



10250 101 ST. NW

Within Reach



2023 INTERNATIONAL OUTSTANDING
BUILDING OF THE YEAR

NOW LEASING

Office & Retail

The Best Choice for Your Business & Employees

10250 101 St. NW is an 18 story, class “AA” office tower in the heart of downtown Edmonton’s financial district within close proximity to the city’s most sought out lifestyle and business destinations.

A Property Manager Focused on your Experience

Epic’s tenant platform, Visitt, streamlines interactions with property management through real-time tracking, instant communication, and efficient workflows.



Our high-touch approach ensures tenants view us as proactive and responsive. We manage quality properties that support tenant success, enhancing comfort, amenities, and overall experience.

We offer 24/7 support through our 310-EPIC service request line.

Tenant Satisfaction

In a recent survey, **95%** of our tenants polled are satisfied with all the key management areas.

95% also agreed that Epic is a leader in environmental responsibility.

A Community of Market Leading Tenants

The tenant mix at 10250 101 St. NW is a mix of professional groups that create a dynamic community for tenants and visitors.

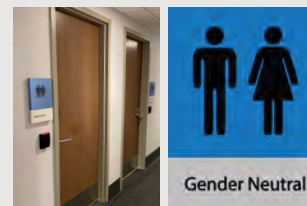


Market Leading Design

WIRED PLATINUM the highest rating possible confirming best in class across all features of digital connectivity by creating the best digital infrastructure, electrical resiliency, wireless coverage, and connectivity possible.

Distinguished features include:

- Club style fitness centre
- Gender-neutral individual washrooms on each floor
- Main floor digital media art installations
- Floor to ceiling triple glazed glass



The building prioritizes health and wellness, and is an inclusive and accessible space that is welcoming for all.

A Place Where Your Employees Want to Be

Epic hosts workshops on sustainability and events to enhance workplace enjoyment, while supporting community programs to create shared value for our tenants and Edmonton.

We host a variety of programs including:

- Lobby events
- Fundraisers
- Food drives
- Promotion of local artists

Fennec opening Fall of 2025.



Leading the Way in Sustainability

10250 101 St. NW is Edmonton’s first building to achieve Wired® Platinum and WELL® Core Gold certifications, setting the standard for advanced, sustainable spaces. This property is designed to promote health, connectivity, and efficiency.

Our net zero by 2050 roadmap focuses on optimizing operations and energy use in the near term, with planned upgrades and tenant collaboration. Future steps include potential fuel-switching and carbon offsets, ensuring the building remains a sustainable leader in the market.



LEED® GOLD

The new International LEED® standard

The LEED® certification program is the leading international program for sustainable building design and construction.



WIRED® PLATINUM

One of the first in Edmonton

WIRED® Certification identifies strong internet connectivity to ensure 10250 101 St. NW is optimized for the needs of tomorrow’s office.



BOMA BEST PLATINUM

Platinum is awarded to buildings that have met the BEST Practices in sustainability and climate change.



RICK HANSEN FOUNDATION ACCESSIBILITY

The certification ensures that the building provides meaningful accessibility in different categories.



WELL CORE CERTIFIED™ GOLD

Prioritize the health and well-being of tenants

Covering seven core concepts of health and hundreds of features, focusing on the wellness of the people who work and visit 10250 101 St. NW.



ENERGY STAR CERTIFIED® BUILDING

Achieved an Energy Star® Score of 97/100

Energy Star® Score identifies the efficiency of 10250 101 St. NW ranking performance and energy consumption.



OUTSTANDING BUILDING OF THE YEAR

- 2023 TOBY (The Outstanding Building of the Year) Award from BOMA International
- 2022 TOBY (The Outstanding Building of the Year) Award from BOMA Edmonton
- 2022 TOBY (The Outstanding Building of the Year) Award from BOMA Canada
- 2022 Certificate of Excellence Award





Unmatched Building Features

Exclusive Tenant Fitness Centre

- Professionally staffed and managed
- Personal Training available
- Live and virtual on demand fitness
- Brand new equipment
- Includes towel service

