



# RICE HOWARD PLACE

10060 JASPER AVENUE — EDMONTON, ALBERTA



# WELCOME TO A NEW STANDARD OF OFFICE.

Rice Howard Place has undergone a major transformation — bringing vibrancy and dynamism to the building, while complementing our community and Edmonton’s skyline. Located in the heart of Edmonton’s downtown business district, Rice Howard Place is a Class A twin tower office complex. With its central location and stunning new glass facade, Rice Howard Place stands tall as one of Edmonton’s most celebrated buildings.

We’re excited to announce multiple unique leasing opportunities in the freshly modernized building. The new glazing offers an abundance of natural light throughout the complex’s workspaces — meaning natural light reaches almost every corner of your office.

Rice Howard Place aspires to achieve excellence at every level through its adaptable floor plates, customer amenity platform and its dedication to a greener, healthier workplace for its customers.

The complex’s recent upgrades and renovations include a full re-cladding of the exterior with fresh blue glass, lobby and common area improvements, and a comprehensive elevator modernization — all completed to date, so your company and employees can begin doing their best work from day one.

# A GREATER TENANT EXPERIENCE

**Transforming an iconic Edmonton asset** — Our \$35M transformation included the full-scale re-glazing of our curtain wall, which now features modern silver reflective glass as a focal point, joined by pacific blue reflective glass panels on the remaining sides. Tenants can enjoy maximized views of bustling Edmonton while the new re-glazing offers an abundance of natural light, resulting in brighter, sun-soaked workplaces. Further, we've re-developed all three entrances to create modern entryways for tenants and their visitors. Once inside, new high efficiency lighting, modernized elevators and upgrades to washrooms enhance common areas.

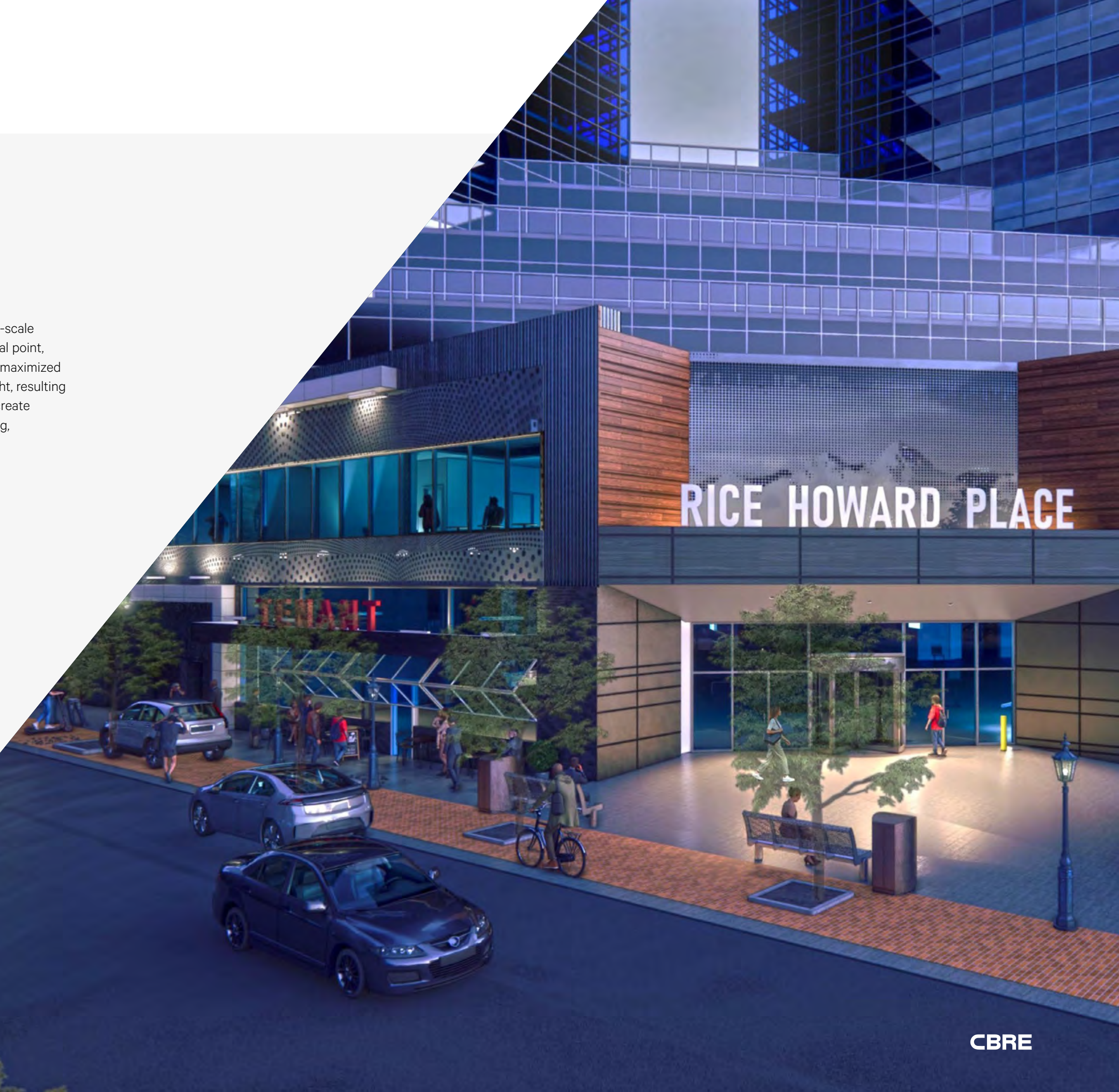
The way our customers interact with Rice Howard Place is important to us. To that end, we have undertaken these significant renovations and upgrades to redesign our common areas for a greater tenant experience.

