

ATB Place

10025 Jasper Avenue & 10020 100 Street

Class A Office Space in Downtown Edmonton



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Building Opportunities

ATB Place offers amazing views of the river valley and the historic Hotel Macdonald. Tenants enjoy on-site amenities including common boardrooms, fitness facility, daycare centre, food court, pedway and a new tenant-exclusive lounge. ATB Place focuses on sustainability, evident through its certifications for BOMA Best Platinum, LEED Gold, BOMA 360, Fitwel and its two co-gen plants in the complex.

Availabilities

ATB North Tower

| | | | |
|-----------|----------|-------------|------------------------------|
| Suite 102 | 2,587 SF | Immediately | Virtual Tour |
| Suite 920 | 3,653 SF | Immediately | Virtual Tour |

TELUS House (ATB South Tower)

| | | | |
|------------|-----------|-------------|------------------------------|
| Suite 3000 | 23,729 SF | Immediately | |
| Suite 3100 | 23,739 SF | Immediately | |
| Suite 3200 | 23,709 SF | Immediately | Virtual Tour |
| Suite 3300 | 16,870 SF | Immediately | Virtual Tour |

Building Information

| | |
|----------------------|--|
| Basic Rent | Inquire |
| Est. Op Costs (2026) | \$19.04 PSF (North) \$18.22 PSF (South) |

Parking Details

- Parking Ratio: 1 stall per 2,523 SF
- Heated, underground parkade
- **Random:** \$374.00/month/stall
- **Reserved:** \$425.00/month/stall
- **Tandem:** \$225.00/month/stall

(All rates subject to change.)



Building Features

Location

- ▼ Directly connected to Central LRT station and a major transit bus stop
- ▼ Downtown Edmonton pedestrian walkway connections
- ▼ Recently renovated outdoor plaza deck for tenant use
- ▼ Direct access to Macdonald Drive river valley overlook

Amenities



On-site fitness centre open from 5:00 AM - 8:00 PM daily



On-site daycare open from 6:45 AM - 6:00 PM daily parking for drop-off and pick-up, meals included and outdoor play area



Concourse meeting room and boardrooms available for tenant use



4 electric vehicle (EV) charging stations in the heated underground parkade



ATB Branch on main level and ATM machine on concourse level



Food court with a variety of vendors located on concourse level



Newly opened tenant lounge



Fully enclosed bike lockup cages



24/7 manned security desk and card access system



Other amenities include massage therapy, tailor/drycleaning

Awards & Certifications



LEED
Gold



BOMA Best
Platinum



2 Star Certified
(out of 3)



- 2023: TOBY® The Outstanding Building of the Year
- 2023: BOMA 360 Performance Program
- 2020: Edmonton Building Operators Team of the Year
- 2019: Pinnacle Award for Innovation



