

# DISCOVER THE CHARM OF RITCHIE MILL

## Private Offices For Lease



**RITCHIE MILL**

10171 Saskatchewan Drive  
Edmonton, Alberta T6E 4R5

780.757.8900  
ritchiemill.com



# THE ICONIC RITCHIE MILL



VIEW THE VIDEO  
WALKTHROUGH

## Our Past



Ritchie Mill is one of Edmonton's premier landmark buildings. Ritchie Mill was one of the first commercial buildings in the Edmonton region, originally built by Robert Ritchie as a flour mill in 1892. By the time Alberta became a province in 1905 the Ritchie Mill was a well-established landmark connected to the Canadian National Railway line in Strathcona.

In 1991/92, one hundred years after its original construction, Ritchie Mill underwent a complete transformation to a modern office facility, yet retaining its familiar external features along with the addition of the adjacent parking lot that has been for the exclusive use of Ritchie Mill tenancy to this day.

Located in the heart of Edmonton and the community known as Old Strathcona it occupies a central position in close proximity to Arts District, the University of Alberta and downtown Edmonton.

## Our Present

Centrally located on the bank of the River Valley, Ritchie Mill offers private, newly renovated offices for lease in a variety of sizes to suit your business needs. True character with the original stone, brick and timber provides an unique office working environment in Edmonton. Ritchie Mill is the oldest office building in Alberta, an historically designated building originally constructed in 1892 and now of course fully renovated to accommodate today's office tenancy.

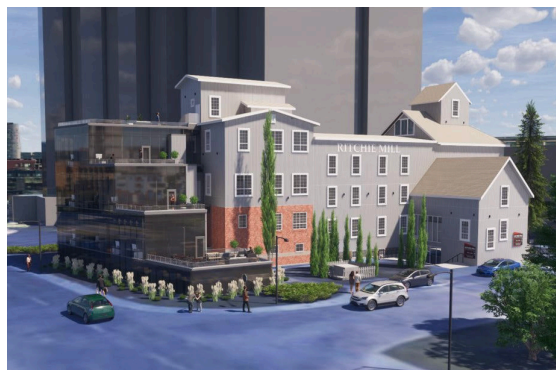
Focusing on green accessibility and our surroundings, Ritchie Mill has incorporated many natural aspects throughout the building including living walls, skylights and substantial natural light with direct window openings for fresh air enjoyment. Robust HVAC filter cleaning to ensure a healthy air quality.

Take advantage of the adjacent parking and close access to the Kinsmen Sports Centre, Glenora Club and the river valley's walking trails, including the beautiful End of Steel Park which is located footsteps away from Ritchie Mill.

Ritchie Mill provides tenants and their clients with best in-class accommodations with private, single and multi-office options and flexible lease terms, along with extra features like free wifi (with fibre optic options), lounge area featuring a stone fireplace and gourmet kitchen, multiple boardrooms, barrier free accessibility and on-site property management.



## Our Future



Our 130+-year-old iconic building is expanding!

Edmonton Council voted in favour of allowing Ritchie Mill to create a modern office expansion to the north side of the building.

The multi-floor tiered addition will feature private offices with floor-to-ceiling windows, dedicated patios including a large rooftop patio - all overlooking the beautiful Edmonton River Valley and Downtown Edmonton.

**RITCHIE MILL**  
www.ritchiemill.com

# BUILDING BUSINESS SUCCESS

A landmark of history and innovation, Ritchie Mill is perfectly positioned in the heart of Edmonton. Located just minutes from downtown, Ritchie Mill offers close proximity to the central business district, government offices, and central attractions, with quick connections out to the greater Edmonton commuter roads.

Nestled within Old Strathcona, one of Edmonton's most vibrant neighborhoods, our building is surrounded by lively dining, arts, and entertainment options, offering a rich cultural experience both during and after work.

Ritchie Mill is more than just a workplace—it's a piece of Edmonton's history. With its iconic heritage architecture, including exposed brick, timbers, high ceilings, and skylights, this historic building seamlessly blends character with modern office amenities. Join a thriving community of over 50 businesses and take advantage of collaborative networking opportunities right on site.

