

NOW PRE-LEASING

The Village at Blackmud Creek

PHASE II



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**AVISON
YOUNG**

The Village at Blackmud Creek

PHASE II

1074 - 103A Street SW
Edmonton

Situated south of Ellerslie Road adjacent to Calgary Trail and the picturesque Blackmud Ravine, The Village at Blackmud Creek is Edmonton's most dynamic location. Forward comprehensive planning has created the vision of a high-profile, productive and positive work environment for employers and their employees alike.

Phase II - Now pre-leasing

We are now pre-leasing Phase II of The Village at Blackmud Creek with office space ranging from **10,000 – 45,000 square feet.**

The campus is anchored by RBC Dominion Securities and Fountain Tire. Phase II will join the current state-of-the-art building featuring an open concept foyer with floating staircase and a 32 foot high glass art mural.



Phase II building



Existing building



Lobby

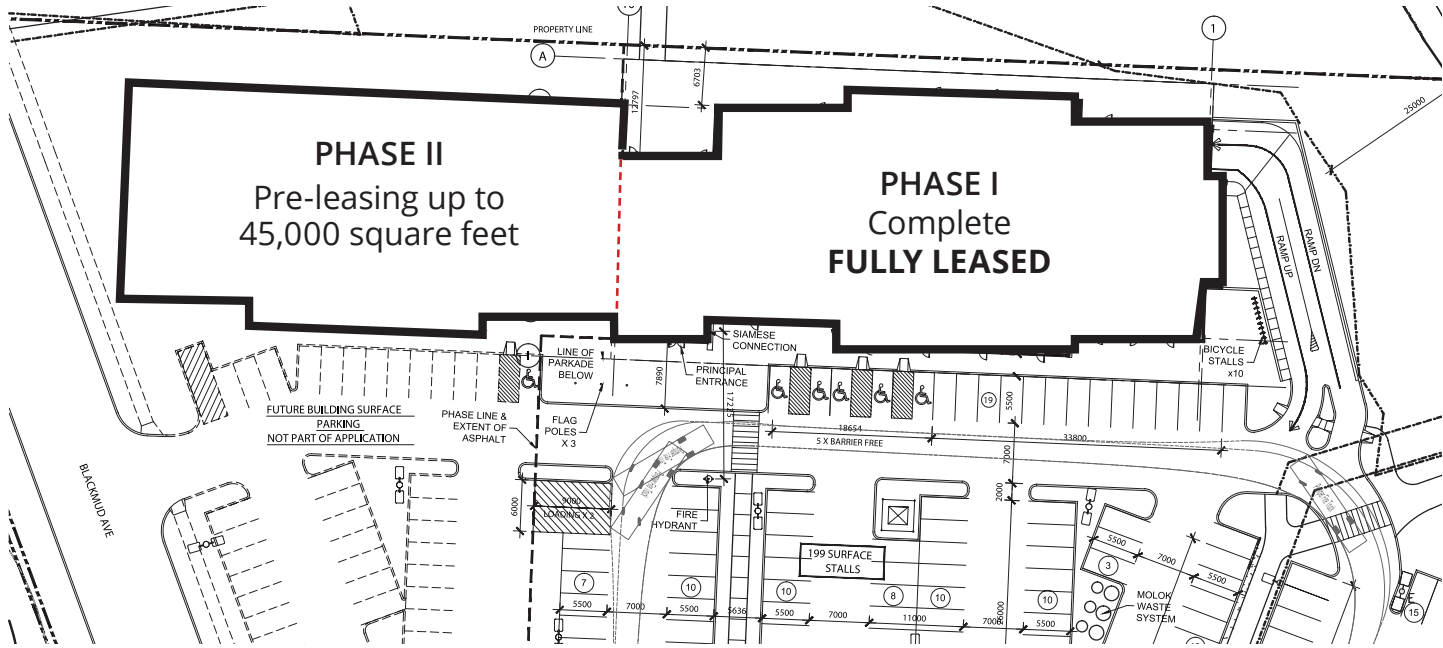
Phase II building features

-  Offer "Right to Light" with shallow rectangular design
-  9' floor to t-bar ceiling
-  LED parking lot and building lighting to reduce operating costs
-  Energy efficient windows to reduce heating and cooling costs
-  Completed 3-storey atrium with interconnected feature staircase

Offering summary

Rental Rate	Contact for details
Term:	10 - 15 Years
Parking:	3.8 stalls/1,000 sf Including underground stalls

The Village at Blackmud Creek is revolutionizing the modern work environment. It is redefining the workplace through amenities that set a new gold standard such as on-site daycare, multi-use trails, and outdoor workstations.



Location overview

NEARBY RESTAURANTS

Bodega Ellerslie	on site
Amazing Wok	on site
Chop (10111 Ellerslie Rd.)	3 min drive
Boston Pizza (9630 Ellerslie Rd.)	3 min drive
Canadian Brewhouse (9538 Ellerslie Rd.)	3 min drive
Pampa Brazilian Steakhouse (9626 Ellerslie Rd.)	3 min drive
Moxies (1739 102 St.)	6 min drive
The Keg Steakhouse (1631 102 St.)	6 min drive
Joey South Common (9911 19 Ave)	6 min drive
Mikado (1903 98 St.)	6 min drive

NEARBY HOTELS

Marriott Hotel	on site
Home2 Suites (Open 2019)	on site
Sandman Hotel (1011 Ellerslie Rd.)	3 min drive
Hampton Inn (10020 12 Ave.)	4 min drive
Four Points (10010 12 Ave.)	4 min drive

NEARBY COFFEE

Starbucks (9504 Ellerslie Rd.)	3 min drive
Second Cup (11160 Ellerslie Rd.)	7 min drive

Drive times

Downtown	20 minutes
St. Albert	23 minutes
Sherwood Park	17 minutes
Spruce Grove	25 minutes
Stony Plain Rd/Anthony Henday Drive	18 minutes
Leduc	15 minutes
International Airport	14 minutes



Quality daycare program on site



Hotels and conference facilities located adjacent to site



Located conveniently on QEII Highway and Anthony Henday Drive - just 14 minutes to the Edmonton International Airport



Retail component within the campus offers a variety of food choices



Close to public transit and the future Ellerslie LRT Station



Prominent exposure along QEII Highway and Ellerslie Road with building and pylon signage options

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