



Office For Lease

Sun Life Place

10123 - 99 Street NW, Edmonton, AB

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Sun Life Place

Professional office space located within the heart of the Arts District, offering tenants an ideal balance of work & play

Address	10123 - 99 Street NW
Net Rent	\$17.00 / SF
Additional Rent	\$18.38 / SF (2026)
Tenant Inducements	Turnkey packages available!
Parking Ratio	Up to 4 stalls per 1,000 SF (0.5:1,000 SF underground, with additional stalls available in Canada Place located next door!)
Parking Rates	\$315/stall/month



Excellent on-site tenant amenities, including a brand new Lui-Chi's Coffee, fitness centre, daycare, and conference centre



24/7 ON-SITE CONCIERGE & SECURITY



BUILDING LOBBY



CONFERENCE CENTRE



FITNESS CENTRE

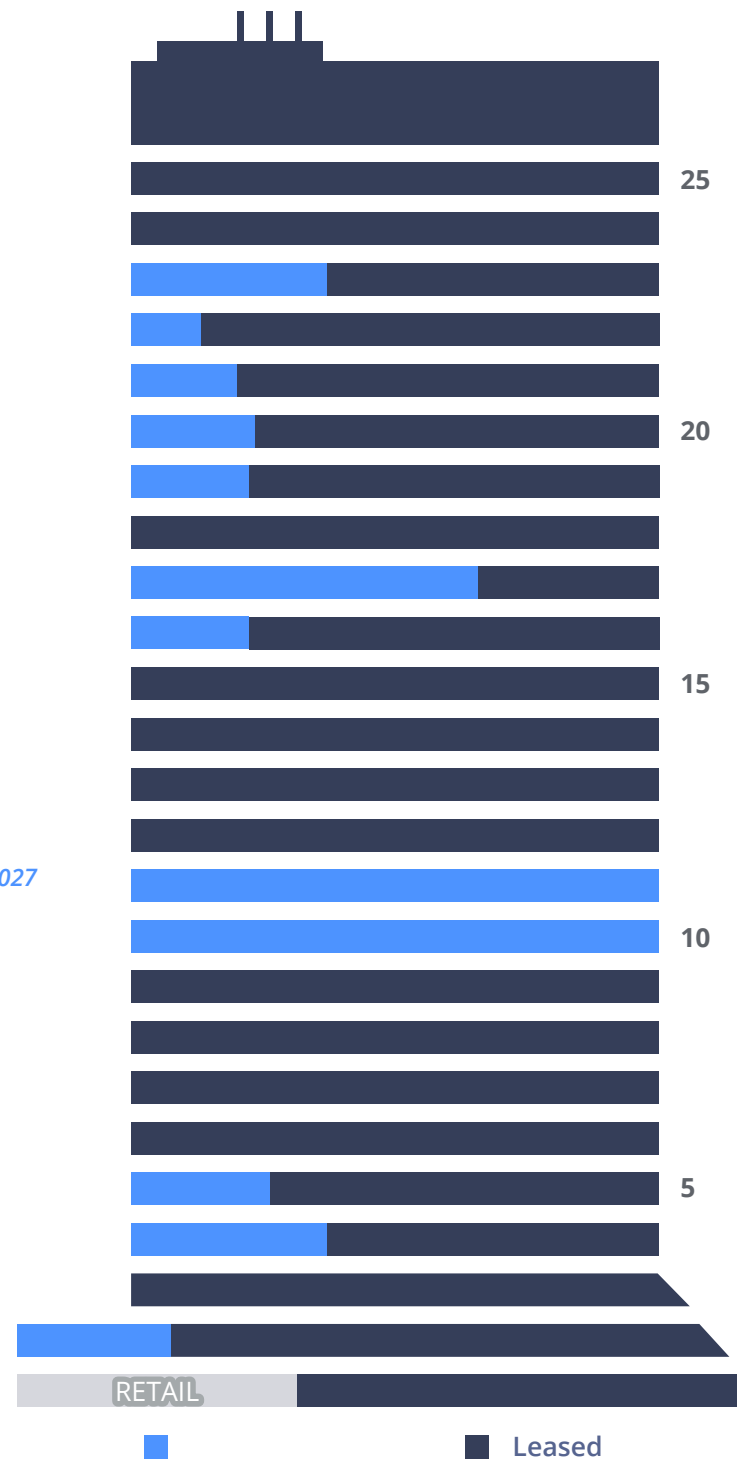


BICYCLE STORAGE

Available Spaces

Sun Life Place has various demisable and contiguous office options available immediately, well-suited for a variety of professional users.

