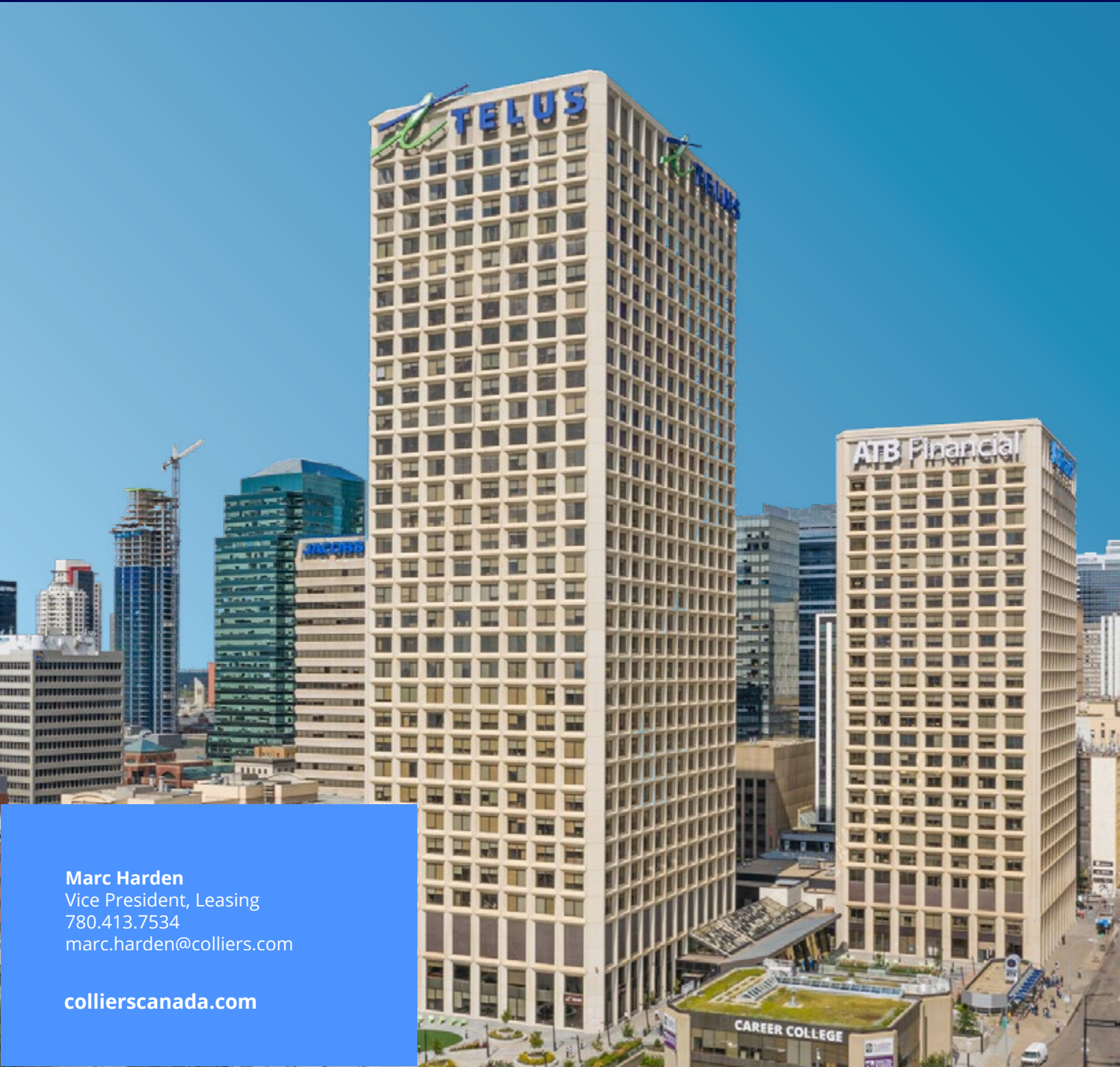


ATB Place 10025 Jasper Avenue & 10020 100 Street



Class A Office Space in Downtown Edmonton

Up to 40,579 SF for Lease



Marc Harden
Vice President, Leasing
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collierscanada.com