- 2020: Leadership in Environmental Advancement Program



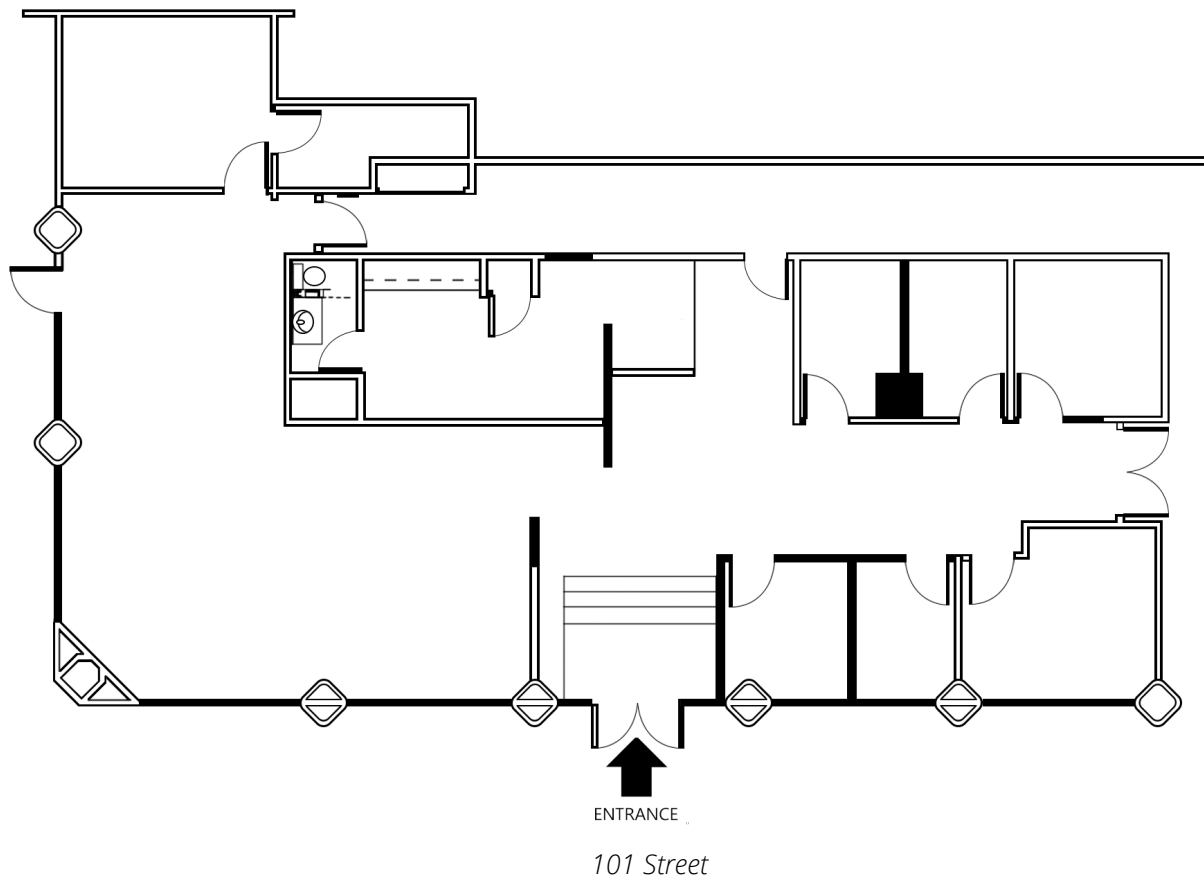
- 2023: Energy Star certification, score of 83
- 2022: Energy Star certification, score of 81
- 2021: Energy Star certification, score of 80

Floor Plans | Suite 102

2,587^{SF}

 [Virtual Tour](#)

- ▼ Open office
- ▼ Kitchenette
- ▼ In-suite washrooms
- ▼ Accessible via private street level entrance and building lobby
- ▼ Access to all building amenities
- ▼ Opportunity for building signage