Food & Beverage Options

- Main floor food & beverage set to open in fall 2025

Dedicated & Secure Bicycle Storage

- Complete with repair mount benches & pumps
- Equipment storage lockers

Exclusive Tenant Conference Facility

- With servery, AV equipment
- Can accommodate 10 – 80 guests
- 3 individual rooms that can be combined

Best 'AA Class' Parking Ratio

- 1.9 spaces per 1,000 square feet leased
- 2 levels 157 stalls underground
- 7 levels 462 above ground
- Flexible parking options available for tenants and guests, including monthly, daily, and hourly rates

Floor To Ceiling Triple Glazed Vision Glass

- Improved tenant comfort and insulating value
- Better connection to the outside environment
- Light penetrates deeper in building

9' High Ceilings in Office Spaces

Private Washrooms

- 7 individual self contained private washrooms per floor

Expanded Property Management Services

- Concierge
- 24/7/365 security

Best In Class HVAC Delivery

- Dedicated air system with heat recovery provides 100% outside air to direct digitally controlled variable flow fan coil units.
- Ventilation is provided at 20 CFM per person.

Two Storey Main Floor Lobby

- With full height floor to ceiling vision glass

Main Floor Digital Media Art Installation

- First of its kind in Edmonton

Directly connected to City Centre Mall & the Pedway Network

- Leads to off-site amenities, shopping, LRT (public Transit) and other buildings

LED Lighting

Dedicated Electric Vehicle Parking

- Complete with 13 dedicated charging stations



OFFICE LEASE RATES

Market

OP COSTS

\$16.68 PSF
(estimated 2025)

PARKING

Underground:
1 stall per 2,025 SF

Above-ground:
1 stall per 711 SF





At the intersection of Edmonton's Downtown Core and steps from the ICE District

SHOPPING, RESTAURANTS & SERVICES

Hundreds of retailers within walking distance.

ROGERS PLACE & ICE DISTRICT

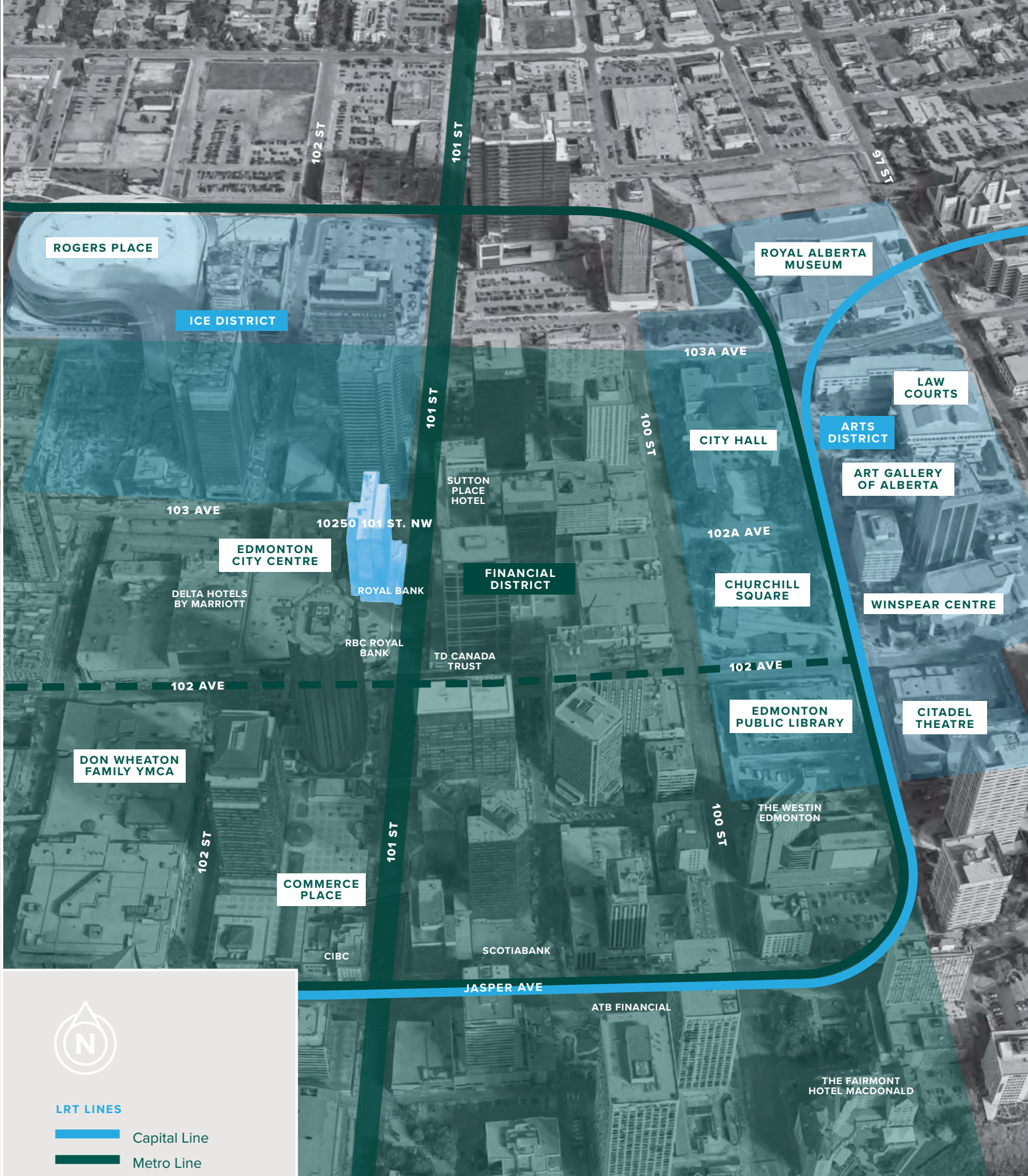
Events, shopping and the outdoor plaza.