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 3200	23,709 SF	Immediately	Virtual Tour
Suite 3300	16,870 SF	Immediately	Virtual Tour

Building Information

Basic Rent	Inquire
Est. Op Costs (2026)	\$19.06 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



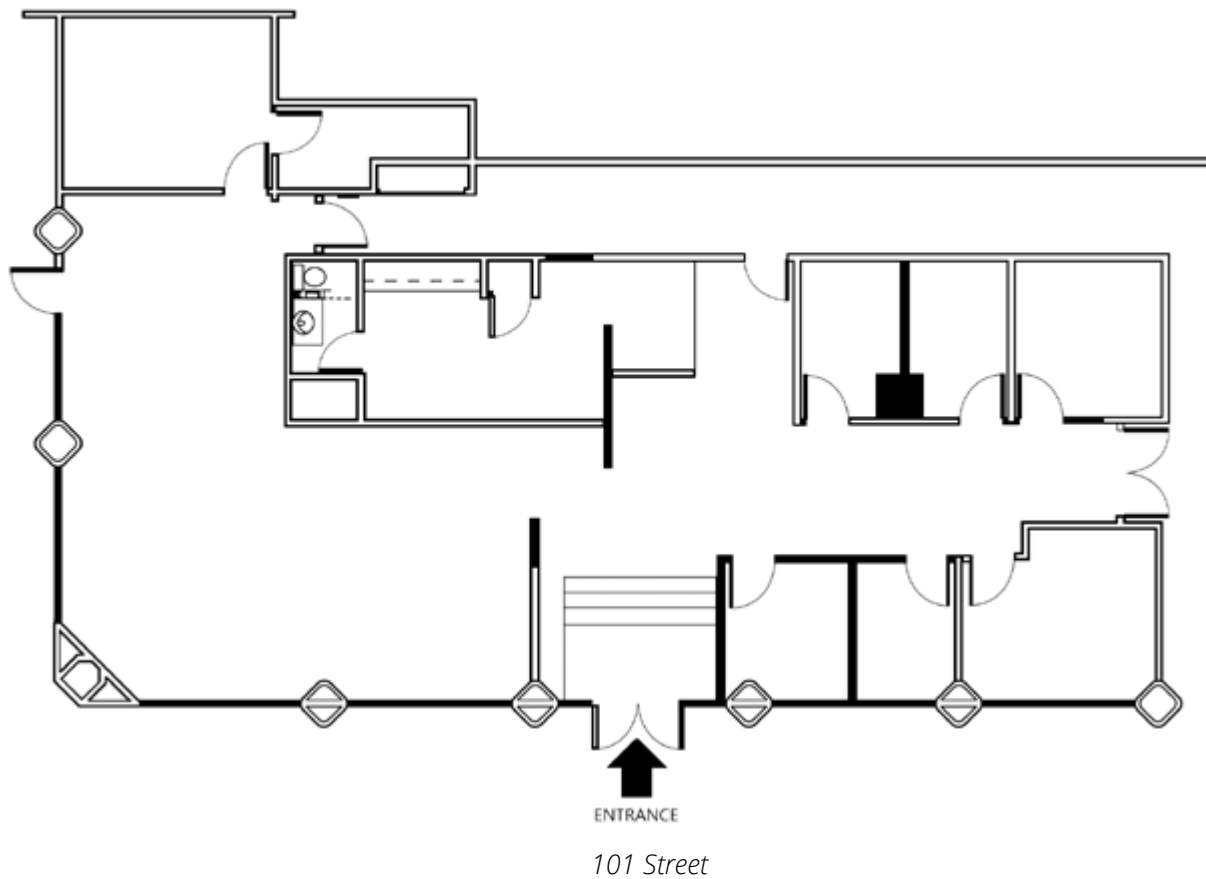
- 2023: Energy Star certification, score of 83
- 2022: Energy Star certification, score of 81
- 2021: Energy Star certification, score of 80

