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ENERGY SQUARE

10109 - 106 Street, Edmonton

NOW 90% LEASED!

Significant Building **Renovations Now Complete**, Including New Lobby & Entrance, Fitness Centre, Conference Centre, Outdoor Patio, and the new Bar Oro!

PROPERTY DETAILS

LEASE DETAILS

Address:	10109 - 106 Street NW
Net Rent:	Market
Operating Costs:	\$14.22 / SF (2026)
Improvements:	Turnkey options available!
Parking Ratio:	1:1,000 SF underground parking stalls @ market rates Additional surface parking stalls available upon request!
Zoning:	Jasper Avenue Main Street Commercial Zone (JAMSC)

AVAILABLE SPACE

2nd Floor	Unit 200: 900 SF Unit 202: 948 SF	Available Now!
3rd Floor	Unit 304: 1,838 SF	Available Now!
4th Floor	Unit 400: 5,613 SF <i>Move-in Ready!</i>	Available May 1, 2026
11th Floor	Unit 1100: 2,600 SF (Approx)	Available Now!



Turnkey Sample #1



Turnkey Sample #2

KEY PROPERTY HIGHLIGHTS



Significant, brand new building renovations are well underway



Turnkey options are available for immediate occupancy



Centrally located near numerous trendy new restaurants and bars!



Fitness centre, shared boardroom, outdoor patio & bike storage

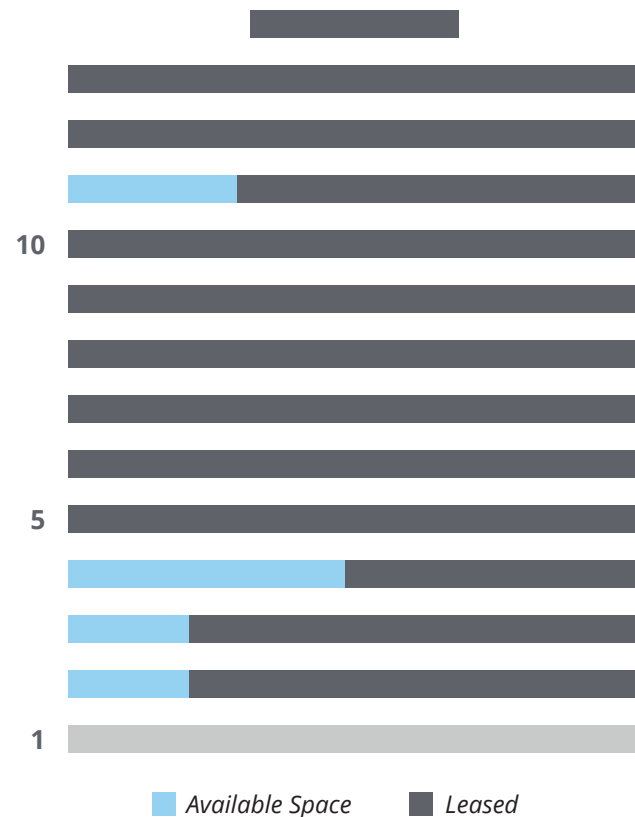


Brand new main floor retail amenities now open!



Flexible demising options available

AVAILABILITY STACKING PLAN



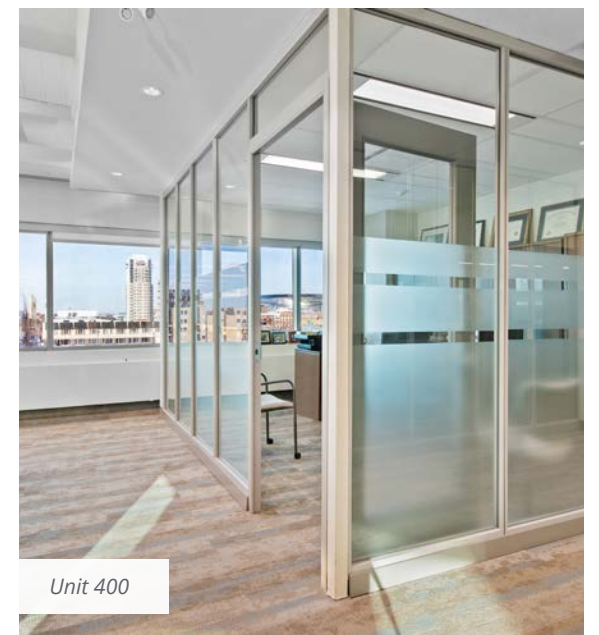
New Lobby & Seating Area



Bar Oro Caffé & Roastery



Unit 400



Unit 400

BUILDING UPGRADES

WHAT'S HAPPENING AT ENERGY SQUARE?