Suite 2300	4,836 square feet
Suite 2210	1,344 square feet
Suite 2180	2,411 square feet
Suite 2040	711 square feet
Suite 2010	1,056 square feet
Suite 2000	1,282 square feet
Suite 1970	2,900 square feet <i>Showsuite!</i>
Suite 1745	1,447 square feet
Suite 1730	916 square feet
Suite 1610	2,471 square feet
Suite 1100	11,621 square feet <i>Available July 1, 2027</i>
Suite 1000	11,615 square feet
Suite 520	3,247 square feet
Suite 418	2,565 square feet
Suite 400/440	1,948 square feet
Suite 280	712 square feet
Suite 270	1,668 square feet
Suite 240	2,976 square feet



Class "A" professional office building



Unparalleled access to public transit



Unobstructed views of the River Valley



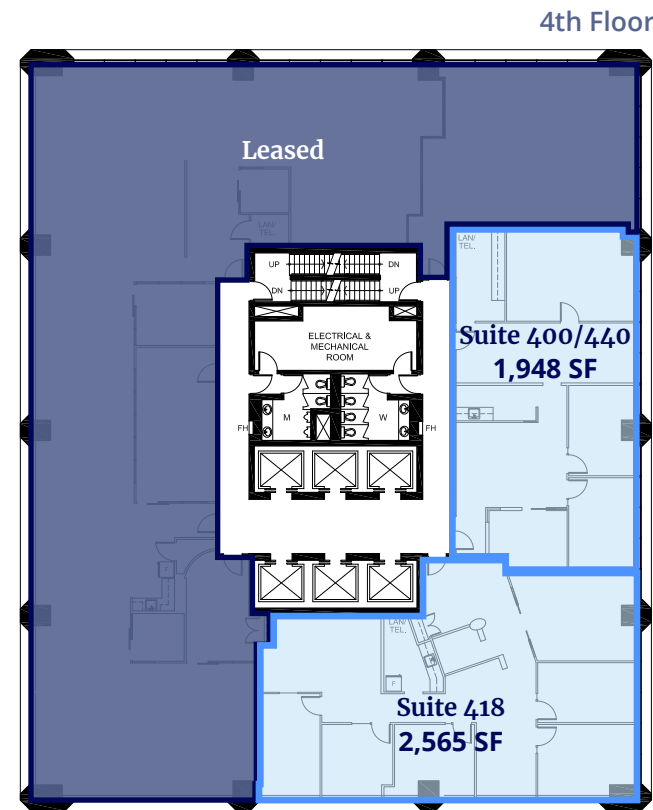
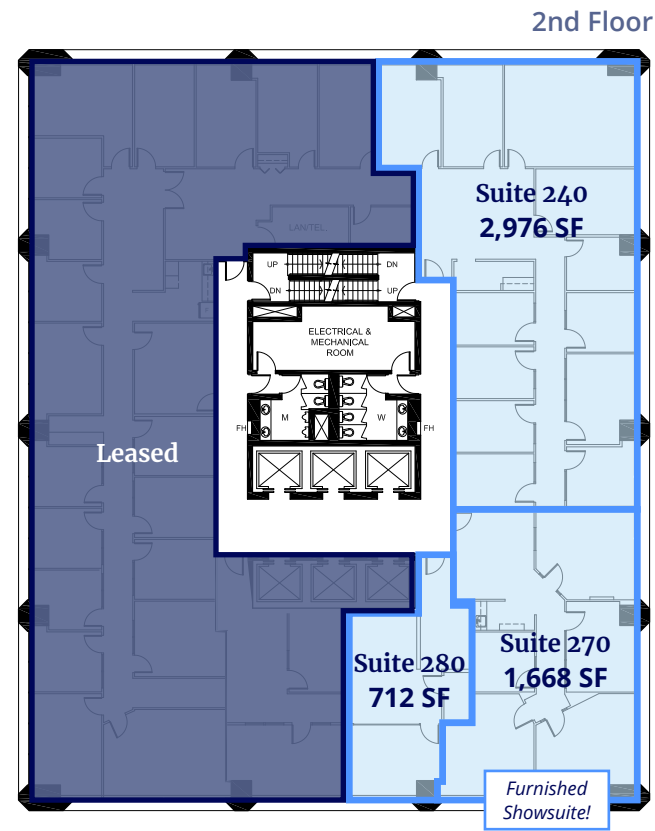
Located near unique attractions in the Arts District



