

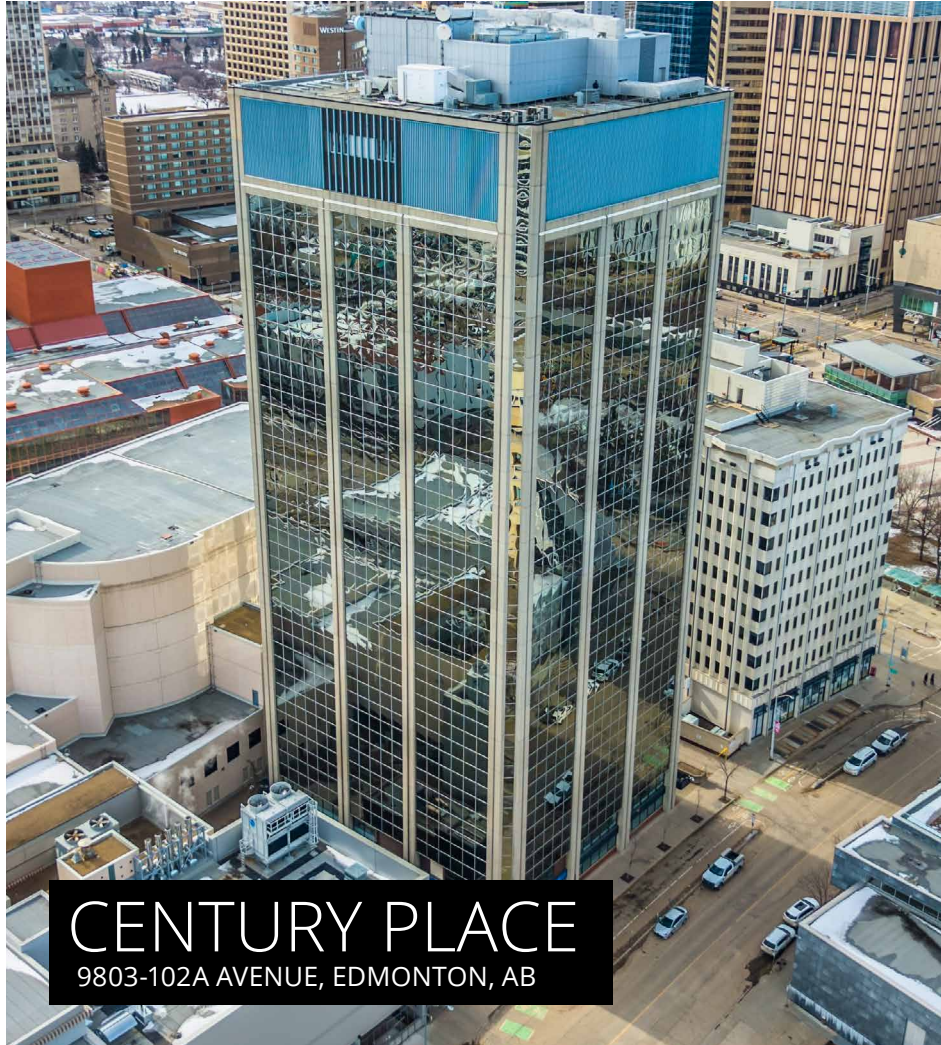
AVISON
YOUNG

THE CITY OF
Edmonton

FOR SALE

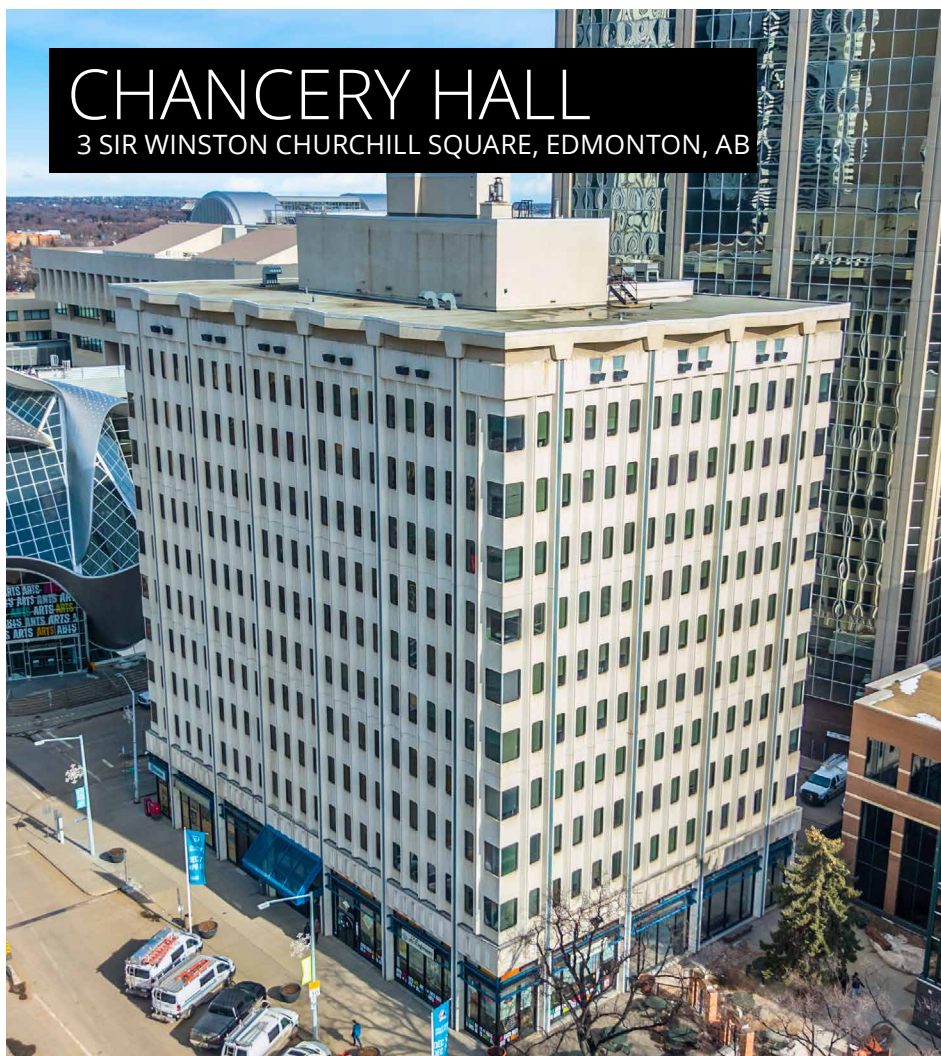
&

Downtown
Edmonton



CENTURY PLACE

9803-102A AVENUE, EDMONTON, AB



CHANCERY HALL

3 SIR WINSTON CHURCHILL SQUARE, EDMONTON, AB



EXECUTIVE SUMMARY

TWO PRIME REPOSITIONING OPPORTUNITIES IN DOWNTOWN EDMONTON

Avison Young Commercial Real Estate Services, LP (“Avison Young” or the “Advisor”) is pleased to offer for sale a 100% freehold interest in **Century Place** and **Chancery Hall** (the “Property”, “Properties” or “Offering”), represent a rare opportunity to acquire two prominent downtown Edmonton office assets located along the 102 Avenue corridor.

Century Place is a 23-storey office tower situated on the south side of 102A Avenue between 98 and 99 Street. The building contains approximately 293,201 square feet of leasable office space on a 0.41-acre site. Constructed in 1974, the Property includes 236 underground parking stalls and three surface stalls, providing strong parking support for downtown office users.

Chancery Hall is an 11-storey office building located at the south-east corner of 99 Street and 102A Avenue, directly overlooking Sir Winston Churchill Square. The Property offers proximately 148,916 square feet of leasable area on a 0.34-acre site. The building includes primarily office space with a small retail component currently utilized as a café.

