



GREAT LOCATION. EVEN BETTER BUSINESS.

OFFICE SPACE FOR LEASE

1,000 to 22,000 sq. ft. of developed or turn-key space available.

10130 103ST



ONE BUILDING FITS ALL

No matter the size, stage, or shape – your business fits here. From a small business incubator, to flexible move-in-ready offices, to build-to-suit floors, we're ready for your business.

PRESENTATION AREA/SOCIAL STAIR

ON-DEMAND MEETING SPACE

EXCLUSIVE TENANT LOUNGE

TENANT GYM

TENANT CONFERENCE CENTRE

JUST OFF JASPER AVENUE

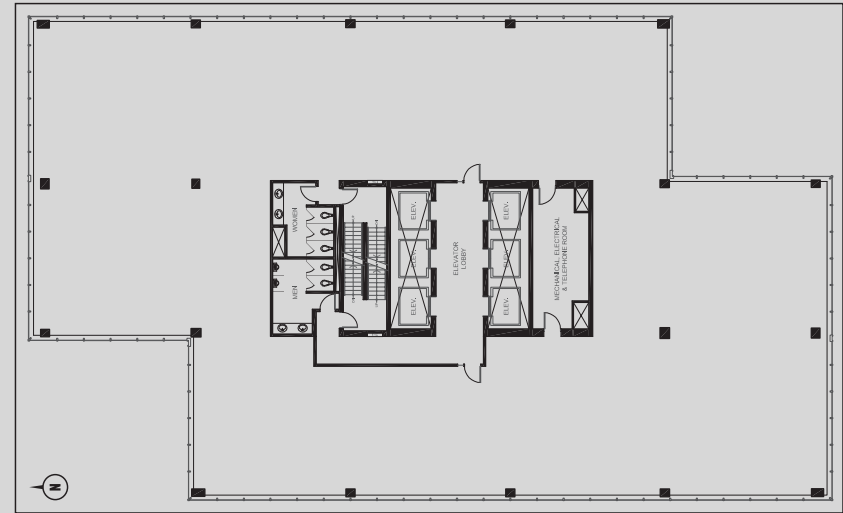
250 FT FROM BAY ENTERPRISE SQUARE LRT

ON THE CYCLING NETWORK

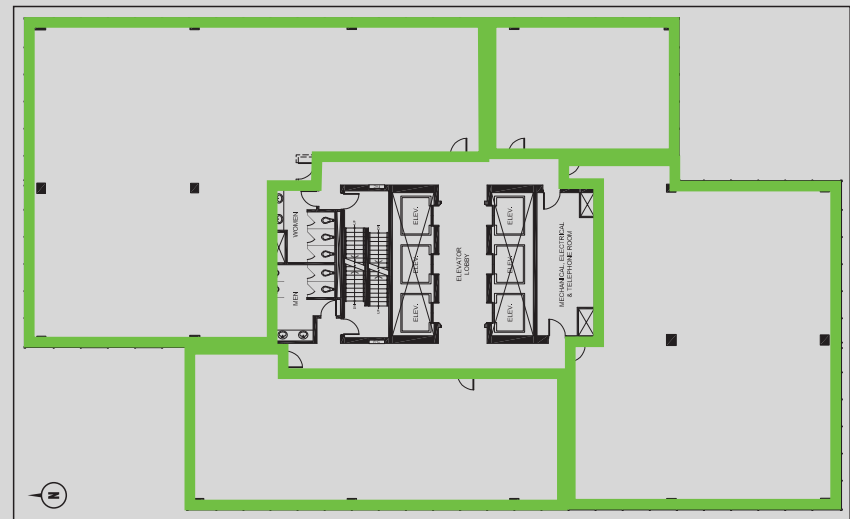
STEPS TO 104TH STREET PROMENADE

PEDWAY CONNECTION

TYPICAL FLOORPLAN



POTENTIAL MULTI-TENANT FLOOR PLAN



CENTRAL & CONNECTED

PROPERTY DETAILS

251,254 SQ. FT. CLASS "A" BUILDING WITH LOBBY & TENANT AMENITIES

AVERAGE FLOOR SIZE IS 11,029 SQ.FT. (APPROX.)

ABILITY TO PROVIDE SUITES RANGING FROM 1,291 SQ.FT. TO 22,053 SQ.FT. OF CONTIGUOUS SPACE

TURN-KEY IMPROVEMENT PACKAGES AVAILABLE

24 HR ON-SITE SECURITY & AFTER HOURS PROXY CARD ACCESS

PEDWAY CONNECTED TO ENTERPRISE SQUARE, CITY CENTRE MALL AND COMMERCE PLACE

RESERVED/SECURE UNDERGROUND PARKING RATIO OF 1:1,450 SQ.FT. AT MARKET RATES

PUBLIC TRANSIT VIA BUS AND LRT SERVICE (BAY/ENTERPRISE SQUARE)

SECURE UNDERGROUND BIKE PARKING







THIS IS WHERE IT ALL COMES TOGETHER.

SUITE	SIZE (sq.ft.)	AVAILABILITY	DESCRIPTION
600	11,025	Immediate	Base-building condition with turn-key opportunities or attractive TIA packages available.
1110	9,627	90 days notice	Plans are underway to upgrade common areas. New show suites will also be constructed. Demising Options: Landlord is open to reviewing test-fit scenarios for users between 2,500 - 7000 sq. ft.
1310	1,402	Immediate	Show suite planning is underway. Upgraded floor lobby, common areas, and washrooms. Contiguous Options: Up to 2,932 sq. ft. (Suite 1310 + 1320).
1320	1,580	Immediate	Renovated space featuring 3 offices. Upgraded floor lobby, common areas, and washrooms. Contiguous Option: Up to 2,3932 sq. ft. (Suite 1310 + 1320).
1350	723	Immediate	Plans are underway to bring space to base-building condition.
1420	829	Immediate	Show suite planning is underway. Upgraded floor lobby, common area, and washrooms.
1470	1,291	Immediate	Base-building condition, turn-key opportunities available. Upgraded floor lobby, common areas, and washrooms.
1600	11,029	Immediate	Fully furnished developed space. Open to flexible term lengths, including short-term requirements. Demising Option: Landlord is open to test-fit scenarios for users starting at 1,750 sq. ft.
1800	11,021	Immediate	Full-floor, move-in-ready space featuring new base-building standard ceiling and LED lighting, with upgraded floor lobby, common areas, and washrooms.



MEET YOUR NEW OPPORTUNITY

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ASKING RATES

OPERATING COSTS & REALTY TAX
\$20.54 p.sq.ft | \$2.85 p.sq.ft.

ADDITIONAL RENT
\$23.39 p.sq.ft. (2026 estimate)



The information contained herein is subject to errors, omissions, change of price, rental or other conditions, prior sale or withdrawal at any time without notice. All persons are advised to independently verify the information.

Updated: 03/26