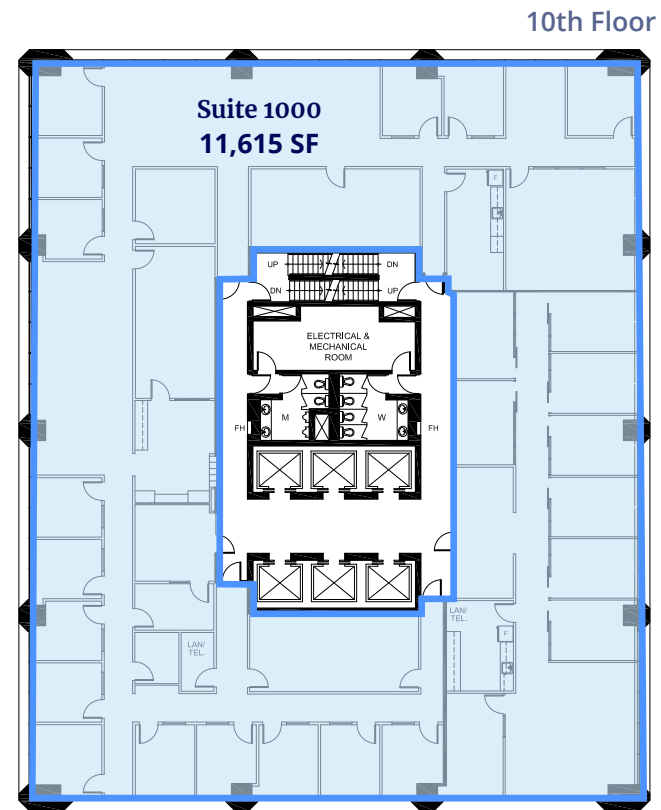
Exciting plans for upgrades to 99th Street

Sun Life Place

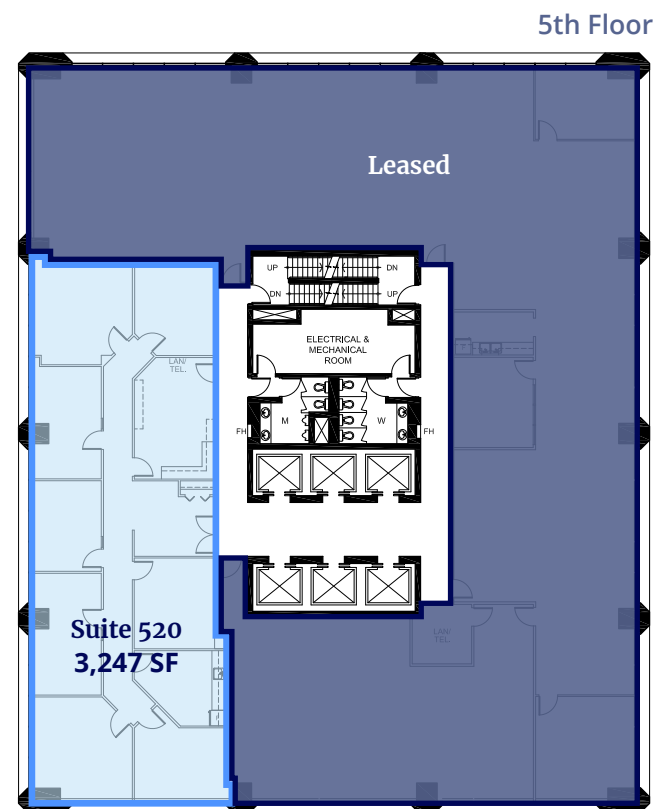
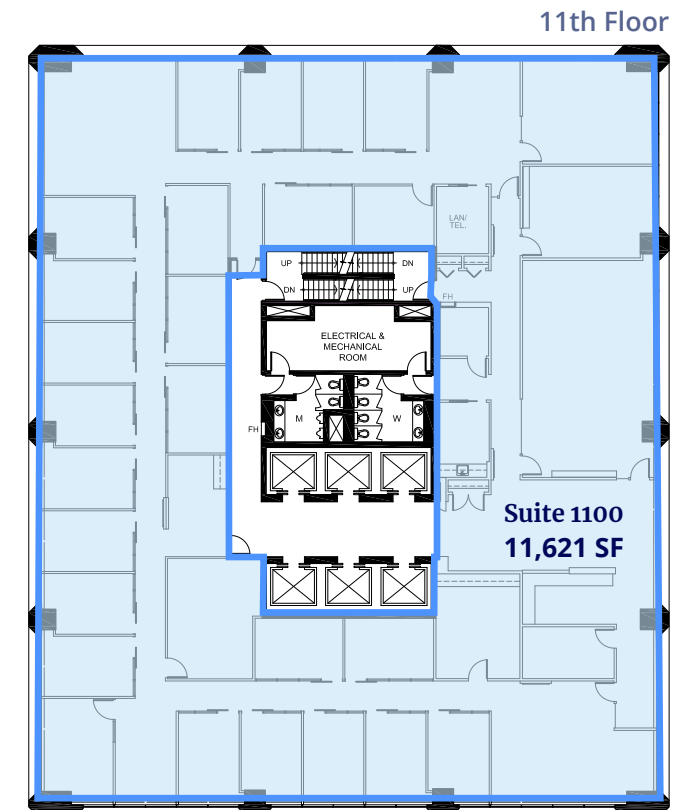
Available Floor Plans



