certified

FEATURES:

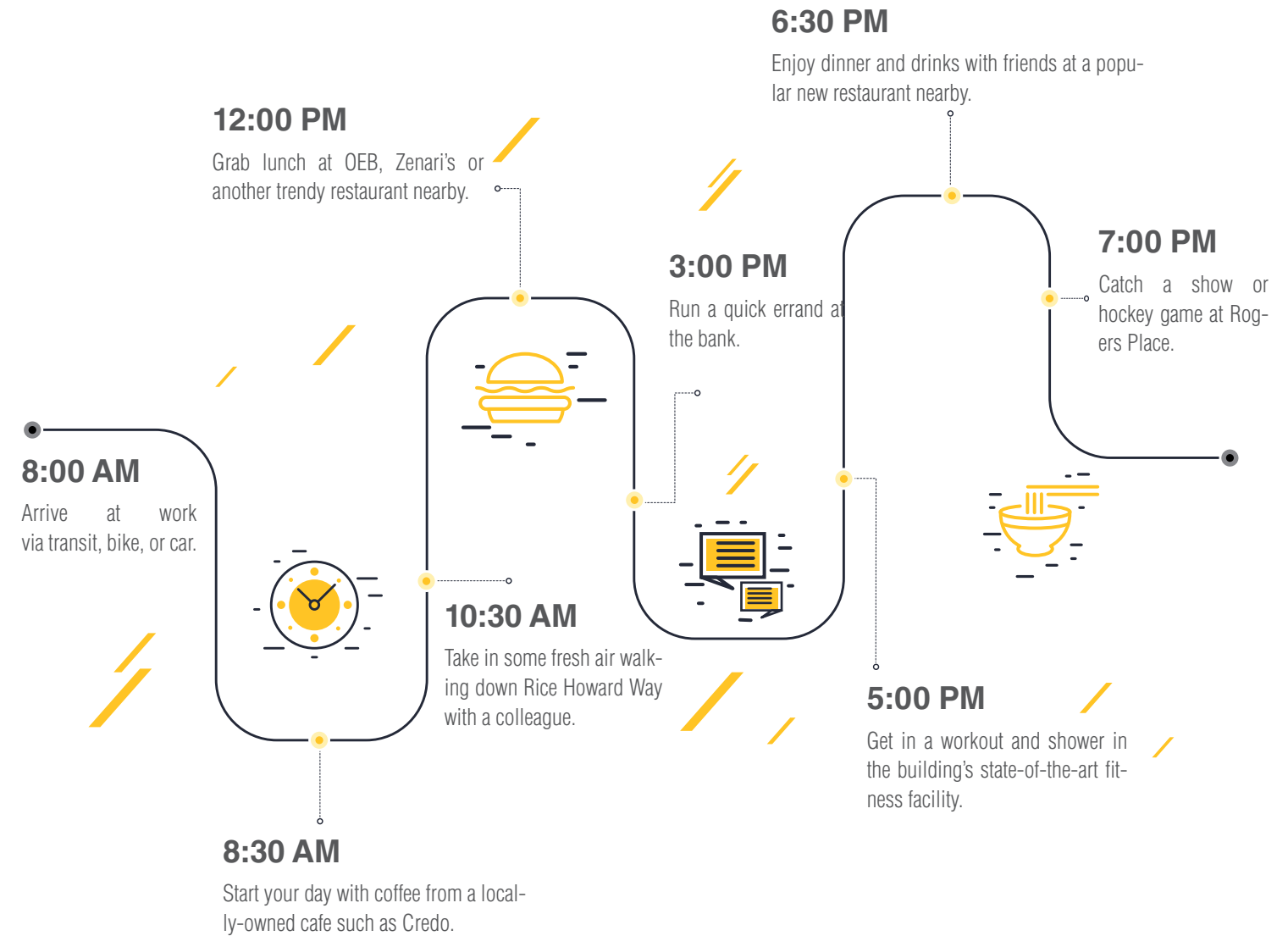
- Central downtown location
- Grand, attractive marble-finished lobby
- Pedway connections to the entire downtown core
- World class tenant amenities
- Premier signage opportunities along 101 Street
- Strong local ownership group
- Direct pedway access to Central LRT station

Enbridge Centre is unlike any other building in Edmonton, incorporating the historic Kelly and Ramsey Buildings where they have stood proudly for over a century into the base of a sleek, modern tower that has changed the face of Downtown Edmonton. Companies who are setting the course for Edmonton's business future have chosen Enbridge Centre as their new home, and time is running out to join them.

