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ENERGY SQUARE

10109 - 106 Street, Edmonton

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:	\$13.75 / SF (2023)
Improvements:	Turnkey options available! 1:1,000 SF underground parking stalls @ market rates
Parking Ratio:	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	
3rd Floor	Unit 302: 1,287 SF Unit 304: 1,838 SF* Unit 305: 708 SF* Unit 306: 1,155 SF* Unit 307: 902 SF*	*Contiguous up to 4,603 SF
4th Floor	Unit 403: 977 SF* Unit 406: 2,294 SF*	*Contiguous up to 3,271 SF
6th Floor	Unit 600: 10,890 SF	
7th Floor	Unit 700: 860 SF	
9th Floor	Unit 900: 10,890 SF	
10th Floor	Unit 1001: 1,398 SF* Unit 1003: 2,345 SF* Unit 1010: 1,302 SF*	*Contiguous up to 5,045 SF
12th Floor	Unit 1200: 805 SF* Unit 1201: 4,522 SF* Unit 1202: 916 SF* Unit 1206: 2,916 SF*	*Contiguous up to 9,159 SF
13th Floor	Unit 1300: 4,025 SF*	*Up to 13,184 SF including Penthouse Suite

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

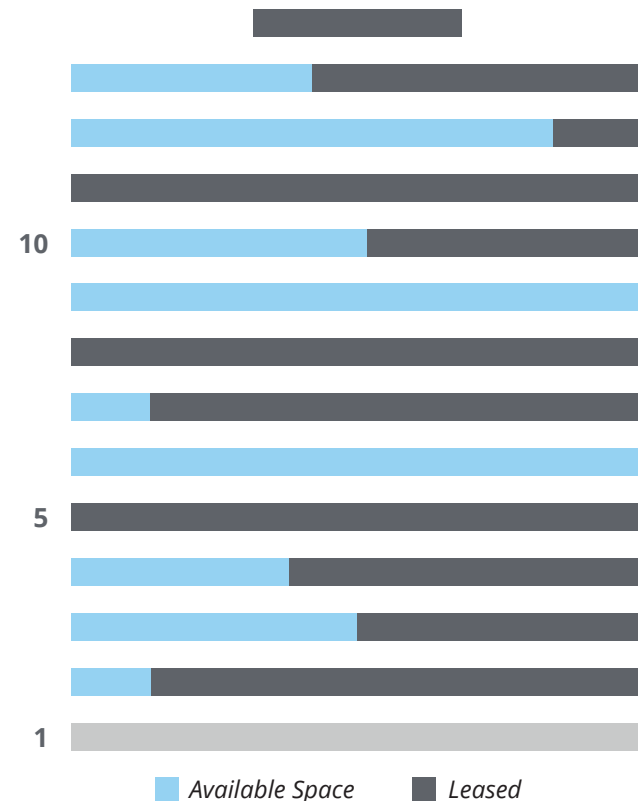


Brand new main floor retail amenities now open!