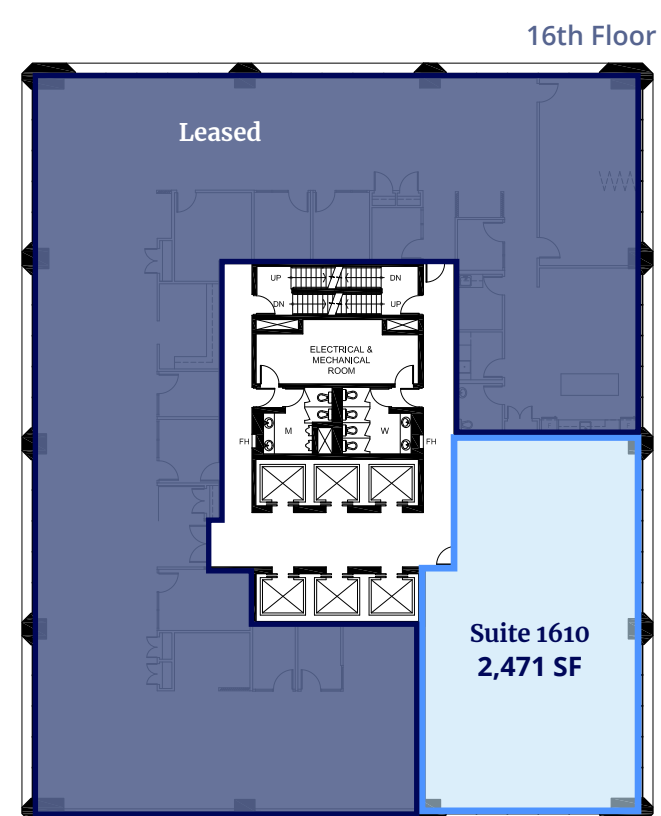
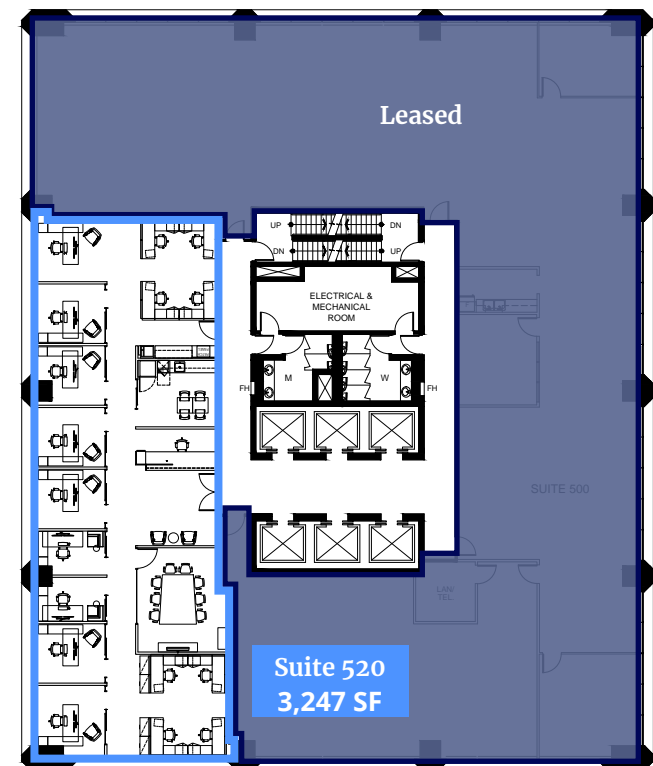
Full Floor Opportunities!



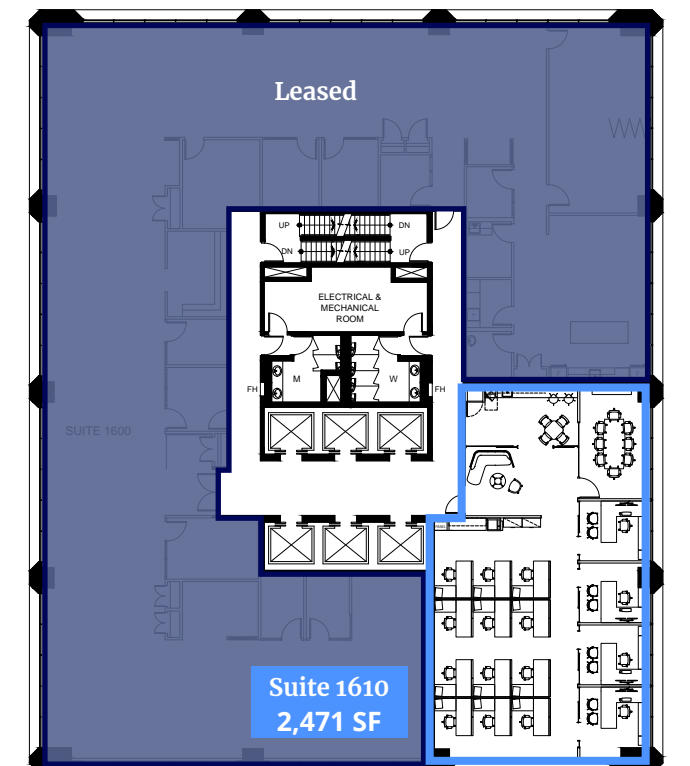
10th & 11th floors can be made contiguous for up to 23,236 square feet