Join AA-Class Tenants Including:



YOUR 9-TO-5 REIMAGINED



EXPERIENCE THE CULTURE

AT ENBRIDGE CENTRE

Your office should be more than just a place to work—it should enhance the lifestyle of you and your employees, and contribute to the creation of a culture and community that people love. Build on a larger community already within the Enbridge Centre as you and your staff enjoy all the amenities and perks the building has to offer:



Umbrella
Check-Out System



Book Swap
Program



State-of-the-Art
Golf Simulator



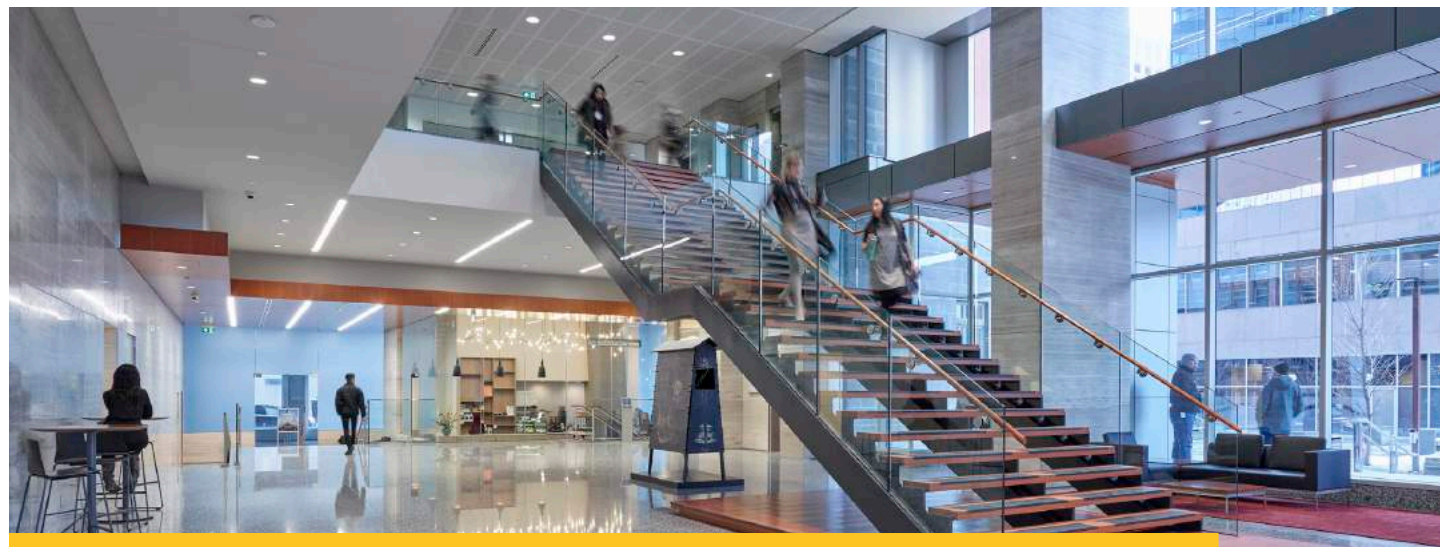
Bike Share
Program



Outdoor Plaza
Amenities



Tenant-Only Car
Wash Services



GRAND EXPECTATIONS

The marble-finished lobby of the building inspires feelings of grandeur, with a large feature staircase, displays of local art, high ceilings, and a large open area.

This is where connections are made, tenant appreciation events are held, and a community is built within the building.

Enbridge Centre offers a number of unique amenities including:

- 24/7 on-site building security
- Concierge service
- Tenant-only bike-share program
- Umbrella check-out service
- State-of-the-art conference centre
- Electric vehicle parking and charging
- OP Boutique, a tenant-only car wash service



CONFERENCE CENTRE

Make a pitch, impress clients or host a training seminar in the fully wired conference centre on the 23rd floor. Complete with a kitchenette and multiple room sizes, most of your meeting needs can be serviced by the Conference Centre.

A FOCUS ON FITNESS

It's proven that the endorphins released by exercise can help to increase productivity and reduce stress in the workplace.

