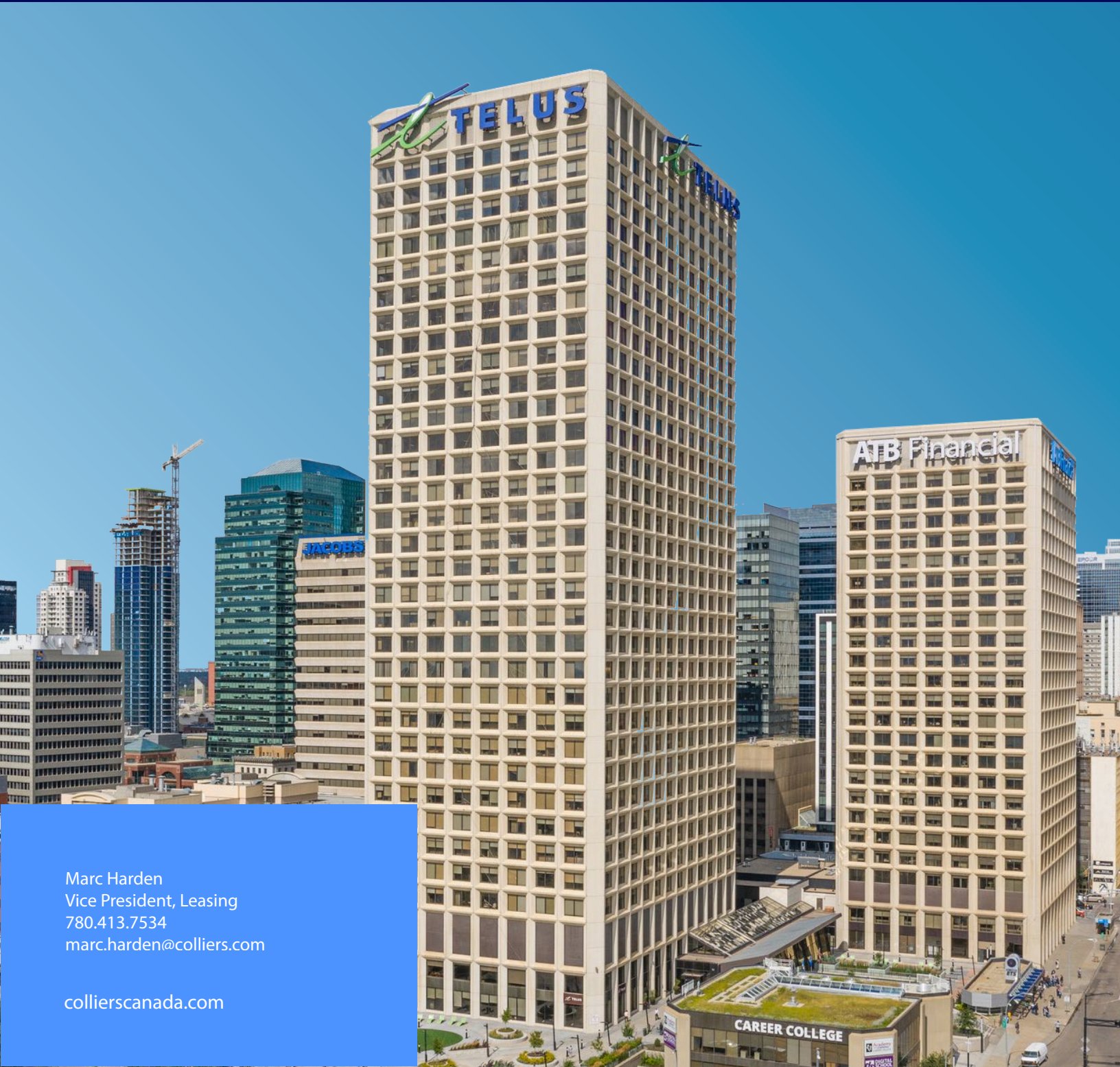


ATB Place 10025 Jasper Avenue & 10020 100 Street

Colliers

Class A Office Space in Downtown Edmonton
Up to 40,579 SF for Lease



Marc Harden
Vice President, Leasing
780.413.7534
marc.harden@colliers.com

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 502	10,076 SF	Immediately	Virtual Tour
Suite 910	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	Available 2028	Virtual Tour
Suite 3300	16,870 SF	Available 2028	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: \$340.00/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