## Building Amenities



### A Safe and Secure Environment

*Ritchie Mill offers a secure and inviting environment for your business, featuring keypad and intercom access, along with live monitoring after hours to ensure the safety and peace of mind.*



### Ample Surface Parking

*As a valued benefit of being at Ritchie Mill, tenants and their clients enjoy complimentary parking in our spacious lot, with additional street-side stalls available right next to the building.*



### High Speed Wifi or Fibre Optics

*Ritchie Mill provides high-speed WiFi and fiber optic options, ensuring fast and reliable internet connectivity to keep your business running smoothly and efficiently throughout the day.*



### Private Offices

*We offer exceptional business accommodations with customizable single or multi-office spaces and flexible lease options to meet the unique requirements of your business.*



### Boardroom or Meeting Spaces

*Looking for a larger meeting space? Ritchie Mill offers its tenants a private, spacious environment with several boardrooms to choose from, perfect for hosting your meetings or events.*



### Lounge and Kitchen Access

*Our tenants have access to comfortable lounge areas and kitchens on a variety of floors, providing a convenient and welcoming space for relaxation and breaks.*



### Inclusive and Barrier-Free

*Ritchie Mill offers barrier-free access, including accessible washrooms, a wheelchair ramp, and an elevator, ensuring convenience and inclusivity for all tenants and visitors.*



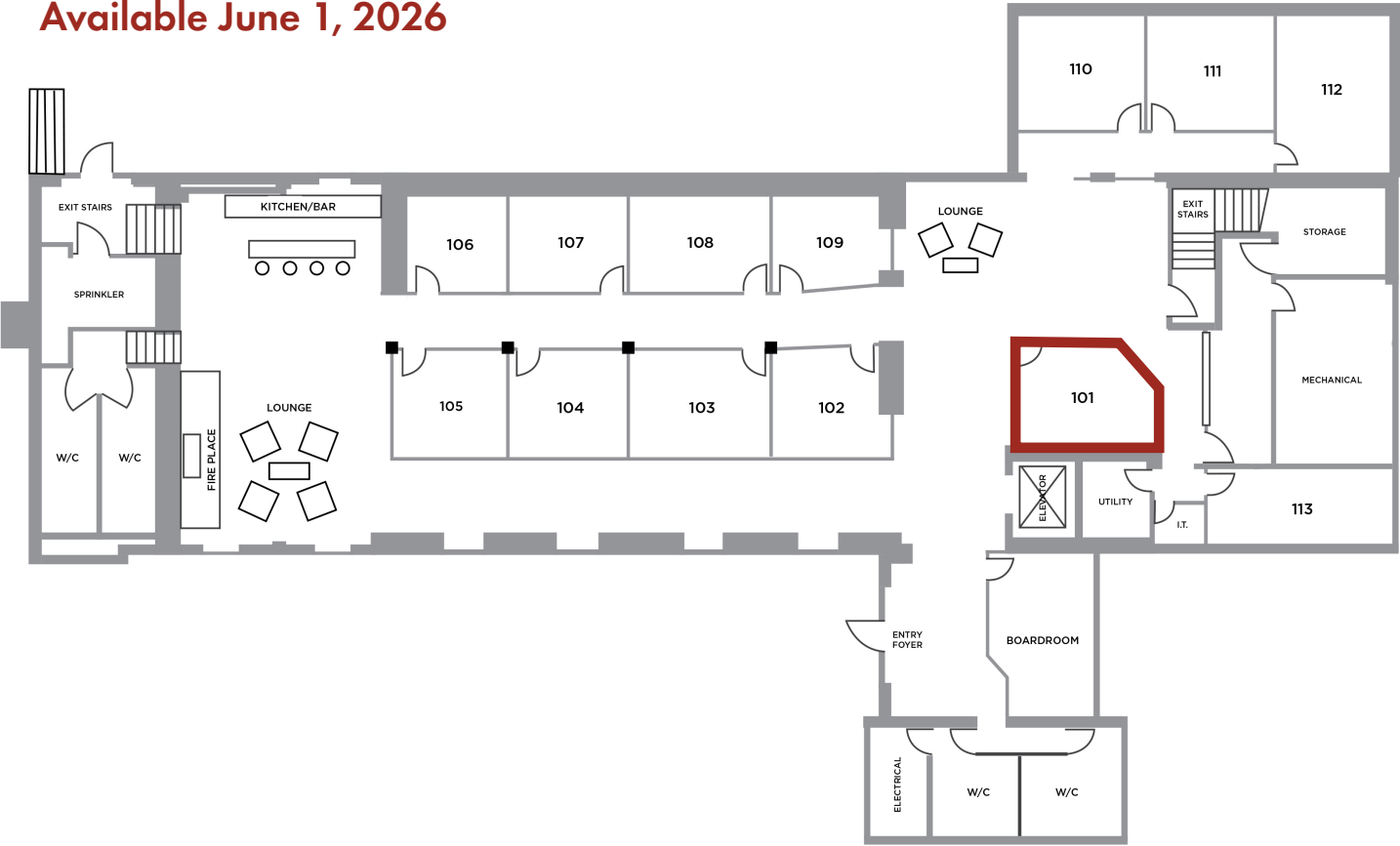
### On-Site Property Management

*Ritchie Mill's ownership is on-site providing active property management, committed to delivering exceptional service and ensuring smooth, efficient operations for your business.*