Full floor opportunities and flexible demising options available

AVAILABILITY STACKING PLAN



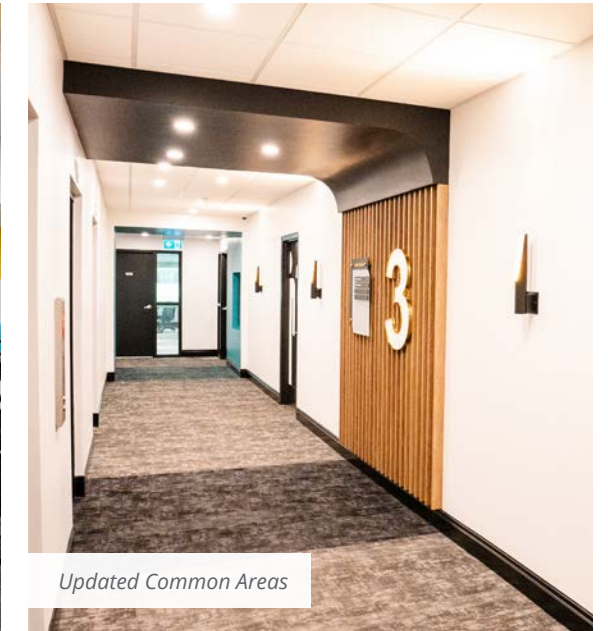
Turnkey Sample #1



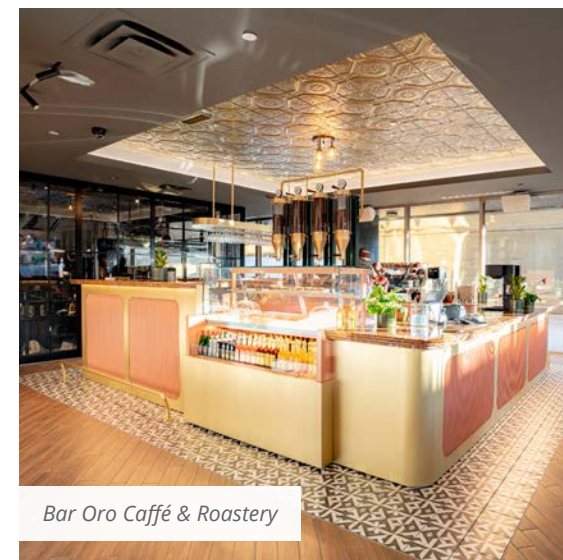
Turnkey Sample #2



New Fitness Centre



Updated Common Areas



Bar Oro Caffé & Roastery



New Lobby & Seating Area

BUILDING UPGRADES

WHAT'S HAPPENING AT ENERGY SQUARE?



Brand new, modern lobby with seating area and security desk



Convenient and eye-catching entrance off Jasper Avenue



Shared, bookable conference centre for tenants' exclusive use



Tenant exclusive fitness centre with shower facilities



Secure bike storage and bicycle repair stations



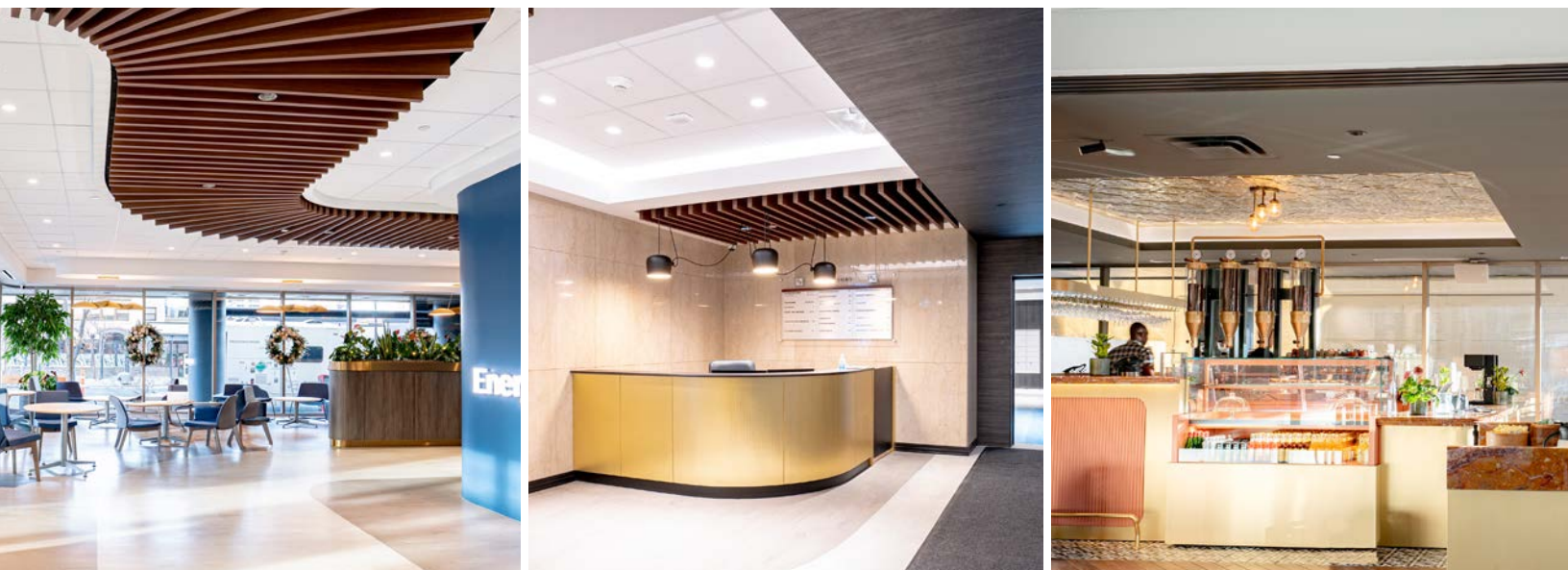
Outdoor patio area provides tenants with access to greenspace and fresh air