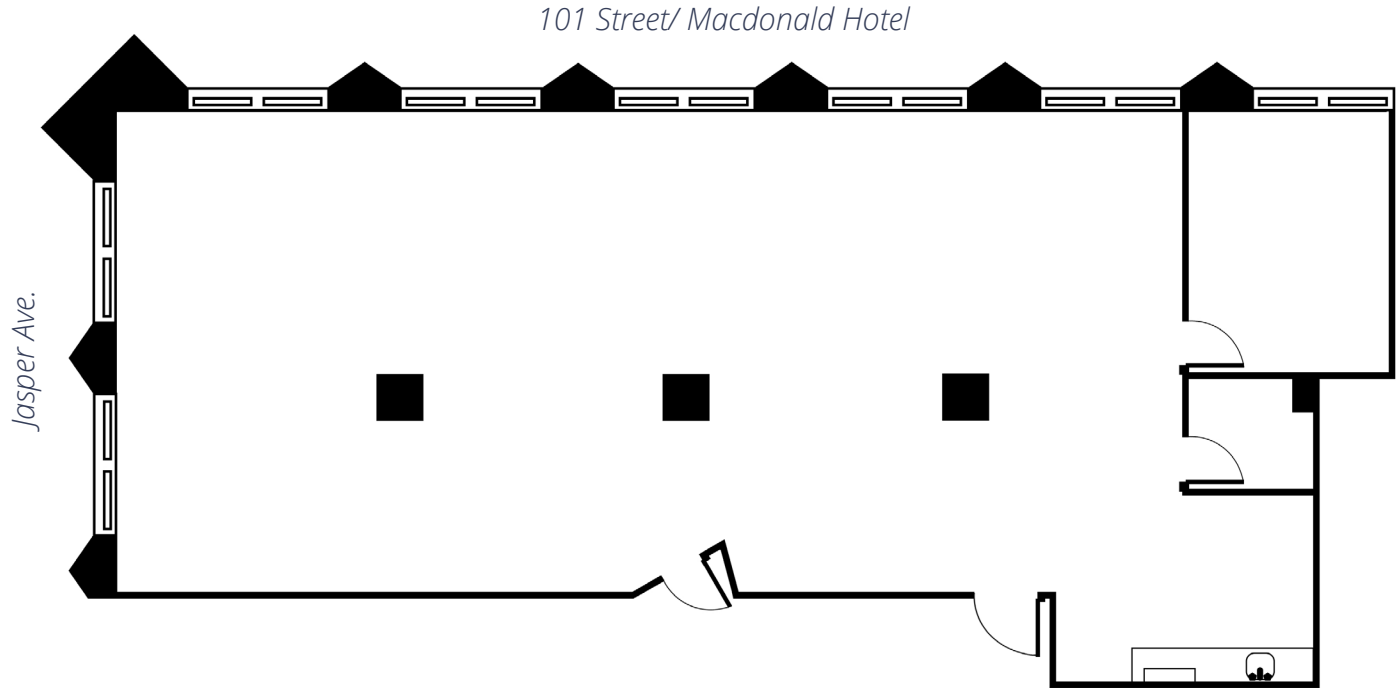


Floor Plans | Suite 920

3,653^{SF}

[Virtual Tour](#)

- ▼ Open plan
- ▼ Office and meeting room
- ▼ Further buildout available
- ▼ Kitchenette
- ▼ Stunning views
- ▼ Access to all building amenities