Brand new, modern lobby with seating area and security desk



Secure bike storage and bicycle repair stations



Convenient and eye-catching entrance off Jasper Avenue



Outdoor patio area provides tenants with access to greenspace and fresh air



Shared, bookable conference centre for tenants' exclusive use



Secure, underground parking facility with high parking ratio for downtown



Tenant exclusive fitness centre with shower facilities



Bar Oro Caffé & Roastery is Now Open!
Serving coffee, pizza and wine!



New Lobby & Seating Area



Bar Oro Caffé & Roastery



Building renovations are now complete, and Bar Oro is now open!



New Lobby & Seating Area

AREA UPGRADES

DOWNTOWN O-DAY'MIN PARK



O-Day'Min Park Concept Rendering

O-Day'Min Park is a new park now open in the heart of downtown Edmonton

Designed for all ages and abilities, O-Day'Min Park provides a space to be active, relax and gather with friends and neighbours surrounded by green trees and a large open lawn. Located between 106 Street & 108 Street, and Jasper Avenue & 102 Avenue, O-Day'Min Park covers 3.6 acres, and replaced previous surface parking lots. **O-Day'Min Park will be a year-round outdoor space where people can socialize, celebrate and recharge in the core of our city.** This park will serve as a major public amenity for downtown residents, workers and visitors as the downtown population is expected to significantly increase in the next decade.