The following renovations have been completed:

- relocation and modernization of fitness facility and conference centre to the pedway level;
- pedway level private tenant lounge with large TVs, a pool table, virtual golf simulator, and podcast room;

Further renovations and upgrades currently underway, to be completed by 2025, include:

- full food court renovation and re-designed food stations;
- future sit-down restaurant for meetings and client lunches;
- main floor retail overhaul with a thoughtful retail mix;
- patio area update along 100A Street with retractable windows;
- modern facade design with prominent signage opportunities for future tenants.



# WHERE YOUR WORK MATTERS

Dynamic Downtown Edmonton sets the stage for a modern workplace supported by an abundance of on-site and neighbouring amenities.

With over 90,000 SF of office space available, at flexible terms and varying build outs, Rice Howard Place can support nearly every industry.

## Room to breathe

The new window glazing ensures ample natural light in every part of the complex's workspaces, illuminating nearly all corners of your office. Every office space at Rice Howard Place offers stunning views of Edmonton's surrounding downtown core.

## Empower your employees

Rice Howard Place offers a mix of built out and raw spaces in a variety of sizes. Our move-in ready spaces are built to foster collaboration and spur chance interactions between employees, while our raw spaces have the potential to become whatever your company may need.

## The best digital infrastructure & fastest connections

Rice Howard Place has achieved WiredScore Platinum certification — the highest awarded mark given to recognize our best-in-class digital infrastructure to go above and beyond modern expectations.

Whatever you need, the offices at Rice Howard Place can support you.



# WiredScore



ENHANCED  
FOOD AND  
AMENITY OPTIONS



MODERN AND  
COLLABORATIVE  
EMPLOYEE SPACES



LOUNGE SPACES  
TO RELAX AND  
UNWIND



BRIGHT AND  
AIRY SPACES  
TO CONNECT

# A WEALTH OF AMENITIES AND SUSTAINABILITY FEATURES IN A WORLD-CLASS LOCATION

At Rice Howard Place, we know that business goes beyond the office space. We have developed a wealth of amenities to support businesses — their objectives and employees — while enhancing their workday.

**Amenities to support** — Our in-building amenities are top of the line. Rice Howard Place proudly offers a knowledgeable concierge service and has 24-hour security on-site. We also offer a brand new pedway level tenant lounge, complete with conference centre, catering kitchen area, virtual golf simulator, podcast room and games area. Finally, the building boasts a state-of-the-art fitness facility with access to personal trainers and group classes, as well as showers and locker rooms. There is also a secure bicycle storage and service area. Finally, plans are underway to complete a full main floor food hall with various food and beverage options as well as retail shops by the end of 2025. With all of these offerings, Rice Howard Place can support your business objectives and your employees.