# FIRST FLOOR | OFFICE AVAILABILITY



Available June 1, 2026



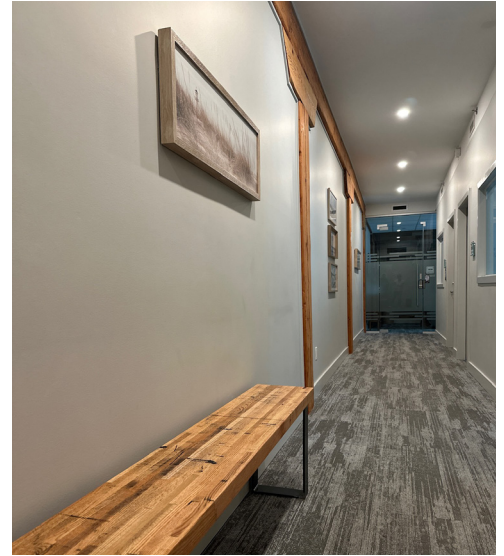
# MAIN FLOOR | OFFICE AVAILABILITY



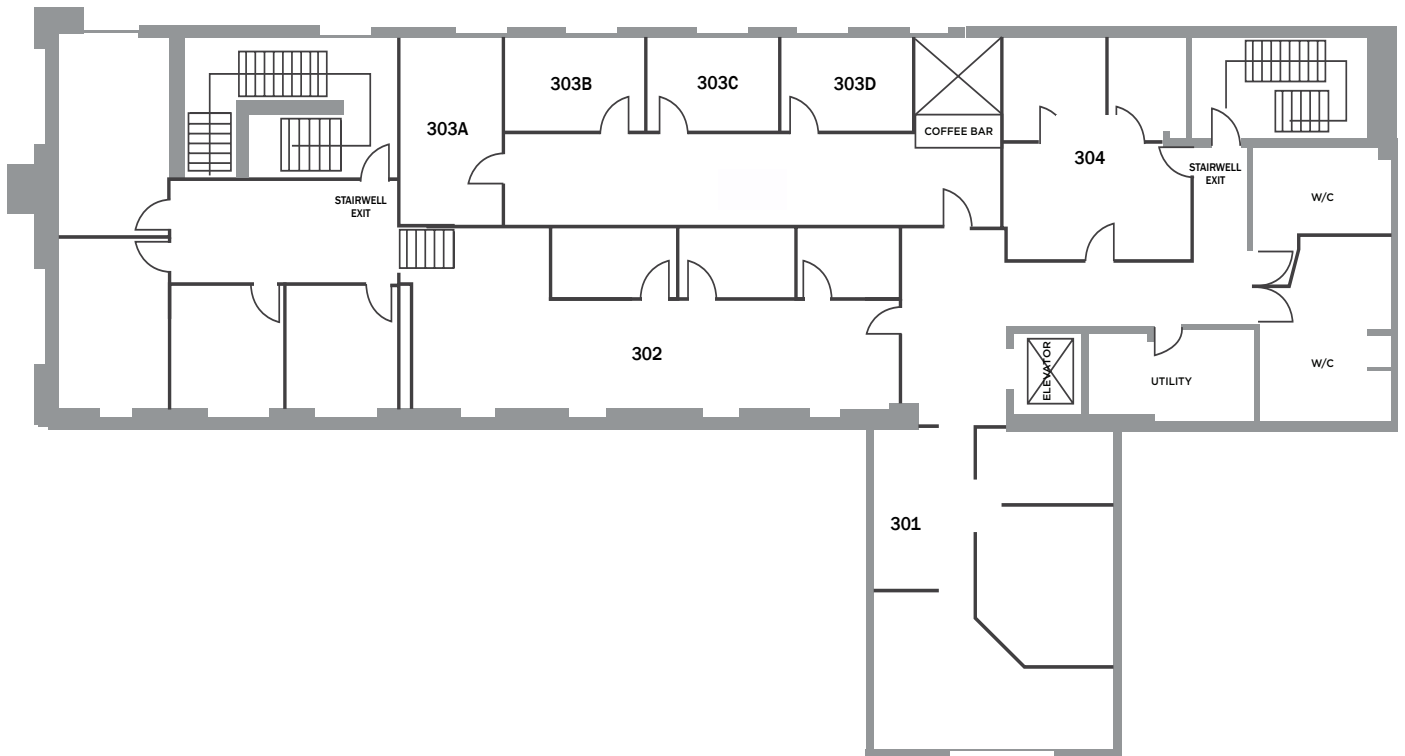
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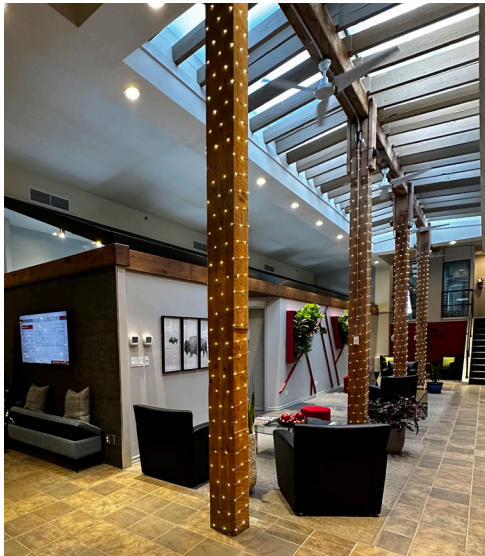
# THIRD FLOOR | OFFICE AVAILABILITY