In addition to a state-of-the-art 8,000 square foot fitness centre, tenants also have exclusive access to top quality showers/locker rooms, private training, and fitness classes. For those days where you just need to get away, a golf simulator is available to help you escape to the world's best courses.



CONNECT WITH NATURE

Enjoy coffee meetings at the outdoor plaza located outside the south entrance of Enbridge Centre. Request a snack tray from the concierge and eat your lunch outside, or play a quick game of Connect 4 with a friend.

EASY RIDE

To encourage employee wellness, Enbridge Centre offers its tenants the option to sign out a bike through the Bike Share program. The building also offers secure, indoor bike racks and servicing stations—accessible only with a programmed key card.

A SENSE OF COMMUNITY

Enbridge Centre hosts several tenant appreciation events throughout the year, such as donut days, pretzel days, or seasonal celebrations such as St. Patrick's Day or Christmas Holidays.

LIVE, WORK, PLAY



FUEL PROVIDER

Whether for a quick break or a lunch meeting, some of Edmonton's best coffee shops, quick dining establishments, and world-class amenities are either on-site or just a few steps away from Enbridge Centre.



QUICK CONNECTIONS

The Enbridge Centre is connected to several buildings in the downtown core through pedways or underground connections, making travelling by foot easier, faster and warmer.



CONVENIENT COMMUTE

Getting to and from work is easy with the Downtown Bike Network, LRT lines and other transit options that can be found just outside the Enbridge Centre.



ENTERTAINMENT

Enjoy an evening at one of Edmonton's premier facilities such as Rogers Place, Citadel Theatre, Churchill Square, the Art Gallery of Alberta, Royal Alberta Museum, and the renovated Stanley A. Milner Library (opening in 2020).