Future on-site fitness centre



Future on-site daycare



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



Future food court located on concourse level



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



2024: Leadership in Environmental Advancement Program
2020: Leadership in Environmental Advancement Program

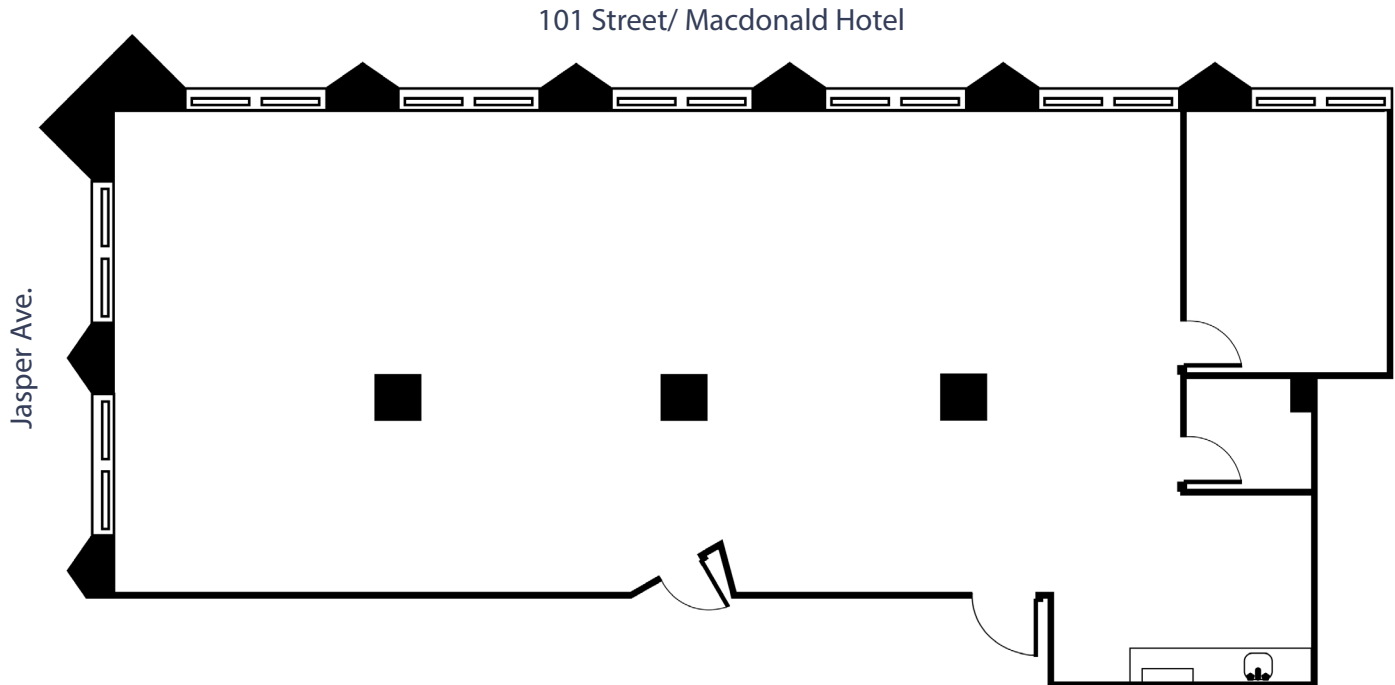


2023: Energy Star certification, score of 83
2022: Energy Star certification, score of 81
2021: Energy Star certification, score of 80