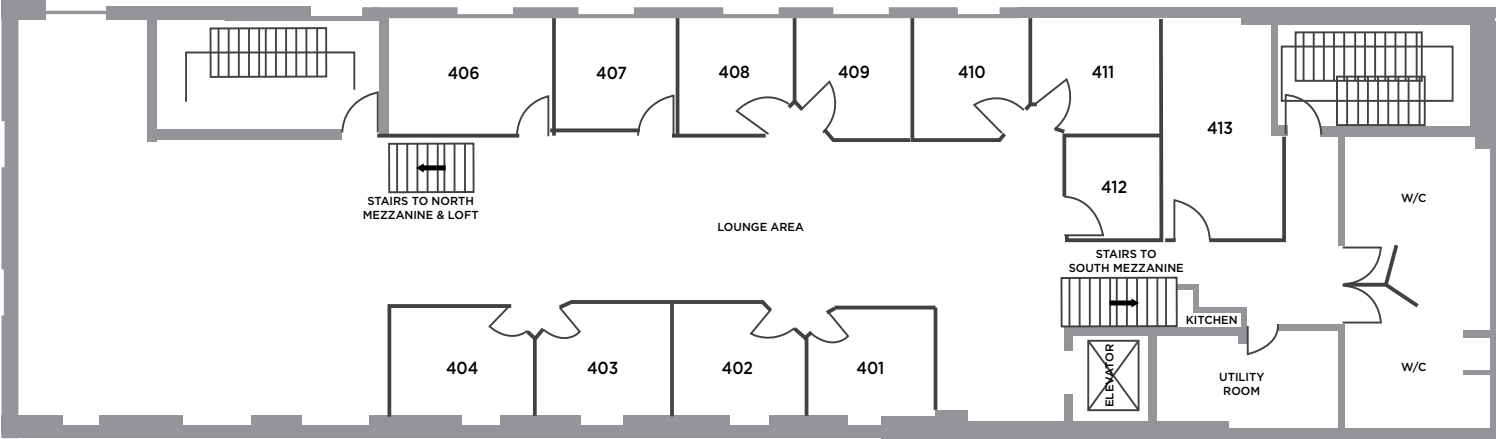
## No Availability



# FOURTH FLOOR | OFFICE AVAILABILITY



No Availability



# A PROFESSIONAL PLACE TO MEET

BOOK A BOARDROOM HERE

Discover Ritchie Mill, where we offer a distinctive setting for your meetings and events.

Our versatile meeting rooms accommodate up to 6 attendees and are equipped with state-of-the-art technology to meet all your presentation needs.

Whether you require a meeting room or a training space, we can customize the layout to suit your specific requirements. Plus, ample parking is available with up to 90 stalls in the surrounding area.