Secure, underground parking facility with high parking ratio for downtown



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



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

AREA UPGRADES

Warehouse Park:

From parking lots to paradise!

[Click Here to View More Information](#)

DOWNTOWN WAREHOUSE PARK



Warehouse Park is a new park coming to the heart of downtown Edmonton in 2025.

Designed for all ages and abilities, Warehouse Park will provide 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, Warehouse Park will cover 3.6 acres, and replace the currently existing surface parking lots. **The vision for this park is an urban oasis and an inclusive, multi-use green space featuring large, open areas that invite citizens and visitors to reflect and explore.** 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.



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	Home & Away Bar	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

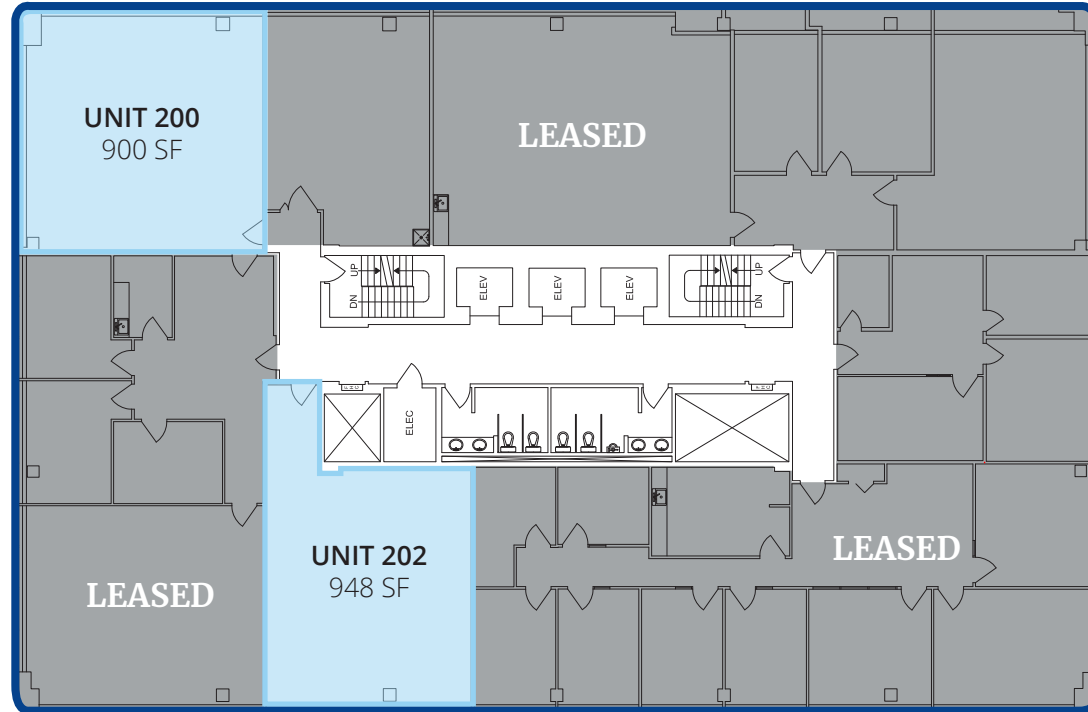
3rd Floor Units:
Virtual Tours Available - please see below!