Floor Plans | Suite 3000

23,729^{SF}

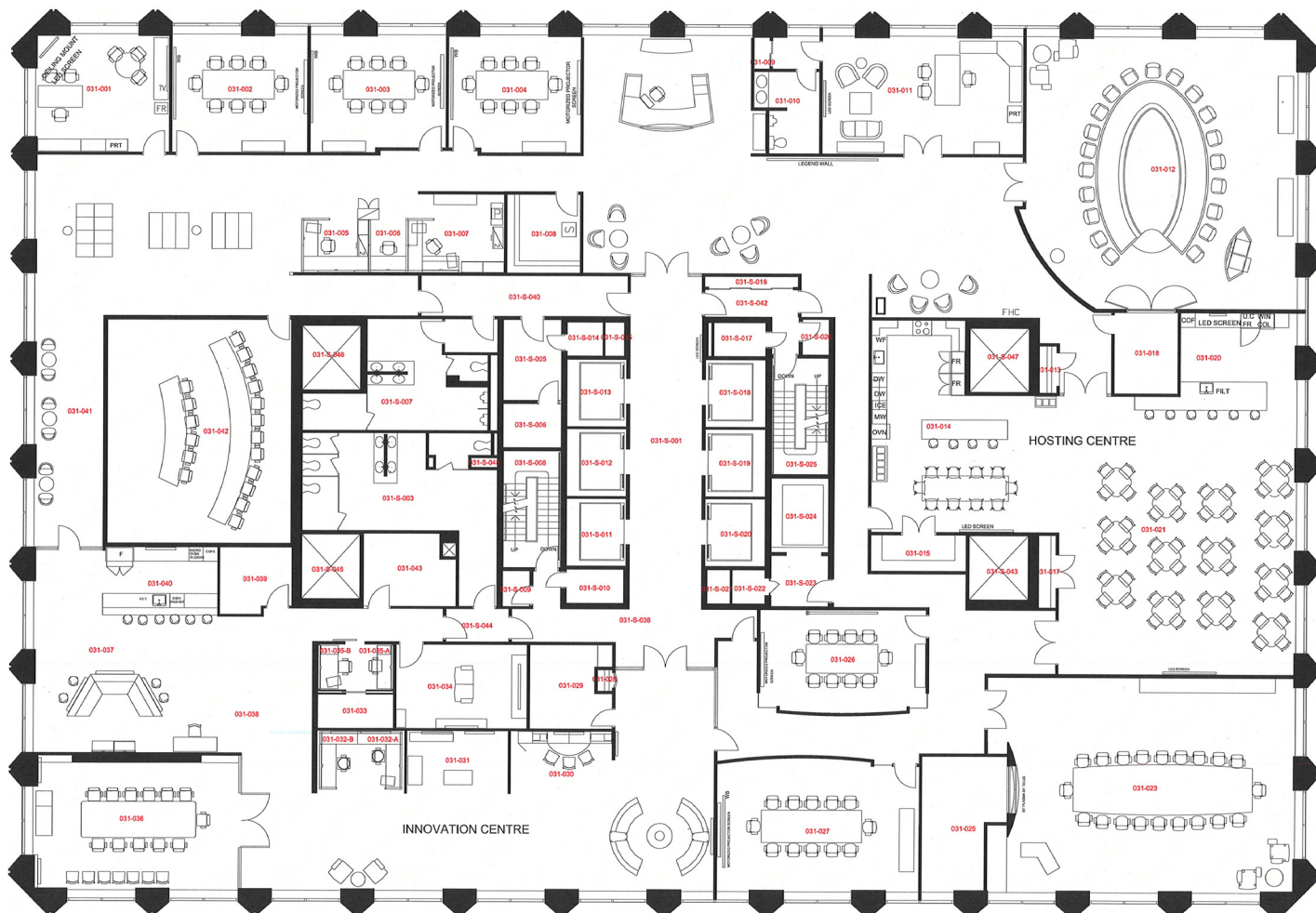
- Top tier law/professional services firm space
- Best views in the city
- Fully built out with offices, meeting rooms and lounge areas
- Internal staircase between floors
- Access to all amenities



Floor Plans | Suite 3100


23,739^{SF}

- ▶ Top tier law/professional services firm space
- ▶ Best views in the city
- ▶ Fully built out with offices, meeting rooms and lounge areas
- ▶ Internal staircase between floors
- ▶ Access to all amenities