TRANSPORTATION CONNECTIVITY

Parkades, excellent LRT and bus route access.

SHOPPING, RESTAURANTS & SERVICES

- City Centre Mall,
- More than 40 Buildings,
- Nearby Parkades,
- Churchill & Central LRT Stations,
- Rogers Place & Ice District,
- Law Courts & City Hall,
- Hotels - Delta, Sheraton, JW,
- Arts District,
- Restaurants, Services and Shopping



LRT LINES

- █ Capital Line
- █ Metro Line
- - - Future Valley Line

Retail Space

DEMOGRAPHICS

56,690 residents
 153,485 DAYTIME POPULATION
 10.4% growth (2013-2018)
 20.0% projected growth (2018-2023)

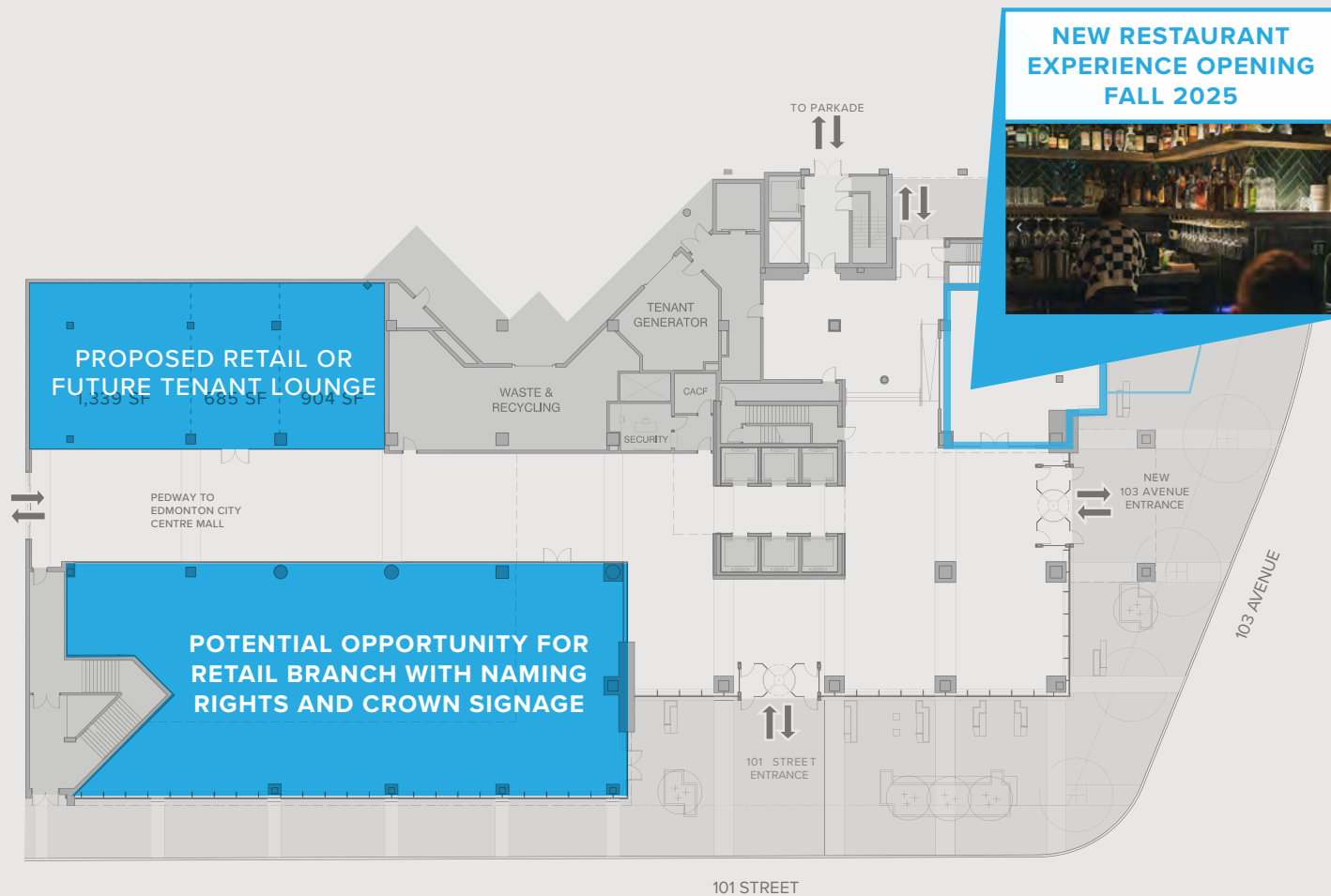
0-19 yrs = 9%
 20-39 YRS = 49%
 40-59 yrs = 24%
 60+ yrs = 18%