We offer flexible booking options: hourly, half-day, or full-day.

Experience the charm of our unique venue for your Edmonton meeting room rentals. We pride ourselves on providing personalized service and meticulous attention to detail to ensure the success of your meetings.



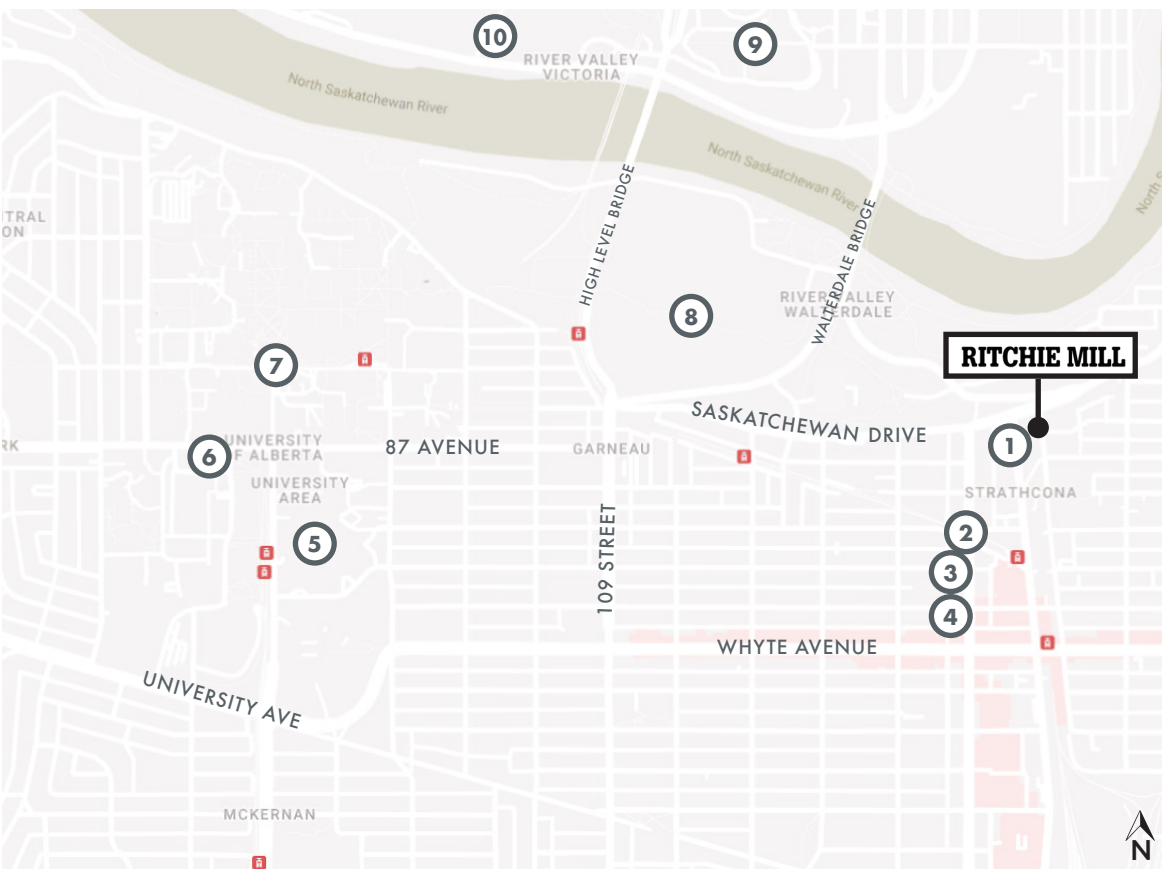
**Jasper Boardroom**  
Main Floor | Max 6 People



**Banff Boardroom**  
Lower Floor | Max 4 People



# THE IDEAL LOCATION FOR YOUR BUSINESS



- ① End of Steel Park
- ② Edmonton Street Car Railway
- ③ Fringe Theatre
- ④ Old Strathcona Farmer's Market
- ⑤ University Hospital
- ⑥ Jubilee Auditorium
- ⑦ University of Alberta
- ⑧ Kinsman Park and Sports Centre
- ⑨ Alberta Legislature Grounds
- ⑩ Royal Glenora Club



**Traffic Count**  
27,663 VPD  
on Saskatchewan Drive



**Distance**  
Drive: 4 minutes to Downtown  
Walk: 10 minutes to Whyte Ave



**Public Transportation**  
Within walking distance



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