Flexible Floor Plans:
Demising and Contiguous Options Available

2nd Floor

Unit 200: 900 SF

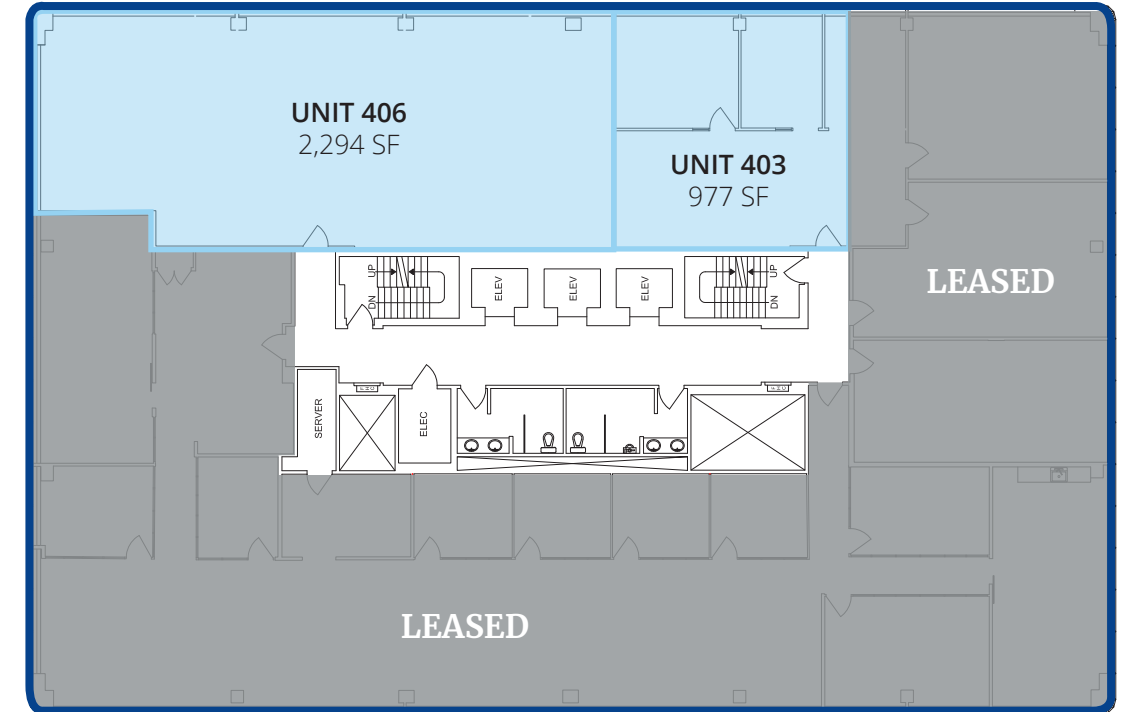
Unit 202: 948 SF



4th Floor

Unit 403: 977 SF

Unit 406: 2,294 SF



3rd Floor

Unit 302: 1,287 SF