5th Floor Potential Buildout:
Traditional Office Layout

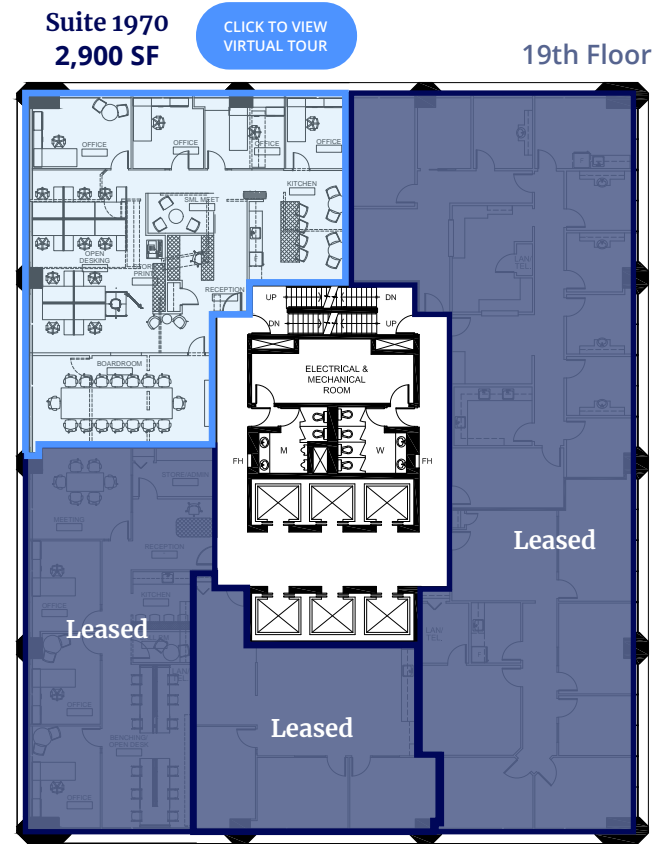
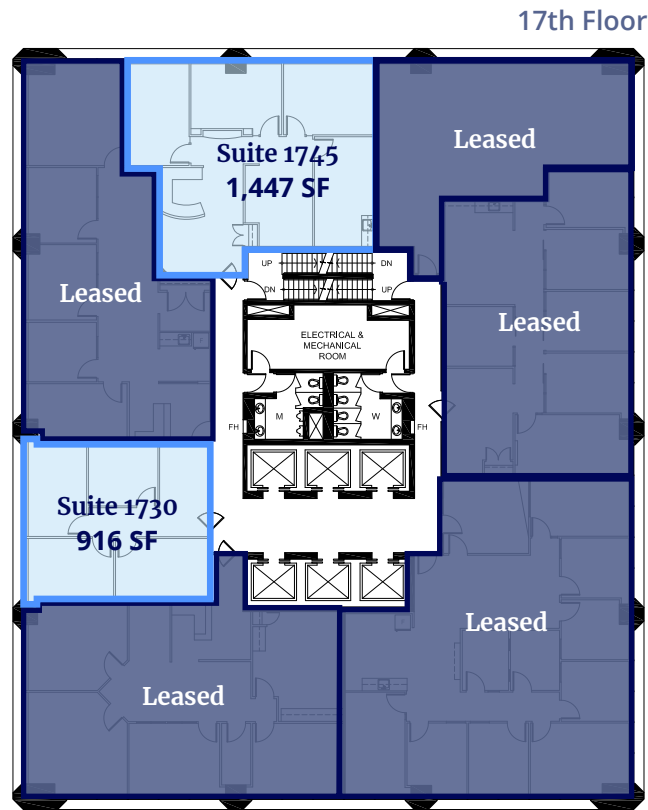


