



106 STREET TOWER

AFFORDABLE OFFICE SPACE IN THE HEART OF EDMONTON

10055 - 106 Street
Edmonton, Alberta



Building Lobby



Common Boardrooms

Available for Lease

Suite 110	3,693 SF
Suite 201	1,029 SF
Suite 400	1,255 SF
Suite 550	1,229 SF
Suite 630	597 SF

*Flexible Size Options Available

Leasing Details



Asking Rent
Main Floor: \$18.00 / sq.ft.
Tower: \$13.00 / sq.ft.



Operating Costs (2026)
\$11.72 / sq.ft.



Parking Ratio
1 per 1,500 sq.ft.



Parking Rate
\$250.00 per stall/month

The Opportunity

106 Street Tower is located at the intersection of Jasper Avenue and 106 Street with convenient access to numerous parking and public transit options including Corona LRT station. The building has undergone numerous renovations including a new tenant gym, updates to the lobby, common areas and façade. Flexible options are available including move-in-ready spaces and build-to-suit office designs in a wide variety of sizes. Excellent incentives and competitive offers available.



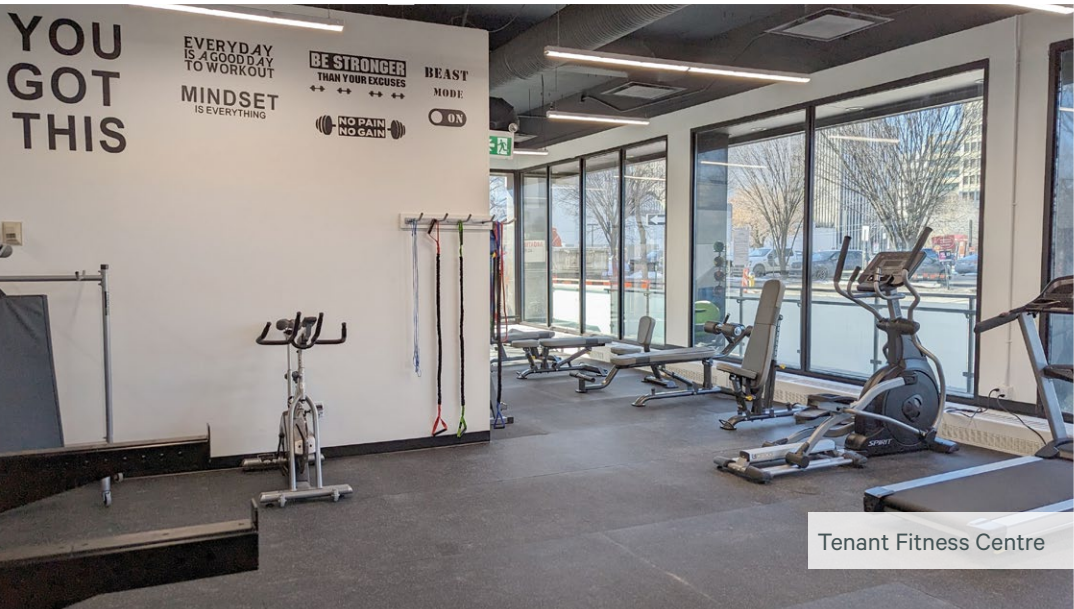
Main Floor Café



Main Floor Café

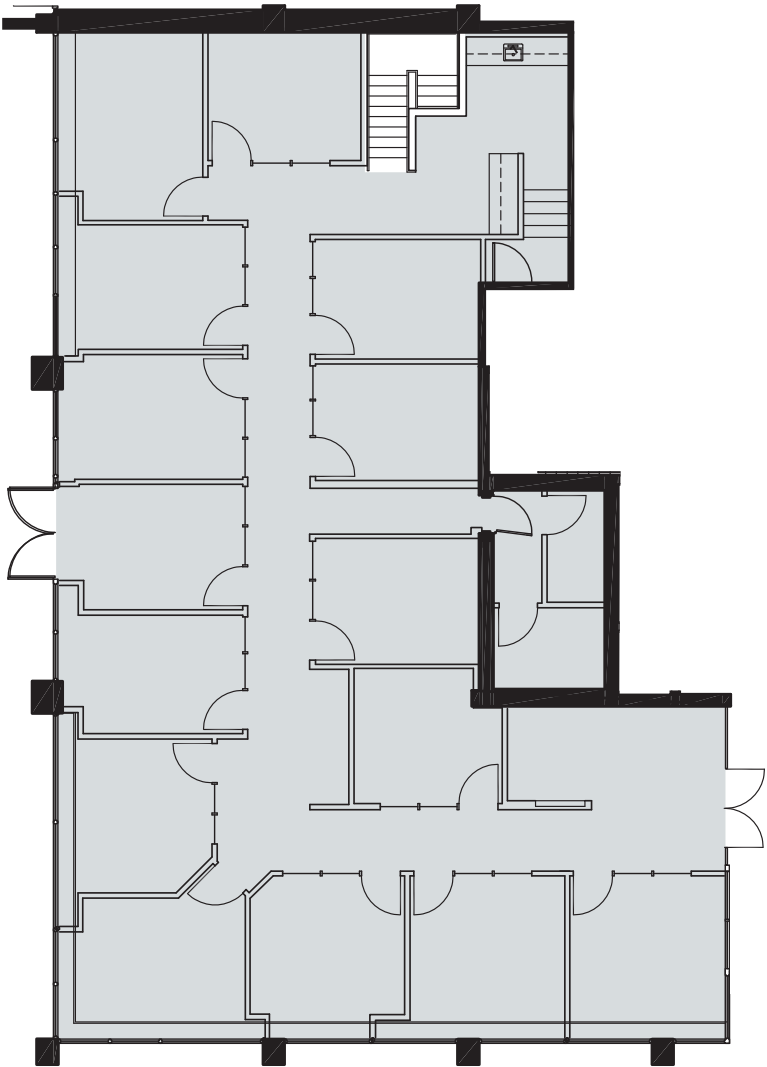


Tenant Fitness Centre



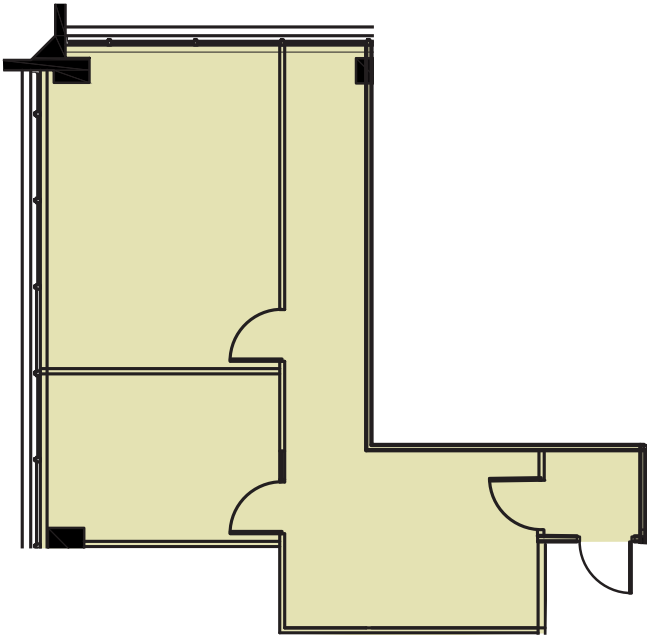
Tenant Fitness Centre

Availabilities



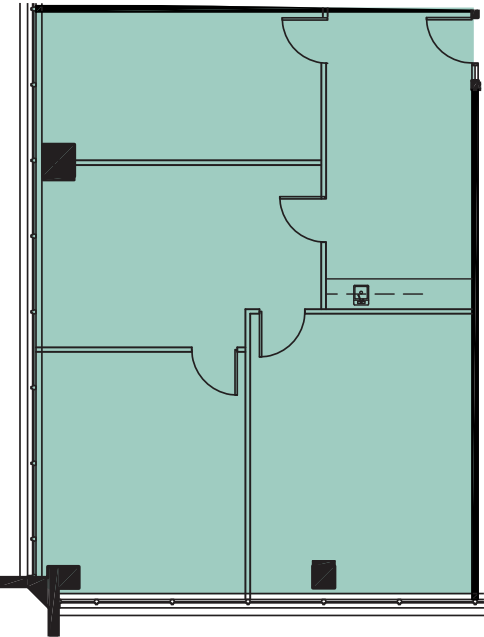
Suite 110
3,693 SF

- FEATURES
- Available on 60 days notice
 - + Private offices
 - + Reception area
 - + Kitchenette
 - + Meeting & call rooms
 - + Storage areas
 - + Direct exterior entrance



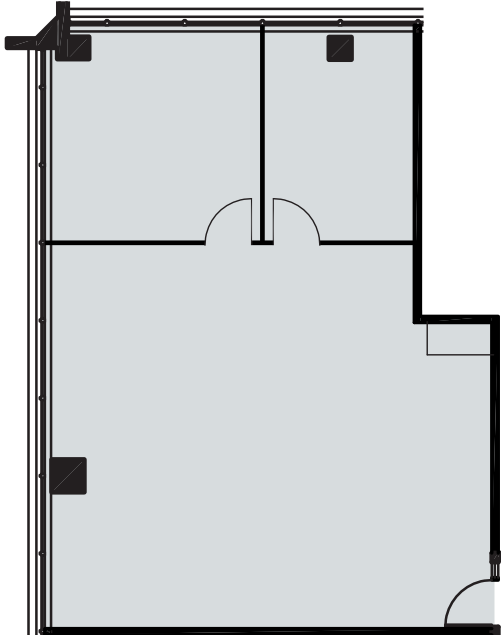
Suite 201
1,029 SF

- FEATURES
- + Corner unit
 - + Being returned to base building
 - + Ready for tenant improvements