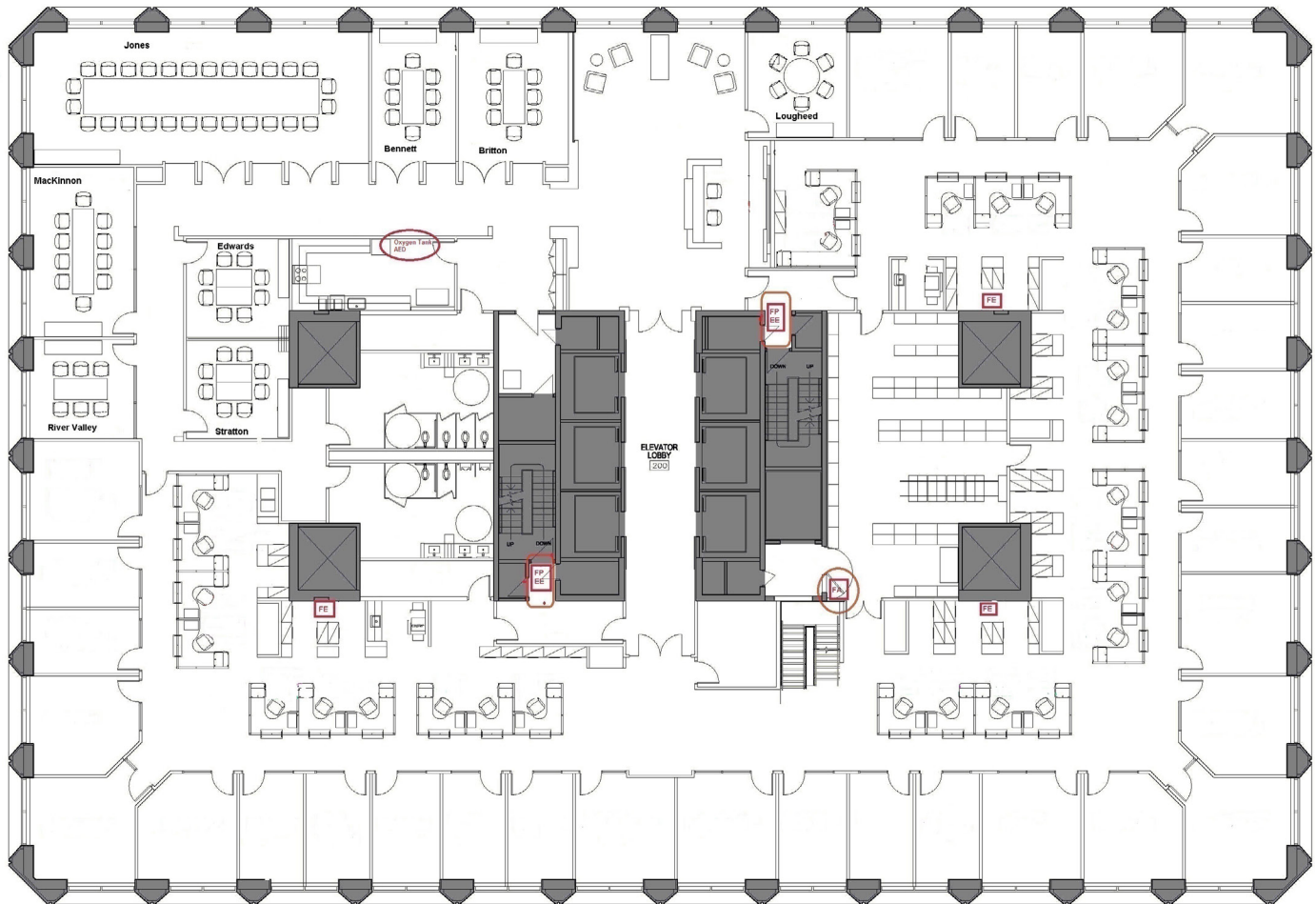


Floor Plans | Suite 3200

23,709^{SF}


 Virtual Tour

- ▶ Top tier law/professional services firm space
- ▶ Best views in the city
- ▶ Fully built out with offices, meeting rooms and lounge areas
- ▶ Internal staircase between floors
- ▶ Access to all amenities