16th Floor Potential Buildout:
Traditional Office Layout

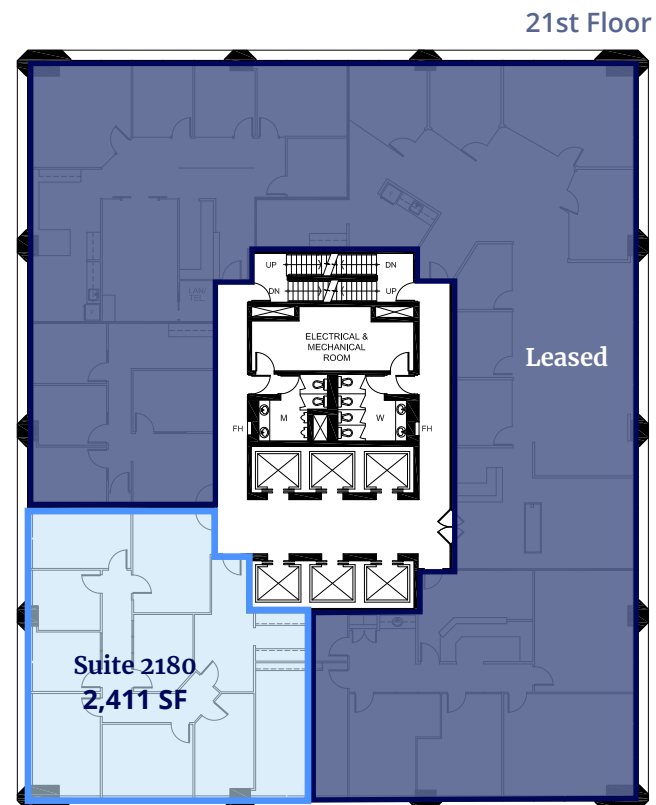
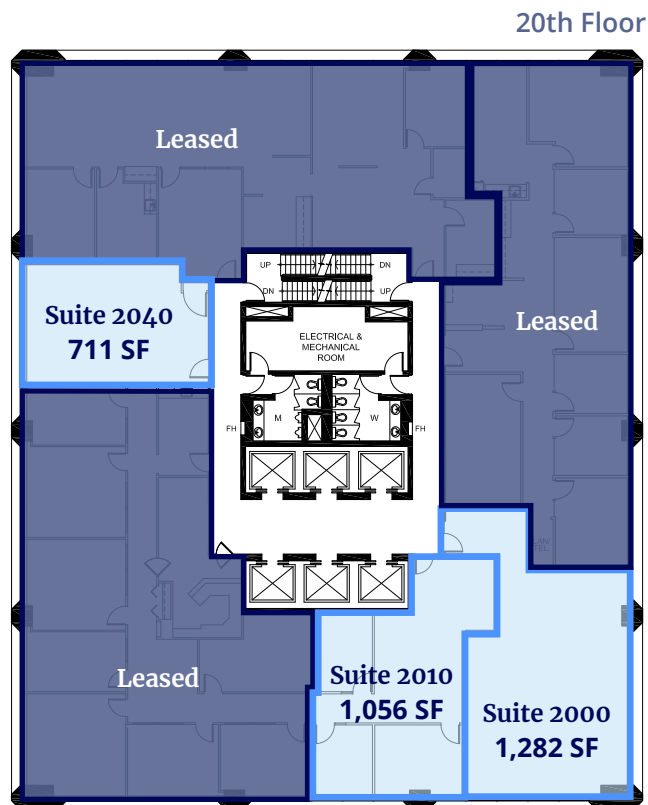
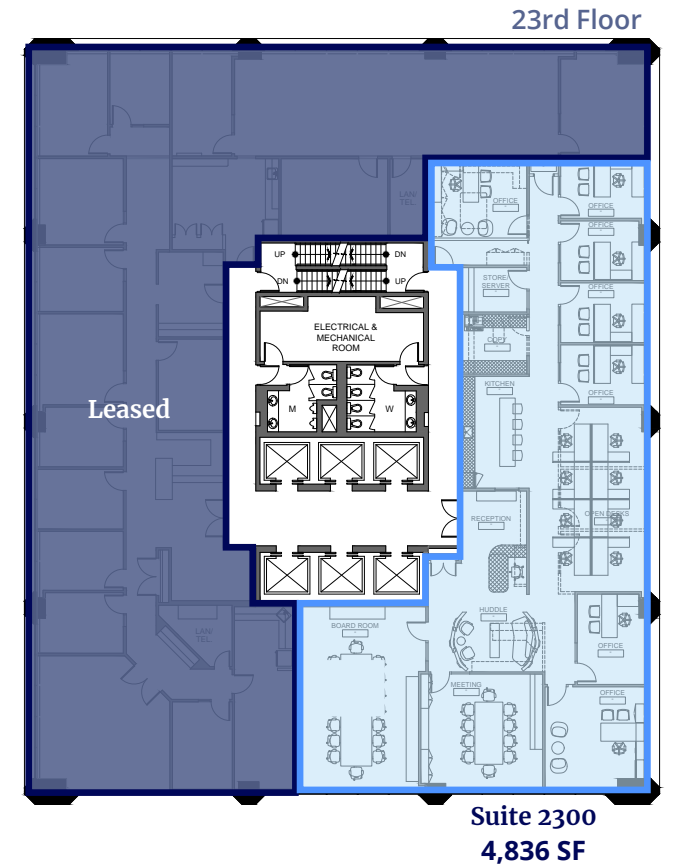
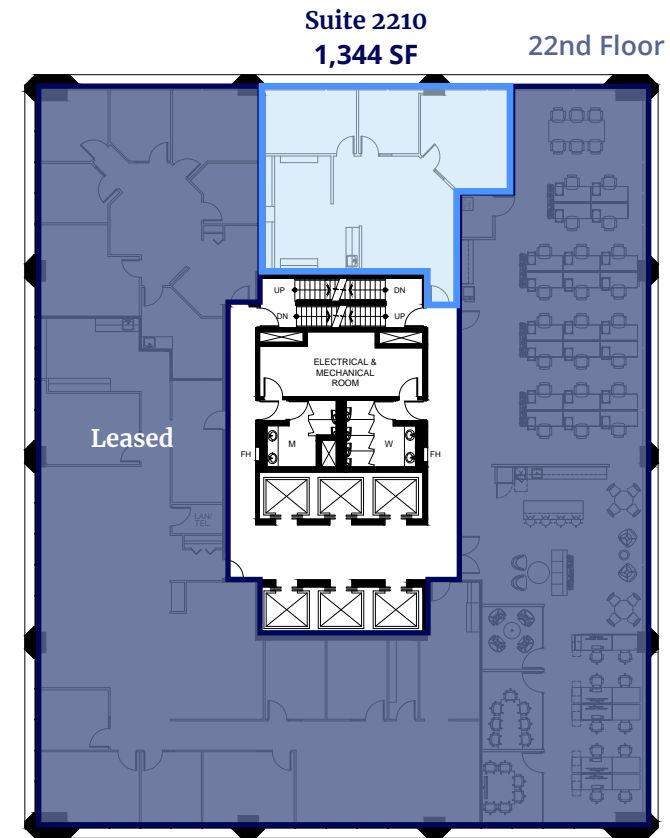