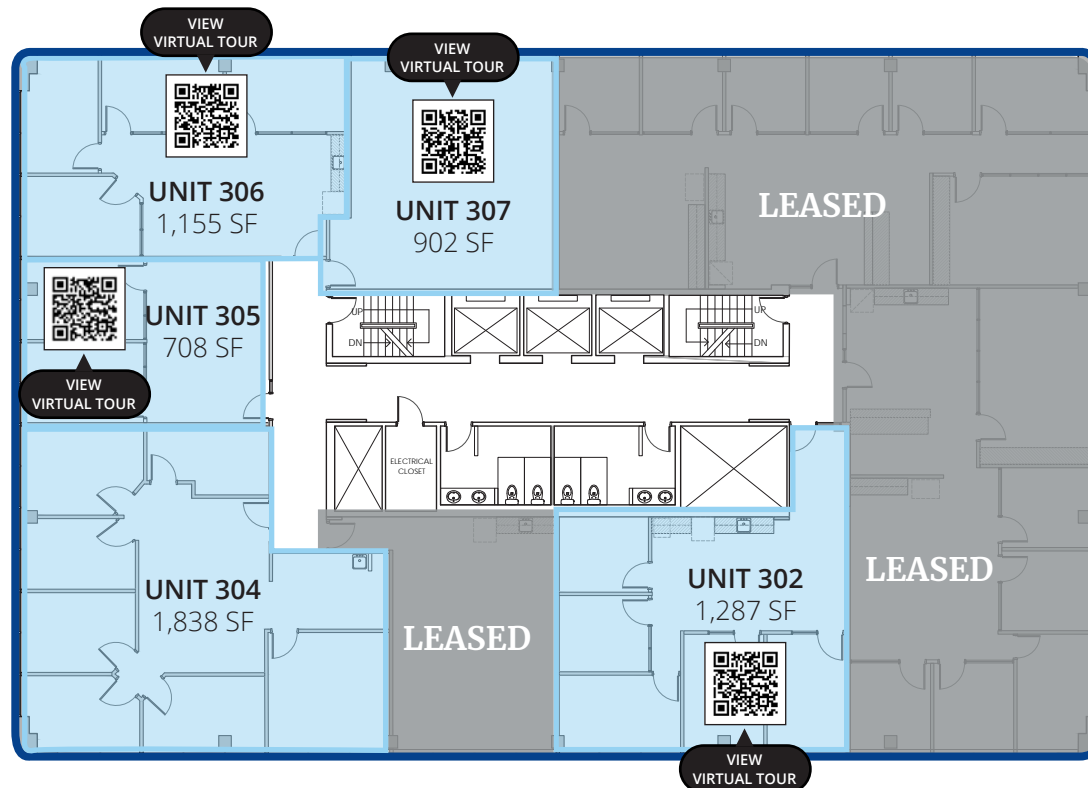
Unit 304: 1,838 SF

Unit 305: 708 SF

Unit 306: 1,155 SF

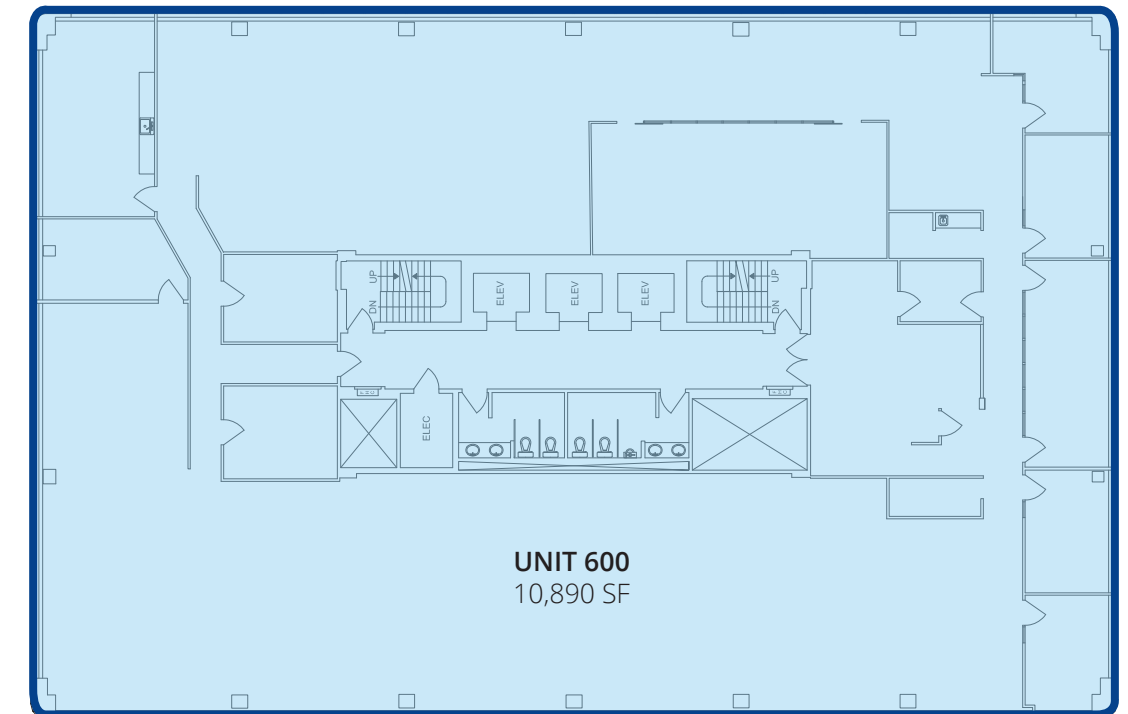
Unit 307: 902 SF

Click the Available
3rd Floor Units to
View a Virtual Tour
of Each Space!