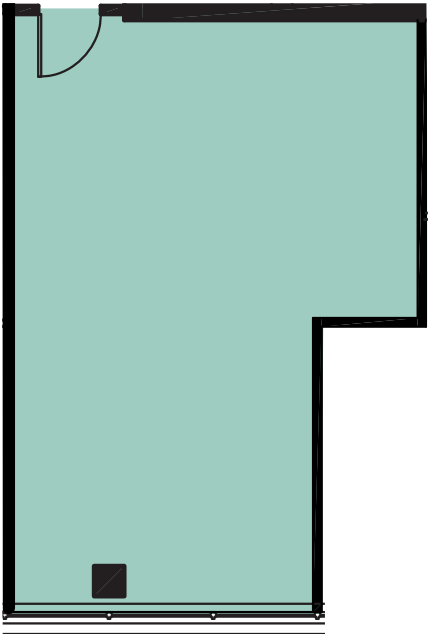
Suites 400
1,255 SF

- FEATURES
- + 3 large offices
 - + Boardroom
 - + Kitchenette
 - + Reception/waiting area



Suite 550
1,229 SF

- FEATURES
- + Move- in ready show suite
 - + Corner unit
 - + 2 offices
 - + Open work area



Suite 630
597 SF

- FEATURES
- + Open area
 - + Recent renovation with new carpet and paint

Building Highlights



Competitive Leasing Rate

Since 2020 op. costs haven't passed \$11.72



Access to Public Transportation

LRT Station within 1 block



Underground Tenant Parkade



New Tenant Lounge

Coming Winter 2025



On-Site Building Operator



Fitness Facility

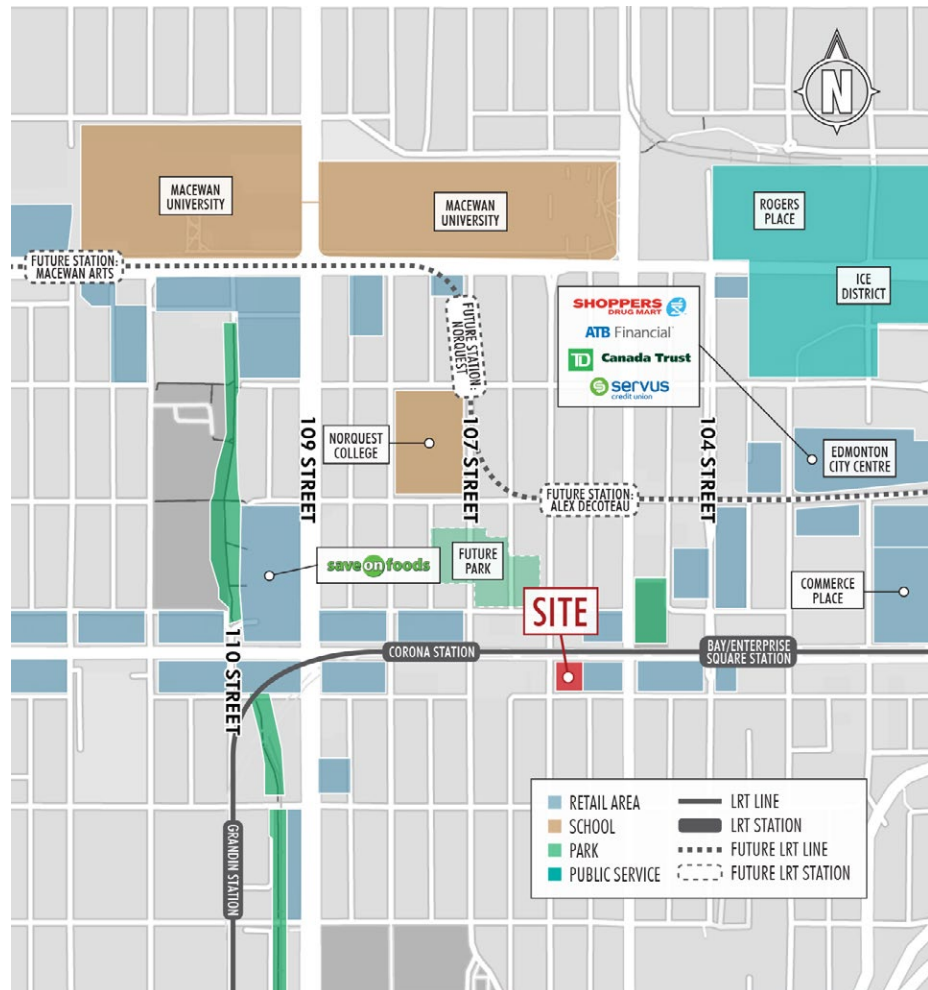


On-Site Café & Bakery

Ayco Café on the main floor



New Common Boardrooms



Find Out More

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