Average household income of \$74,502
 18.5% of households earn \$60K to \$100K
 21.1% of households earn more than \$100K

13,500 VPD ON 101 STREET
 5,100 VPD on 103 Avenue
 102 Avenue Valley Line LRT to be operational soon
 Immediate access to bus routes, LRT & bike lanes

FEATURES

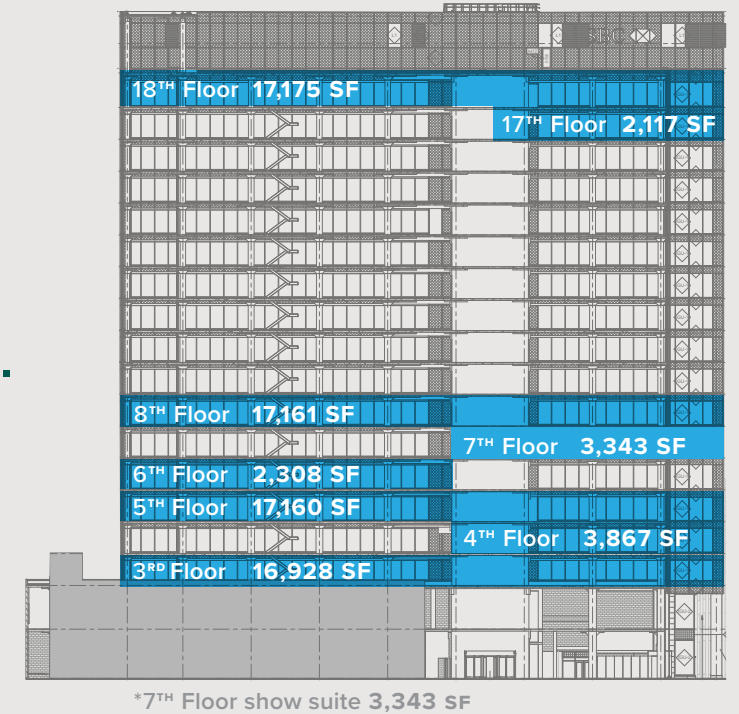
- Available** Immediately
- Municipal** 10250 101 Street, Edmonton, AB
- Legal** Lot F, Block 1, Plan 2137RS
- Access** 103 Avenue & 101 Street
- Zoning** CCA (Core Commercial Arts Zone)
- Basic Rent** Negotiable
- Op Costs** \$16.68 PSF
- Parking** Attached 600+ stall parkade
 Covered (hourly/daily/monthly)
 Underground (monthly)