6th Floor

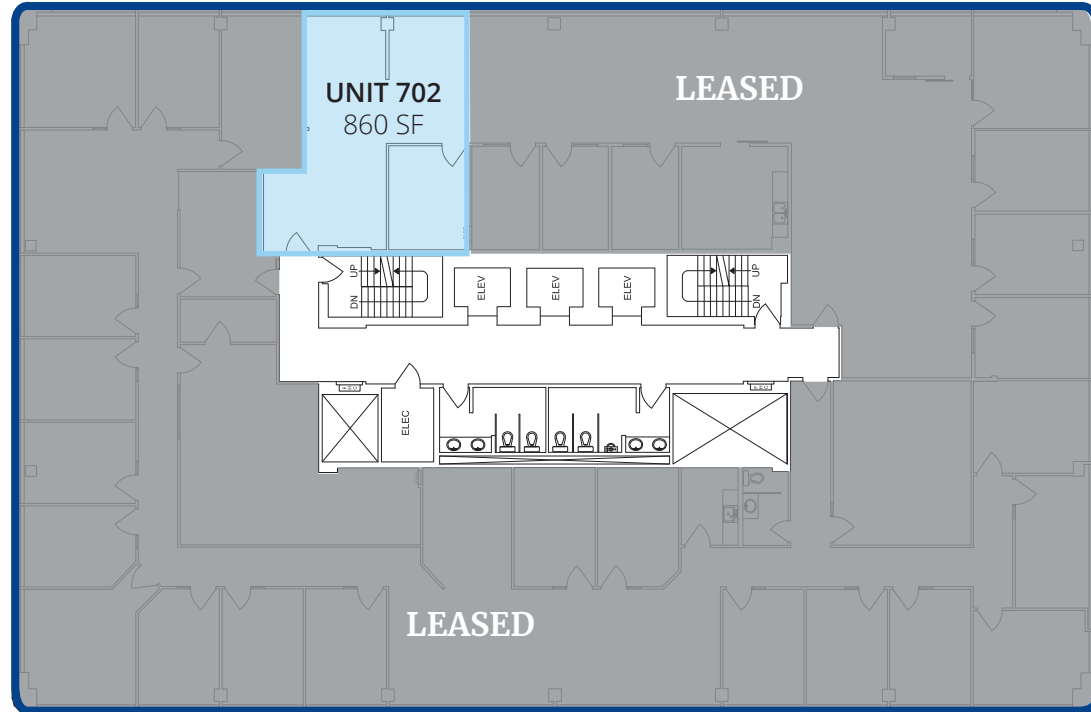
Unit 600: 10,890 SF



FLOOR PLANS

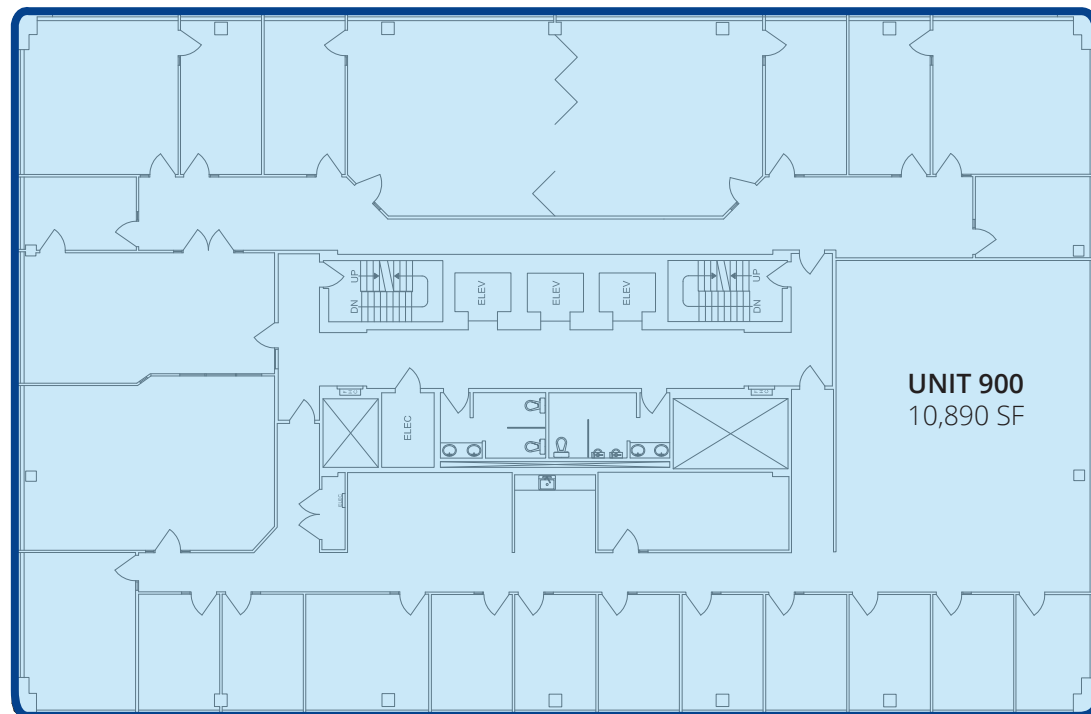
7th Floor

Unit 702: 860 SF



9th Floor

Unit 900: 10,890 SF

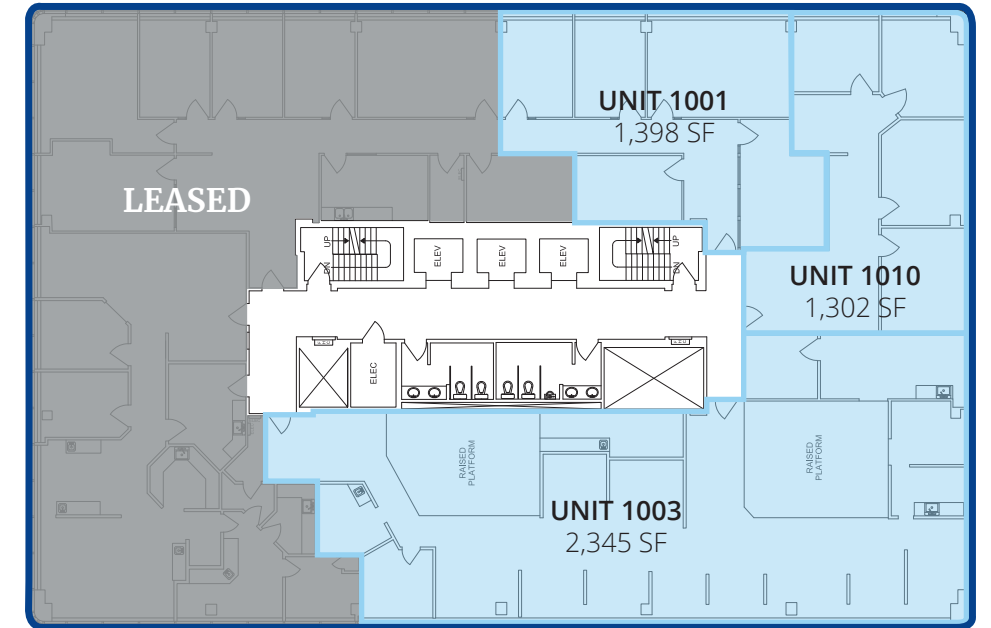