Floor Plans | Suite 3300

16,870^{SF}

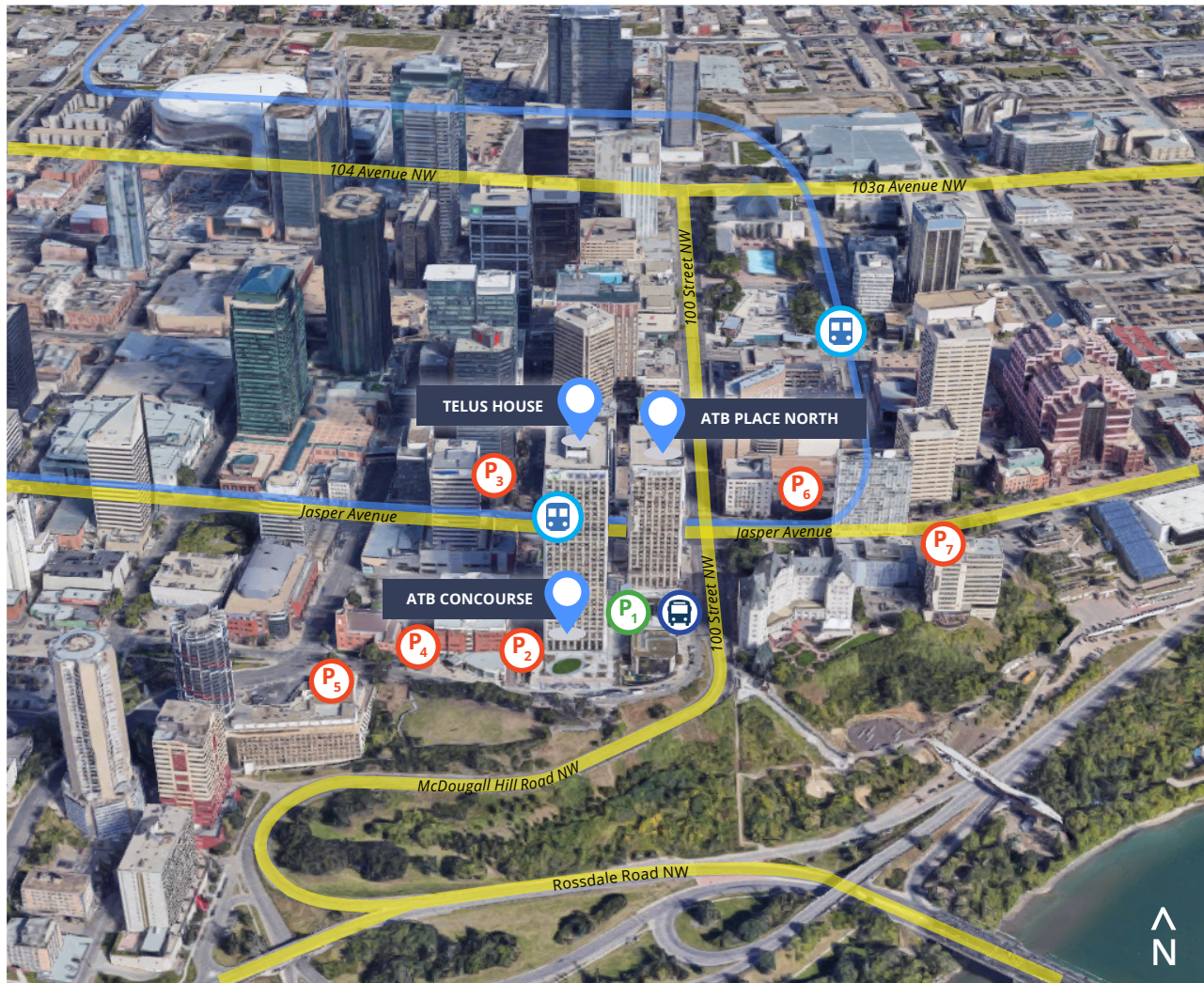
 Virtual Tour





- ▶ Top tier law/professional services firm space
- ▶ Best views in the city
- ▶ Fully built out with offices, meeting rooms and lounge areas
- ▶ Internal staircase between floors
- ▶ Access to all amenities





Location



-  **ATB Place Lot 101**
Heated underground with EV charging stations
-  **ATB Place Exterior**
-  **Rice Howard Place Parkade**
Underground
-  **Centre High-Alberta College Parking Lot**

-  **Chateau Lacombe Hotel Lot 6**
Open air parkade
-  **9924 Jasper Avenue Lot 4**
-  **5 Thorton Court Lot 1**
-  **100 Street & Jasper Avenue ETS**
Stop ID: 1542



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