Office Space

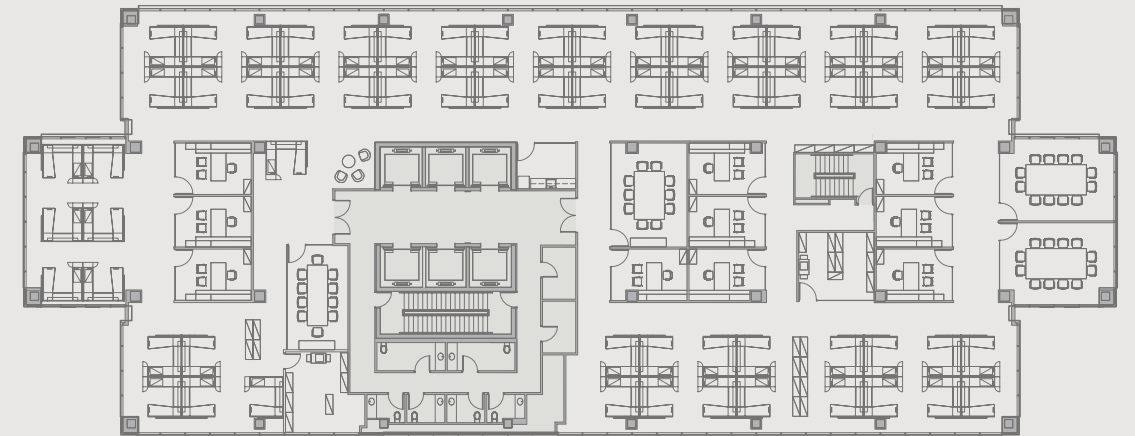
BUILD TO SUIT & FLEXIBLE FLOOR PLANS

92,770 SF available
 ranging from 2,308 SF to
 full floors ready for fit out.



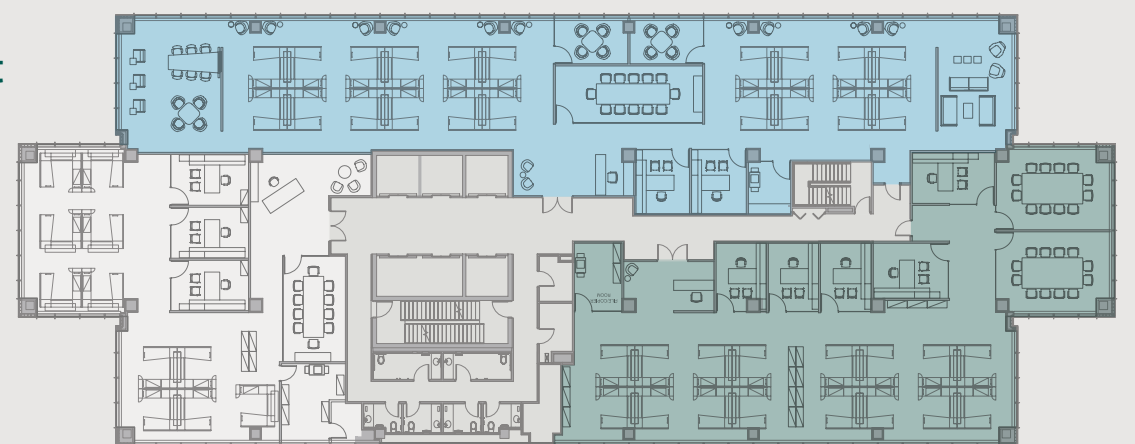
FLOOR PLATE EXAMPLE

Single Tenant



FLOOR PLATE EXAMPLE

Multiple Tenant





10250 101 ST. NW

Leasing Inquiries

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Epic