O-Day'Min Park Concept Rendering

LOCATED ADJACENT TO ENERGY SQUARE

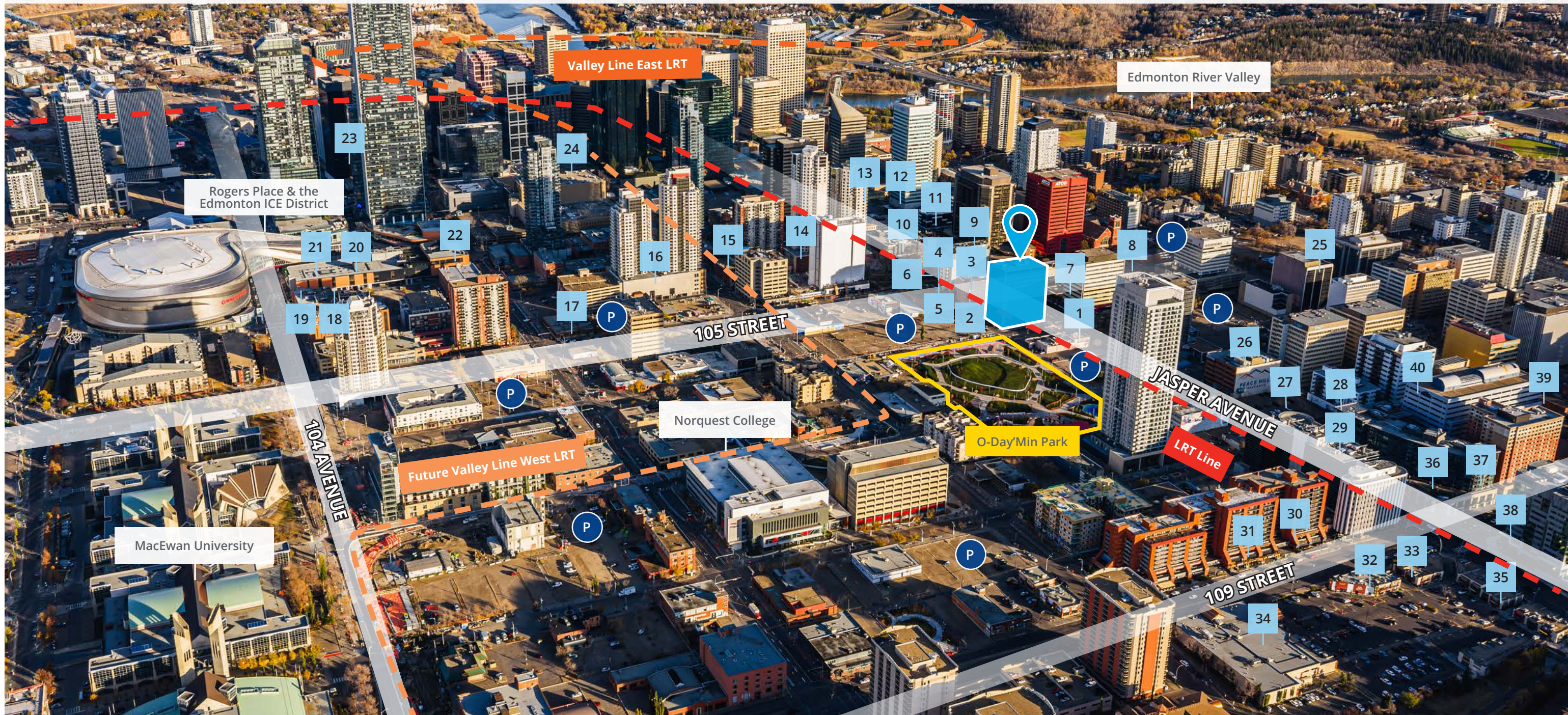


- Dog Off-Leash Area
- Dedicated Playground
- Public Art Feature
- Fitness Area and Basketball Court
- 107 Street Pedestrian Promenade
- Park Pavilion with Public Washrooms
- West Plaza with Warming Zone
- Ornamental Campfire Water Feature
- Park Lighting and Northern Light Feature

LOCATION OVERVIEW



1 Boston Pizza	6 I Love Sushi	11 Bar Bricco/Uccellino	16 KB & Co	21 The Banquet	26 Let's Grill Sushi & Izakaya	31 GRETA Bar YEG	36 Earl of Sandwich
2 Lock Stock Coffee	7 Ayco Cafe	12 Second Cup Cafe	17 Campio Brewing Co	22 Loblaws City Market	27 El Furniture Warehouse	32 Booster Juice	37 Splash Poke
3 Farrow Sandwiches	8 Cora Breakfast & Lunch	13 Remedy Cafe	18 Baiju	23 JOEY Bell Tower	28 Phoenix Diner	33 Blenz Coffee	38 Central Social Hall
4 Fu's Repair Shop	9 Carne Asada	14 Credo Coffee	19 El Jardin	24 City Centre Mall	29 Subway	34 Save-On-Foods	39 District Cafe & Bakery
5 Rocky Mountain Icehouse	10 Shoppers Drug Mart	15 DOSC	20 The Canadian Icehouse	25 The Marc	30 The Pint Public House	35 Mucho Burrito	40 Olly Fresco's