10th Floor

Unit 1001: 1,398 SF

Unit 1003: 2,345 SF

Unit 1010: 1,302 SF



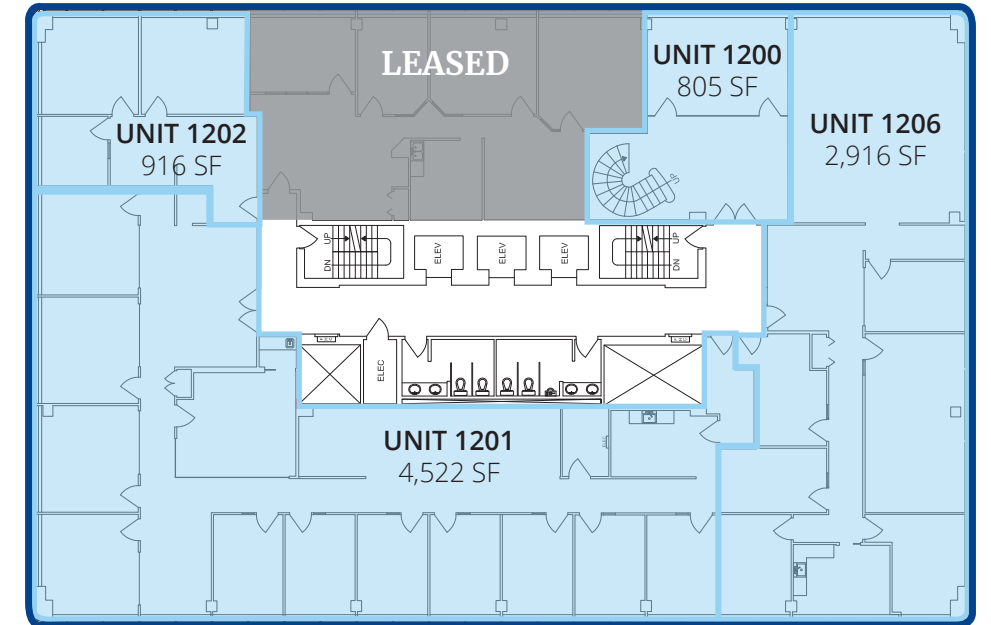
12th Floor

Unit 1200: 805 SF

Unit 1201: 4,522 SF

Unit 1202: 916 SF