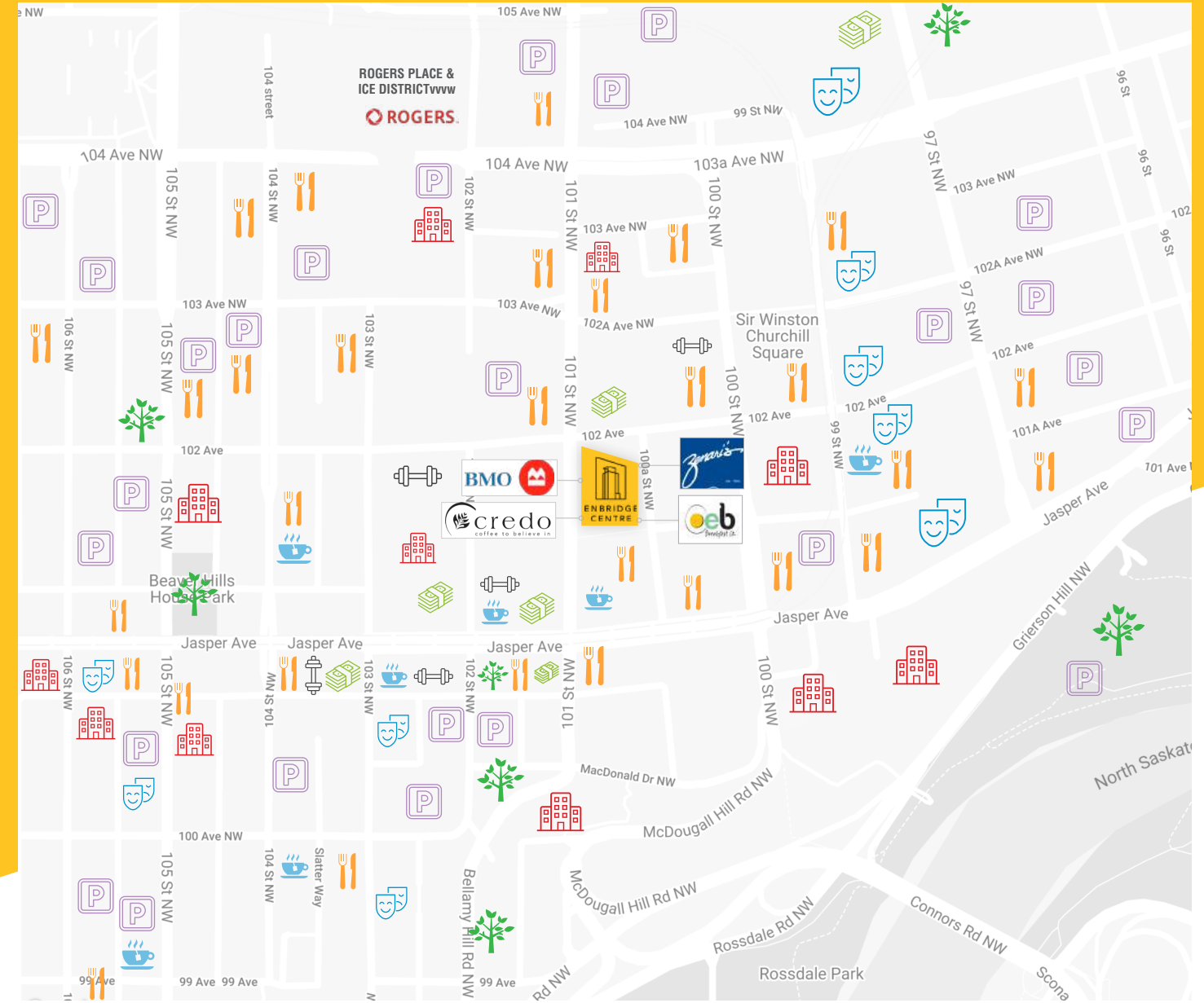
MOVERS AND SHAKERS

In addition to the building's world-class fitness facility, tenants will be blocks away from a plethora of fitness options including World Health Club, GoodLife Fitness (opening 2019), Hive Fit Co, Champs Boxing, and OrangeTheory Fitness.