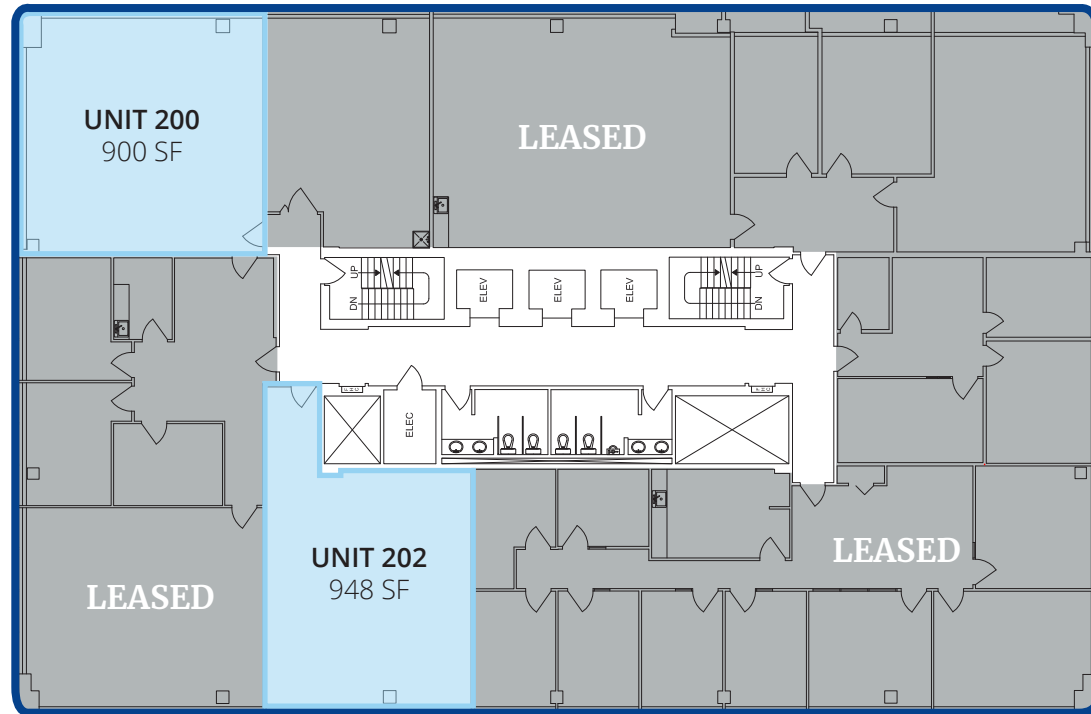
FLOOR PLANS

*Flexible Floor Plans:
Demising and Contiguous Options Available*

2nd Floor

Unit 200: 900 SF

Unit 202: 948 SF

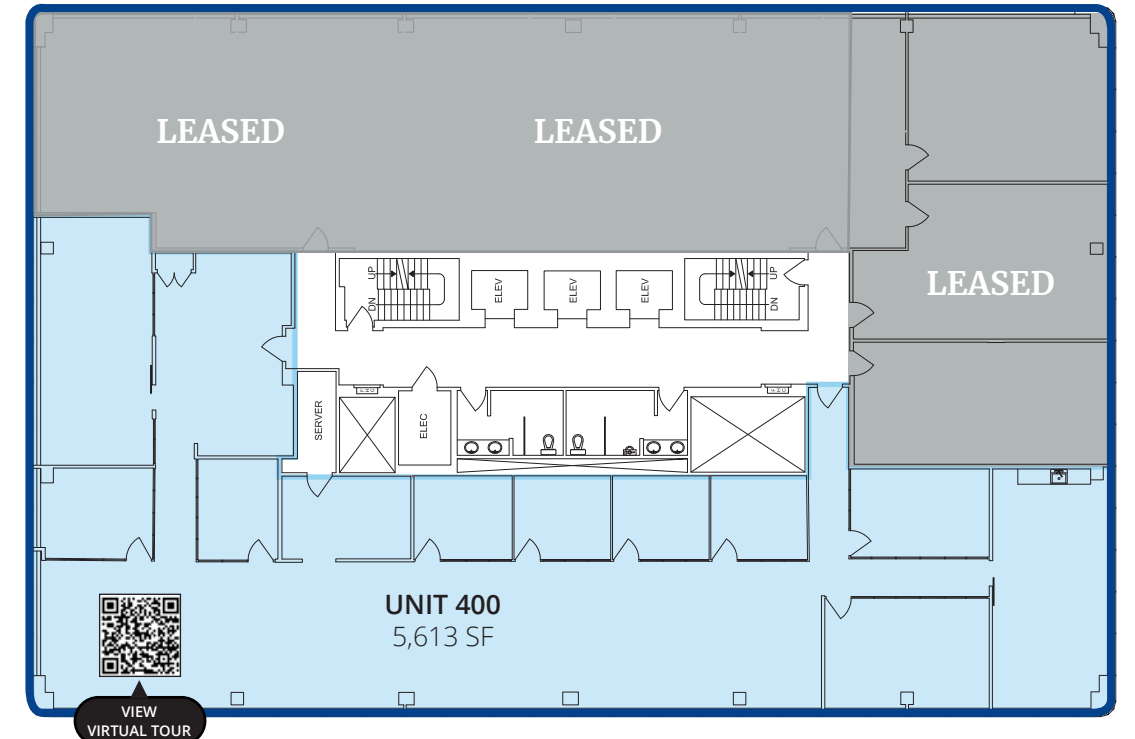


4th Floor

Unit 400: 5,613 SF