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

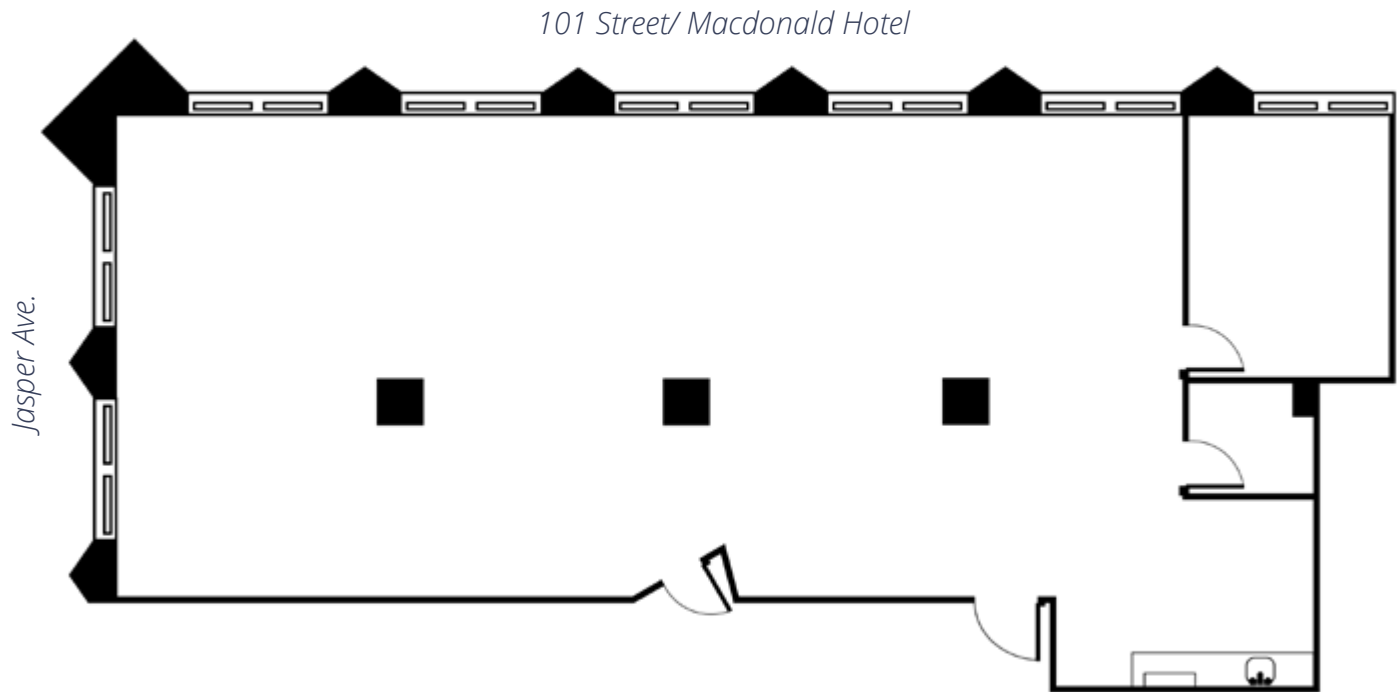


Floor Plans | Suite 920

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 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}