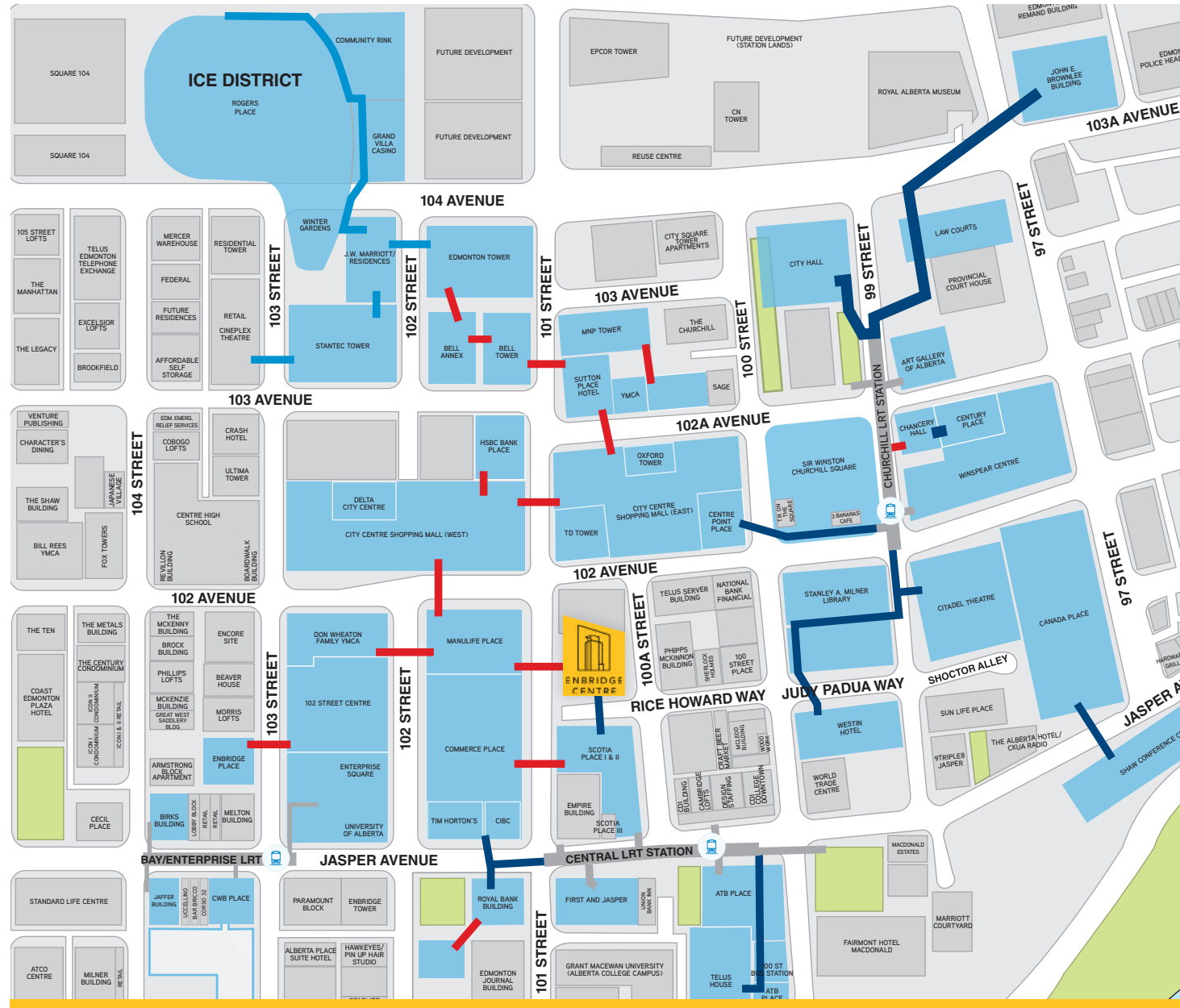
SOCIAL SPACES

Along with an open, welcoming lobby, Enbridge Centre is surrounded by pedestrian-friendly spaces including Rice Howard Way and an outdoor plaza located immediately outside the building.



LOCAL AMENITIES

-  **DINING**
-  **FITNESS STUDIOS**
-  **GREEN SPACES**
-  **COFFEE SHOPS**
-  **BANKS**
-  **PARKING**
-  **HOTELS**
-  **ENTERTAINMENT**



STAY CONNECTED

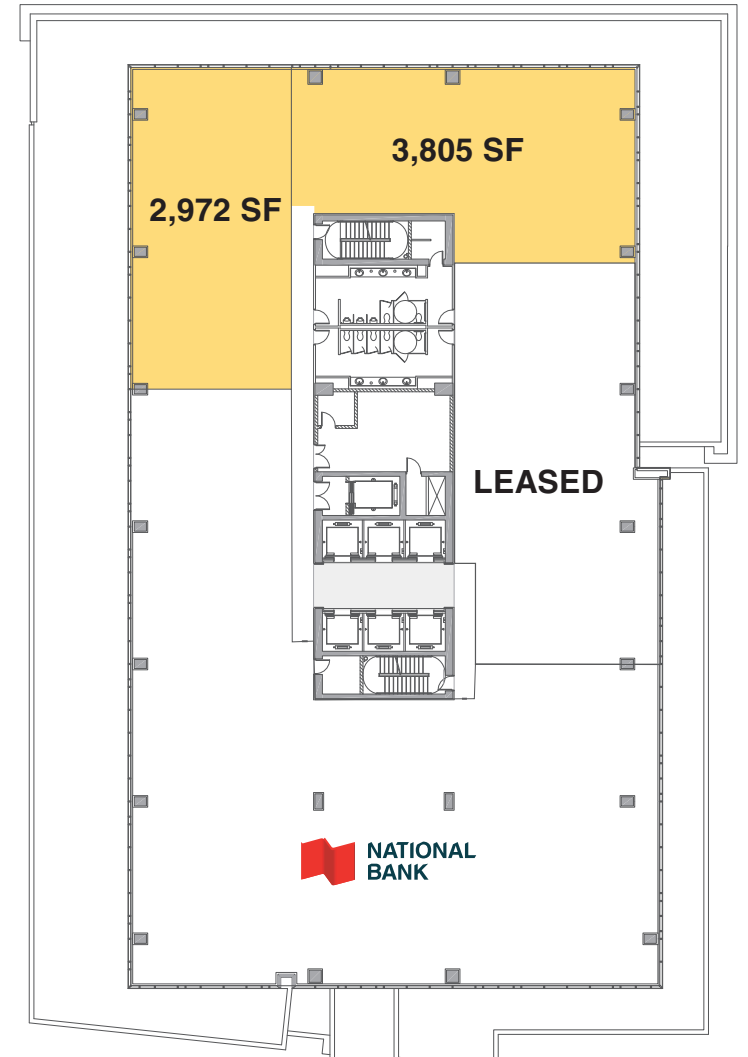
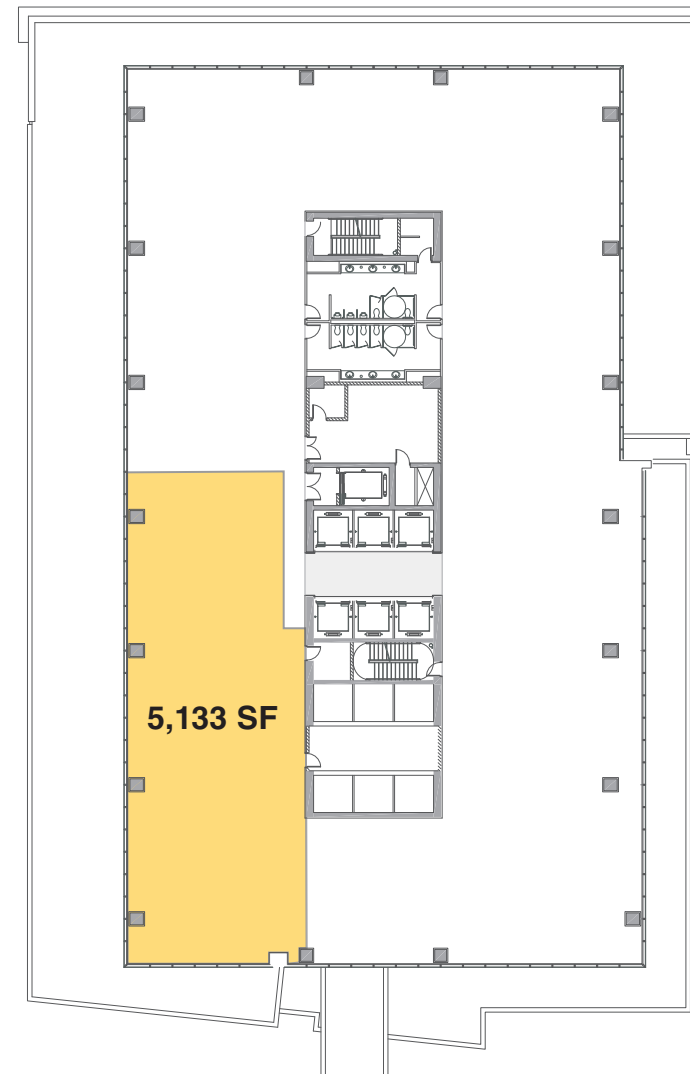
Designed for easy accessibility and faster commute by foot. Stay connected to several buildings in the downtown core through the use of the pedway system.