**An award-winning building** — Rice Howard Place is also an environmentally friendly building, holding BOMA BEST Platinum certification, and twice winning the BOMA Edmonton TOBY award. You and your team can enjoy your new workspace knowing that sustainability is integral to the building management, and will always be at top of mind.

**Location** — Conveniently located in Edmonton's downtown business district, Rice Howard Place is easy to access by any mode of transportation and has direct access to the above and below ground pedways, Central LRT Station, as well as other surface transit routes. Outside of the tower, Rice Howard Place is just steps from shopping, banking and restaurants, for tenants to take advantage of in their free time.

## Sustainability



Sustainability is integral in the Rice Howard Place design. The new glass panels work in combination with multiple upgrades made over the past several years including: new chillers; a free cooling system; chiller cold water loop; boiler controls; high-efficiency lighting; and low water fixtures — all making Rice Howard Place a high-performance building.



## SERVICE 24 LINK

### How can we help?

SERVICE LINK is Morguard's web-enabled service platform designed to facilitate tenant maintenance and service requests.

SERVICE LINK is a user friendly, internet-based dispatching service that routes all requests directly to the on-site property management team and tracks service response times.

**The result is 24/7 real-time access for our tenants so they can follow the progress and view that status of their requests from start to completion.**



A BOMA BEST Platinum certified building, and twice a recipient of the BOMA Edmonton prestigious The Outstanding Building of the Year (TOBY) Award, sustainability is integral in the management of Rice Howard Place. Morguard delivers measurable results to its tenants through environmental performance, building operations and tenant satisfaction.