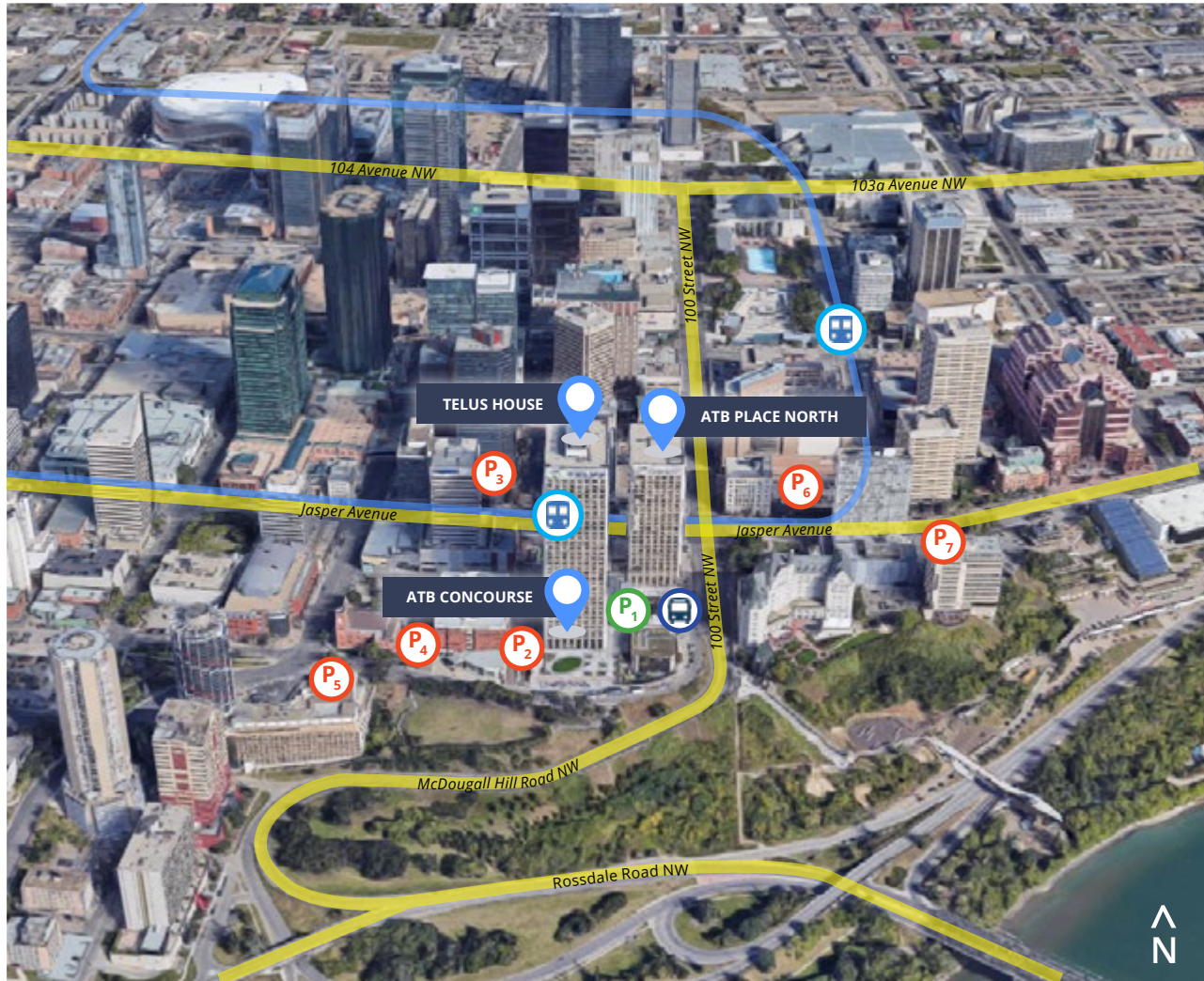
[Virtual Tour](#)

- ▶ 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



- P₁** **ATB Place Lot 101**
Heated underground with EV charging stations
- P₂** **ATB Place Exterior**
- P₃** **Rice Howard Place Parkade**
Underground
- P₄** **Centre High-Alberta College Parking Lot**

- P₅** **Chateau Lacombe Hotel Lot 6**
Open air parkade
- P₆** **9924 Jasper Avenue Lot 4**
- P₇** **5 Thorton Court Lot 1**
- 100 Street & Jasper Avenue ETS**
Stop ID: 1542



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