Floor Plans | Suite 910

3,653^{SF}

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



Floor Plans | Suite 3000

23,729^{SF}

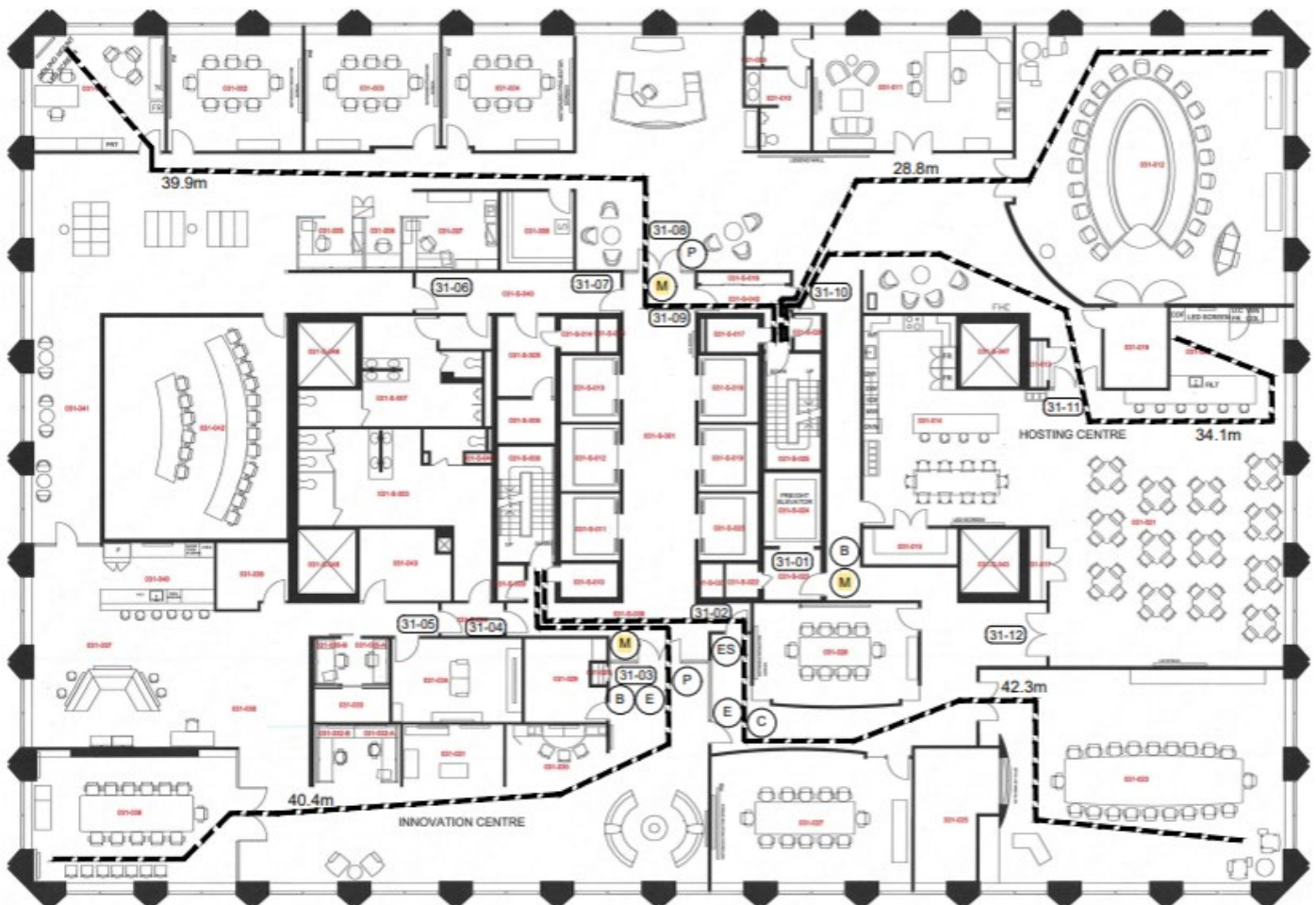
- Top tier law/professional services firm space
- Best views in the city
- Access to all amenities