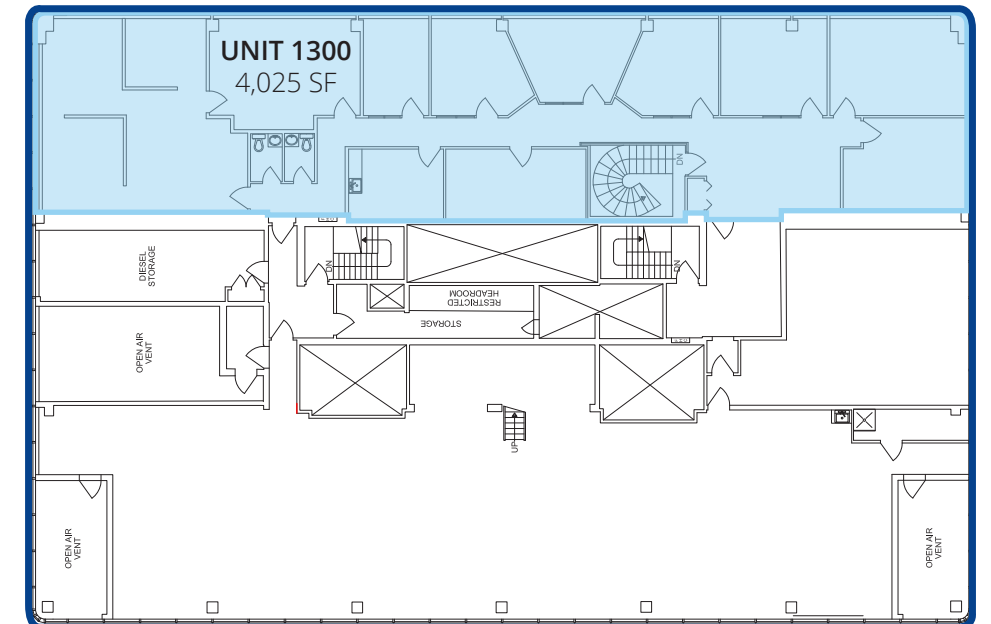
Unit 1206: 2,916 SF



13th Floor

Unit 1300: 4,025 SF

Penthouse Suite!
Contiguous with the 12th floor
for up to 13,184 square feet





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