# WHAT CAN WE OFFER?

**LEASE RATES**

TOWER	\$18.00 - \$20.00 PSF
PODIUM	\$15.00 - \$16.00 PSF

**OPERATING COSTS (2026)**

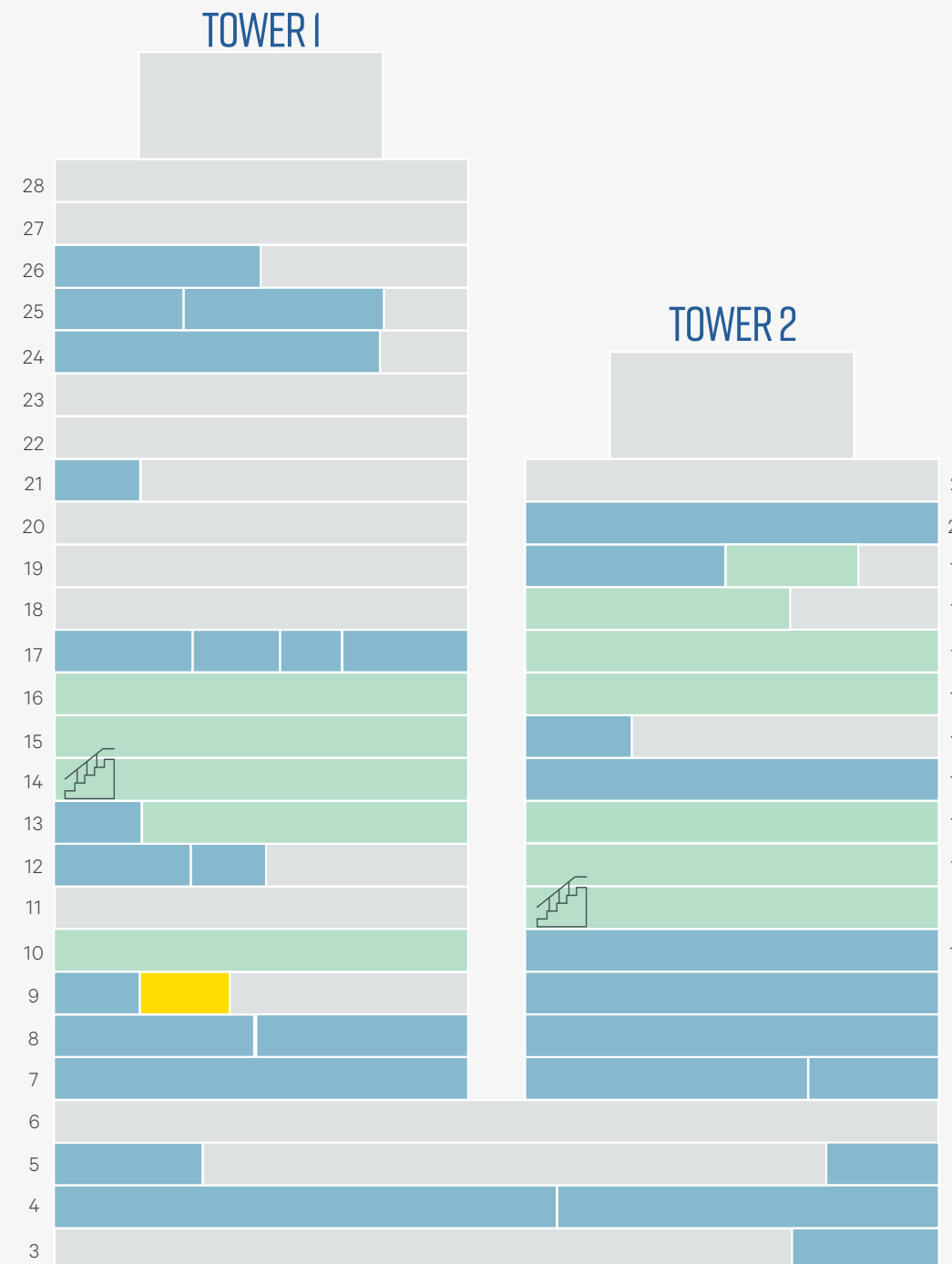
\$ 18.18 PSF

**PARKING RATIO**

RICE HOWARD PARKADE	1:2,200 SF
102ND ST PARKADE	1:1,833 SF

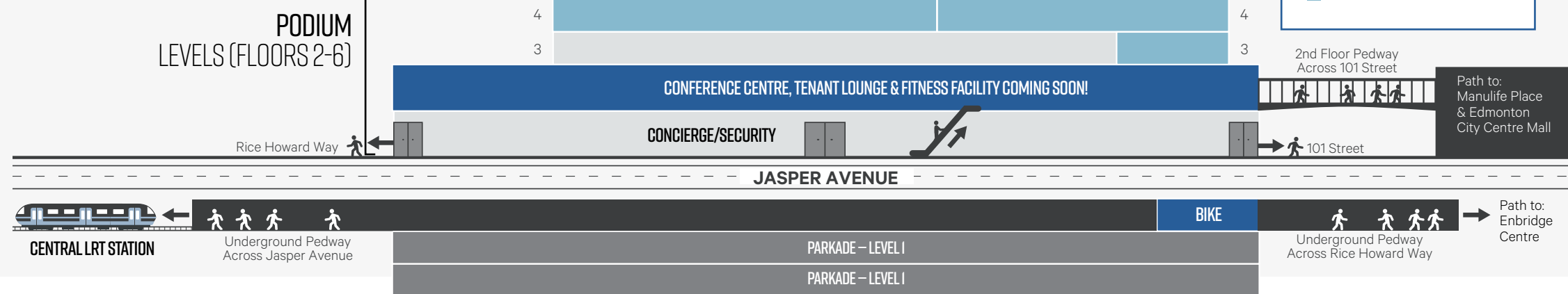
**PARKING RATES (MONTHLY PER STALL)**

RICE HOWARD PARKADE	\$350
102ND ST PARKADE	\$205



**LEGEND**

- SHOW SUITES
- DEVELOPED SUITES
- UNDEVELOPED SUITES



## TOWER 1

SUITE	SIZE (SF)
2650	7,778
2550	4,017
2500	7,591
2450	7,606
2150	2,651
1750	3,776
1740	1,901
1710	1,419
1700	4,193
1600	11,301
1500	11,265
1400	11,293
1300	7,282
1310	4,013
1220	2,132
1200	6,410
1000	11,292
950	3,181
930	2,598
850	6,042
800	5,253
700	11,283
500	5,045
400	17,048

## TOWER 2

SUITE	SIZE (SF)
2001	11,579
1905	2,881
1901	7,568
1801	8,273
1701	11,575
1601	11,575
1505	4,417
1401	11,558
1301	11,567
1201	11,552
1101	11,362
1001	11,641
901	11,291
801	11,388
751	2,788
701	8,556
503	3,356
401	10,771
303	3,946