Floor Plans | Suite 3100

23,739^{SF}

- Top tier law/professional services firm space
- Best views in the city
- Access to all amenities

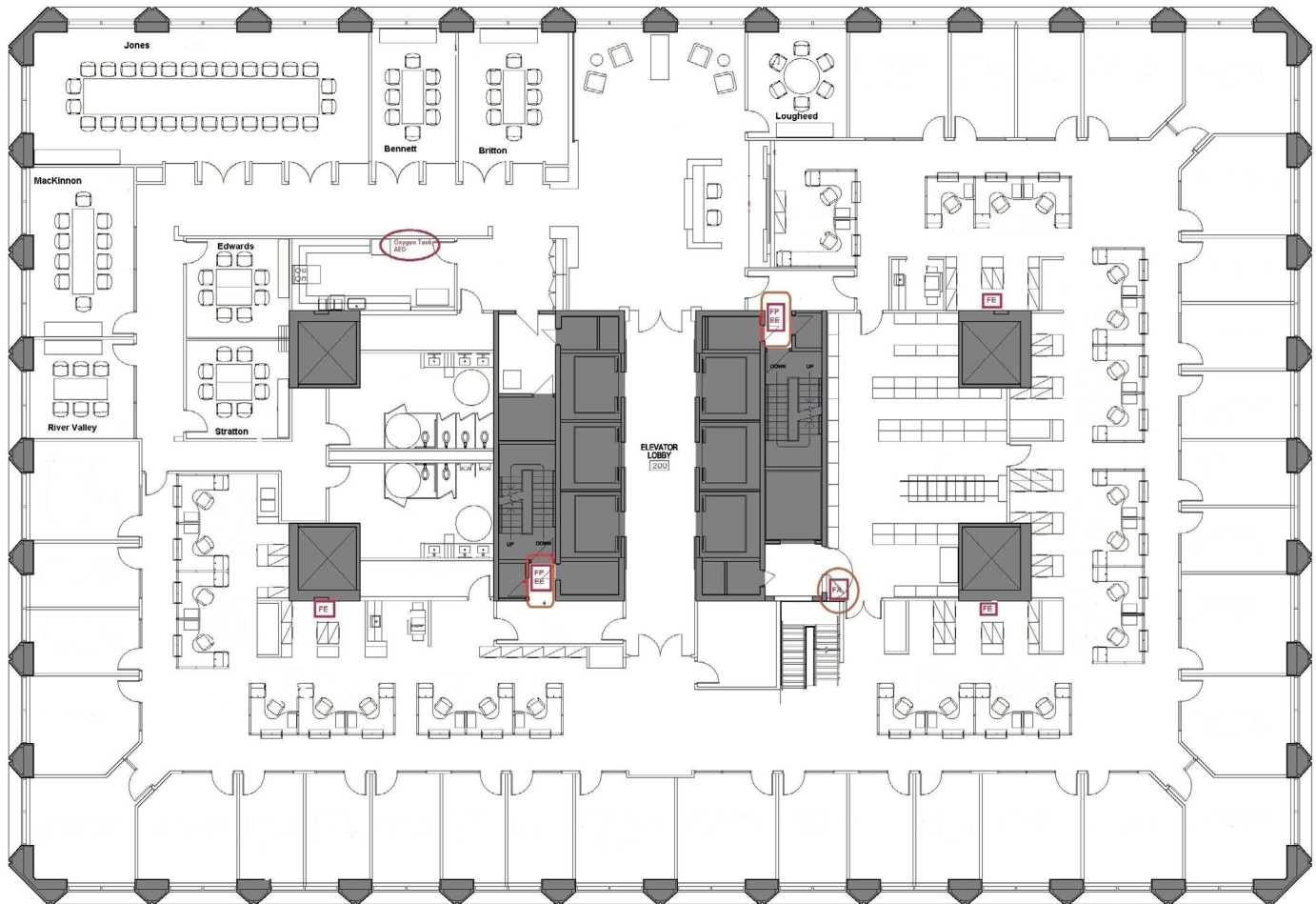


Floor Plans | Suite 3200