Sun Life Place

Available Floor Plans



Brand new showsuite
now complete!



On-Site Building Amenities



Lui-Chi's Coffee

Located on the main floor, Lui-Chi's offers organic, wood-roasted coffee and fine french pastries



Kepler Academy

The leading educational child care provider, offering daycare and early childhood development



Fitness Centre

Fitness centre with personal training services offered by renowned SVPT Fitness + Athletics



Conference Centre

Conference centre with multiple, variously-sized meeting rooms and training rooms

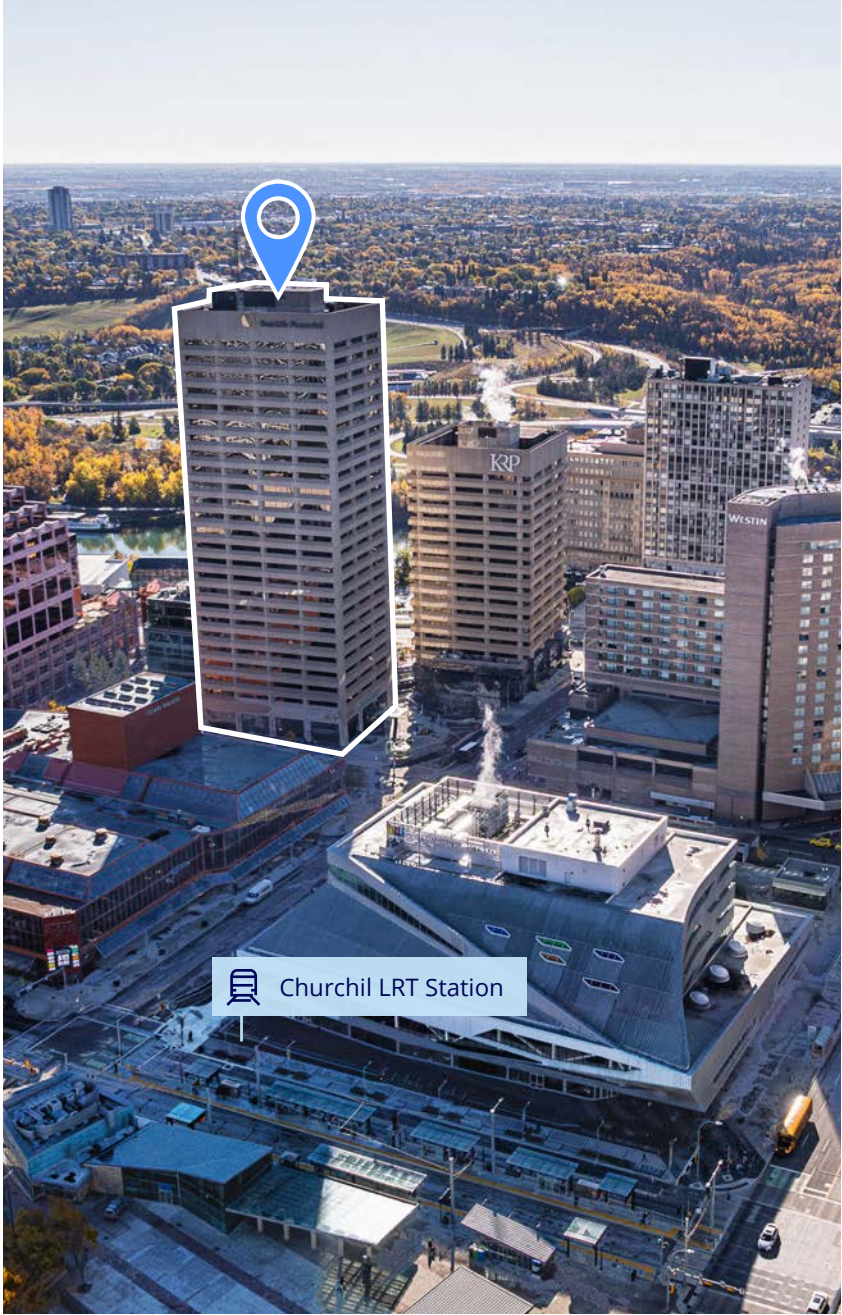
Sun Life Place

Property Location

Located within the Arts District, **Sun Life Place** offers tenants immediate proximity to unique downtown amenities, including the Citadel Theatre, Winspear Centre, Art Gallery of Alberta, Royal Alberta Museum and Edmonton Convention Centre, in addition to the general retail, food and service amenities offered within the downtown core.

Unparalleled Access to Public Transit

Sun Life Place is located just two blocks from the Churchill LRT Station, offering tenants access to public transit within immediate walking distance. Churchill Station, or the Churchill Connector, is the only LRT station within the city that serves as an interchange between all three of Edmonton's Metro, Capital and Valley LRT Lines.



Covenient access to surrounding amenities

Arts District	