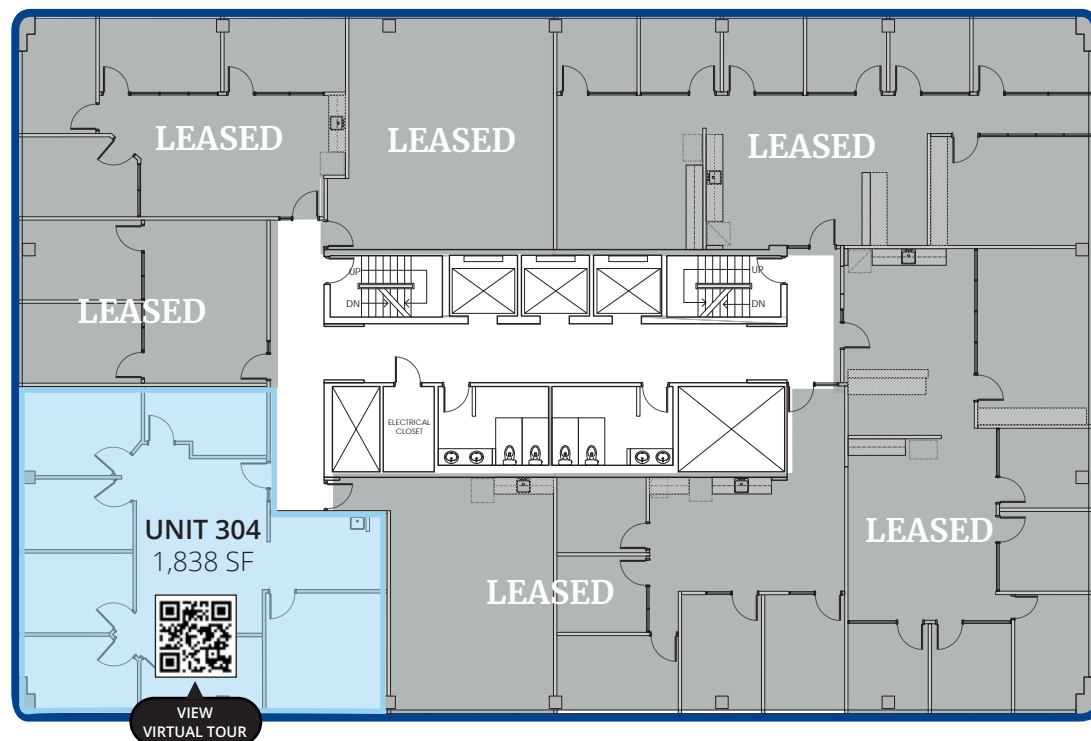
Available May 1, 2026

Move-in Ready!



3rd Floor

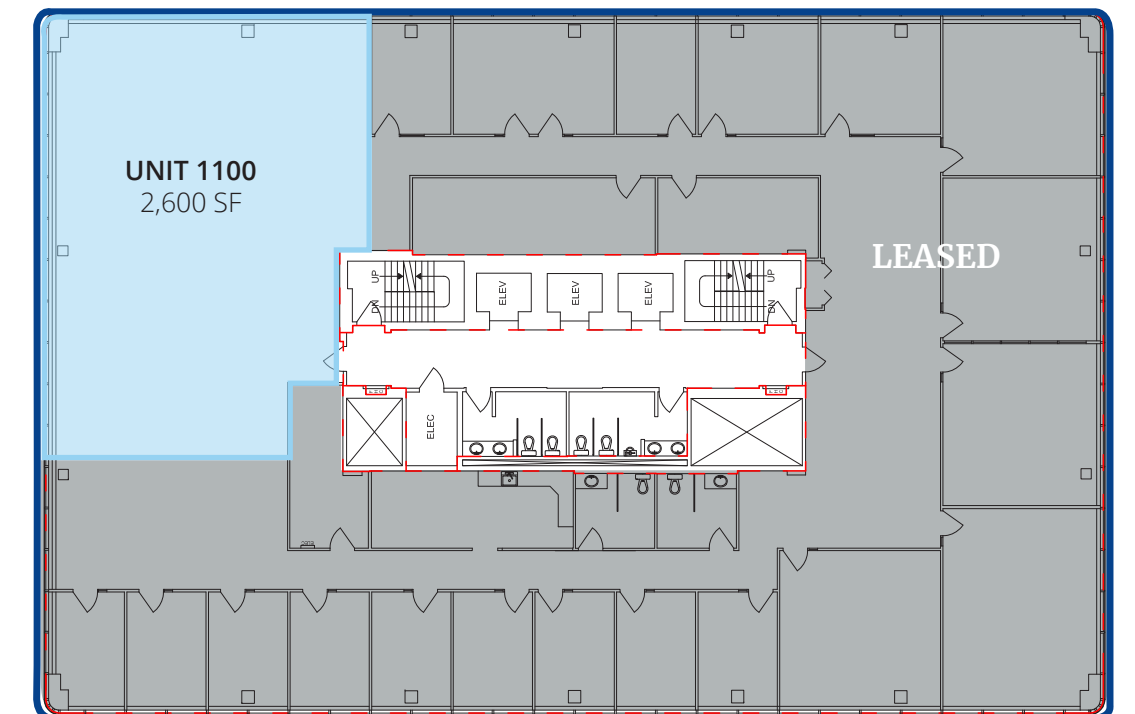
Unit 304: 1,838 SF



11th Floor

Unit 1100: 2,600 SF*

*Size to be confirmed





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