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



Courtyard



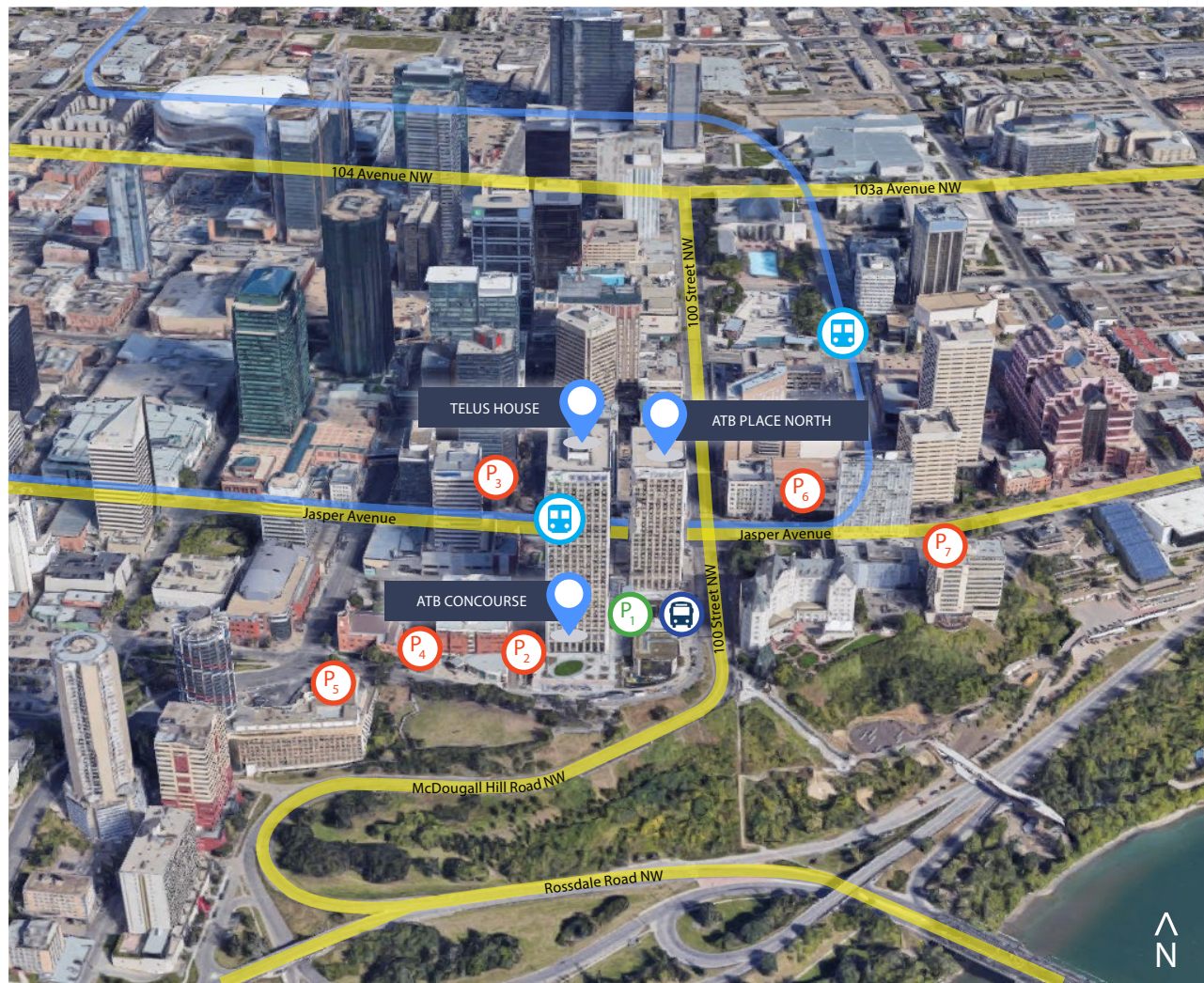
Tenant Lounge



Food Court



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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