1	Citadel Theatre
2	Winspear Centre
3	Stanley Milner Library
4	Art Gallery of Alberta
5	Edmonton Convention Centre
6	Royal Alberta Museum
Downtown Attractions	
7	City Hall & Churchill Square
8	City Centre Shopping Mall
9	ICE District & Rogers Place
10	Grand Villa Casino
11	Fairmont Hotel MacDonald
12	Edmonton River Valley
13	Canada Place
Food & Service Amenities	
14	Hoang Long 888
15	Ruth's Chris Steak House
16	CRAFT Beer Market
17	Second Cup Cafe
18	Rosewood Foods
19	OEB Breakfast Co
20	Zymo
21	LUX Steakhouse + Bar
22	Von's Steak House
23	Wok Box
24	Don Wheaton Family YMCA
25	Loblaws City Market
26	Canadian Brewhouse
27	Campio Brewing Co
Public Transit	
28	Churchill LRT Station
29	Central LRT Station
30	Bay/Enterprise LRT Station
31	102 Street LRT Station
32	MacEwan LRT Station



Demographics



Current population
107,726



Projected population
150,103



Average HH income
\$89,783



Projected Average HH income
\$104,160



Rental apartment vacancy
72.4%

Demographics based upon a 3-km radius from the Property. Projected figures are 2034 estimates.

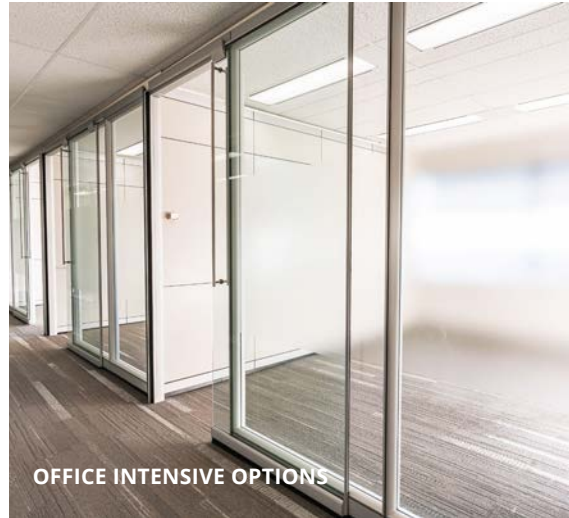
Sun Life Place



OPEN OFFICE SPACE



MEETING ROOM



OFFICE INTENSIVE OPTIONS



BUILT OUT OFFICE SPACE



BUILDING EXTERIOR



CONCEPT DESIGN FINISHES*

*Concept designs subject to change



UNENCUMBERED VIEWS OF THE RIVER VALLEY



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