- BUILDINGS WITH PEDWAY ACCESS
- FUTURE ABOVE GROUND PEDWAY
- UNDERGROUND PEDWAY
- EXISTING ABOVE GROUND PEDWAY

AVAILABILITIES | OFFICE

16th FLOOR
5,133 SF

18th FLOOR
2,972 - 6,777 SF



HIGHLIGHTS:

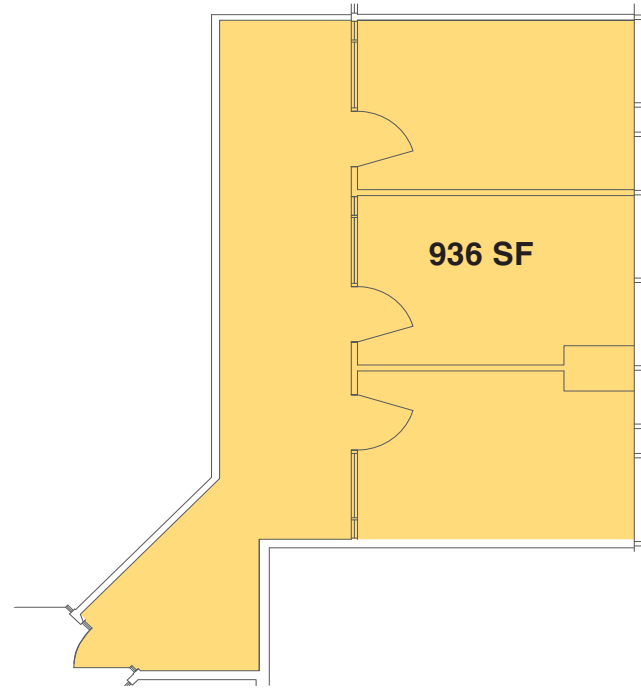
- 5,133 square feet available
- Available immediately

HIGHLIGHTS:

- 2,972 to 6,777 square feet available
- Space can be made contiguous
- Available immediately

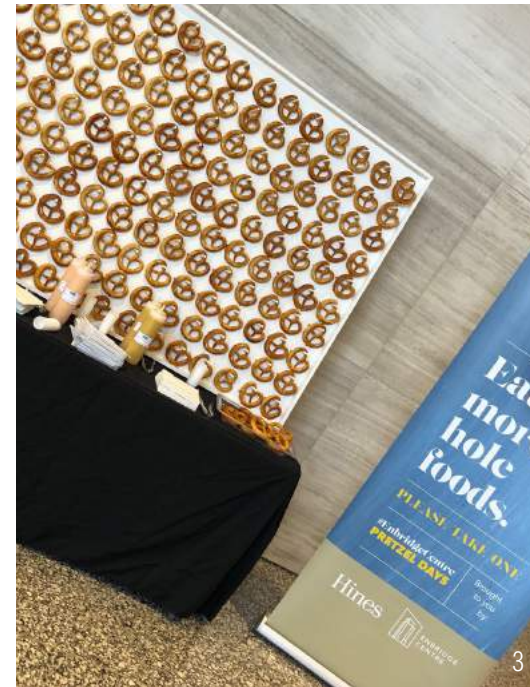
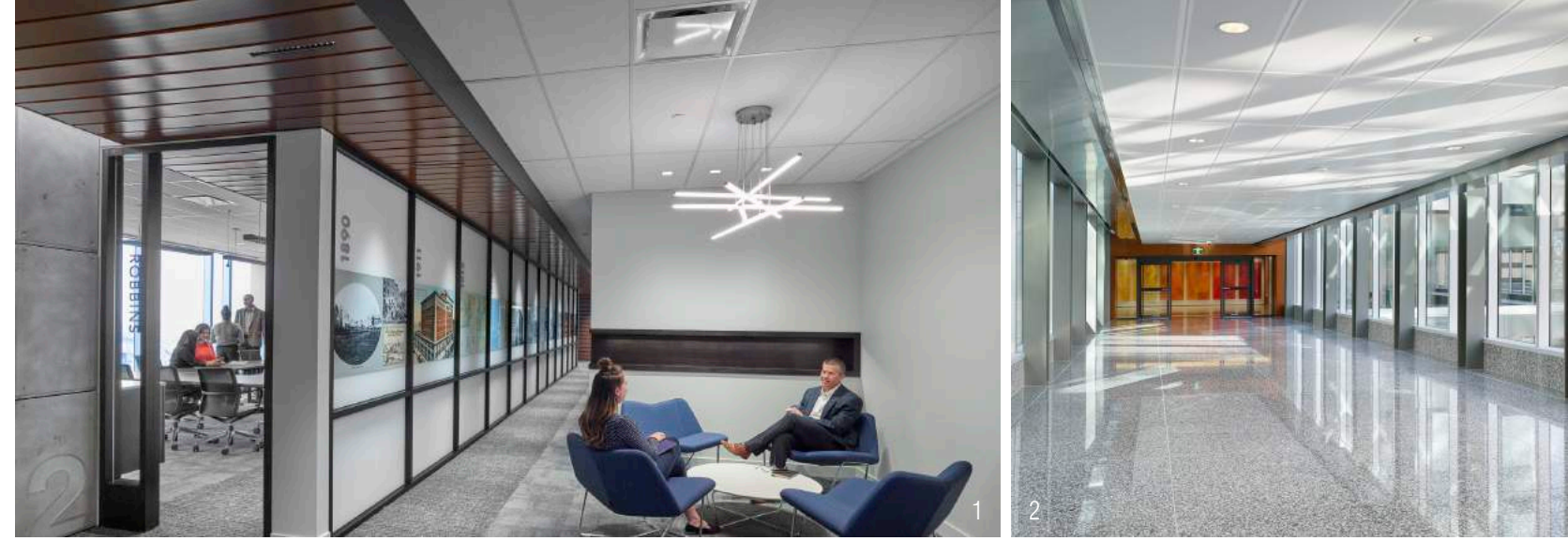
AVAILABILITIES | OFFICE

23rd FLOOR
936 SF (Move-In Ready!)



HIGHLIGHTS:

- Move in ready office space
- 936 square feet built out with 3 offices and available for occupancy immediately





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