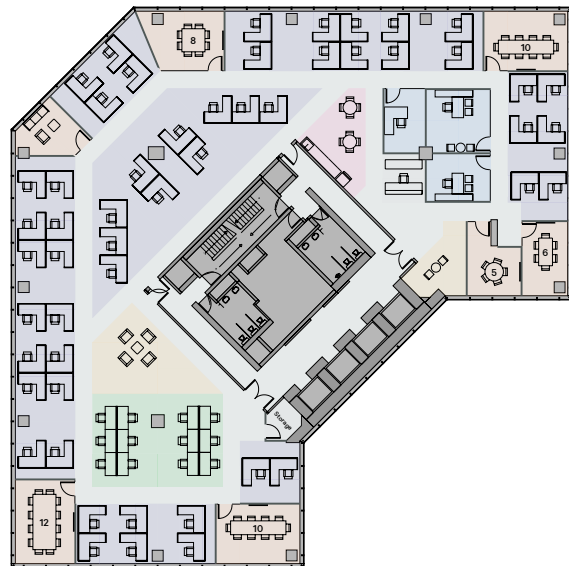
## PODIUM

SUITE	SIZE (SF)
200	14,757
M101	15,925
C101	13,672

(1 minute walk)

# HOW CAN WE FIT YOU? SAMPLE TEST FITS

## Full Floor



### Sample Creative Test-Fit

Headcount	67
Open Seats	64
Enclosed Seats	3
Work Seats	67
Collab Seats	61

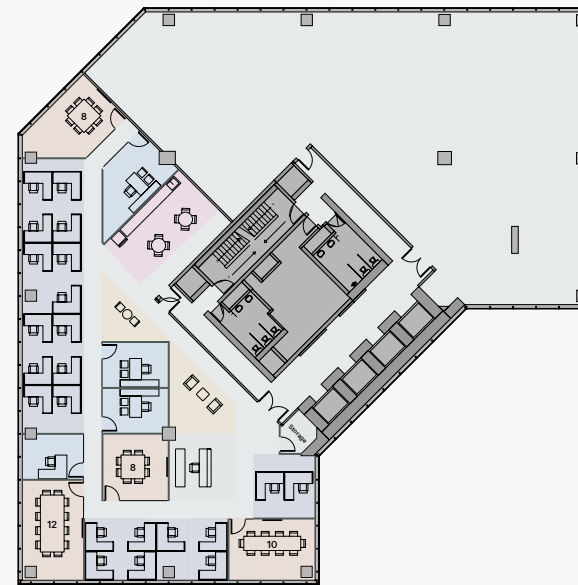
## Full Floor



### Sample Professional Test-Fit

Headcount	47
Open Seats	24
Enclosed Seats	23
Work Seats	47
Collab Seats	56

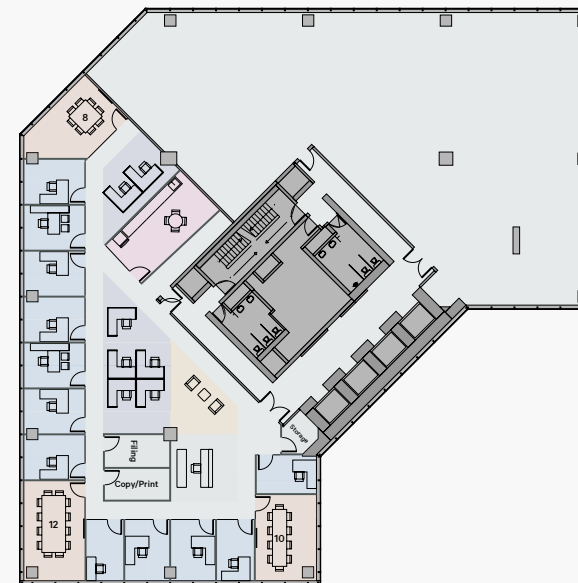
## Half Floor



### Sample Creative Test-Fit

Headcount	26
Open Seats	22
Enclosed Seats	4
Work Seats	26
Collab Seats	42

## Half Floor



### Sample Professional Test-Fit

Headcount	18
Open Seats	7
Enclosed Seats	11
Work Seats	18
Collab Seats	32

# LOCATED AT THE CENTRE OF IT ALL

Easily accessed by vehicle and transit, Rice Howard Place is conveniently located in the heart of Edmonton and surrounded by an extensive collection of community amenities and conveniences.





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# RICE HOWARD PLACE

To learn more, please contact:

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**Morguard**

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