Together, the Properties comprise over 417,000 square feet of office space zoned CCA - Core Commercial Arts Zone, offering flexibility for a wide range of uses and long-term repositioning potential. Strategically positioned in Edmonton’s downtown core adjacent to Sir Winston Churchill Square, the Properties benefits from pedway connectivity and close proximity to public transit, entertainment venues, and surrounding commercial services.

The Properties are available for sale either individually or together, presenting investors, developers, and occupiers, with a unique opportunity to implement a comprehensive leasing strategy, reposition the buildings, or explore alternative uses including mixed-use redevelopment.

Offers to be responded to on an as-received basis after May 14, 2026.

Further information is available upon request through the advisory team.

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SIGN CONFIDENTIALITY AGREEMENT

PROPERTY OVERVIEW

CENTURY PLACE

9803-102A AVENUE, EDMONTON, AB
Plan 1839TR, Block 5, Lot 5

 **293,201 SF**
Total Leasable Area

● **12,033 SF**
Main Floor Area

● **12,766 SF**
Typical Floor Area

 **23**
Storeys

 **0.41 ACRES**
Site area

 **CIRCA 1974**
Year built
(Concrete structure, steel frame and glass curtain walls.)

 **CCA – CORE COMMERCIAL ARTS ZONE**
Zoning

 **236 STALLS UNDERGROUND**
3 SURFACE STALLS
Parking

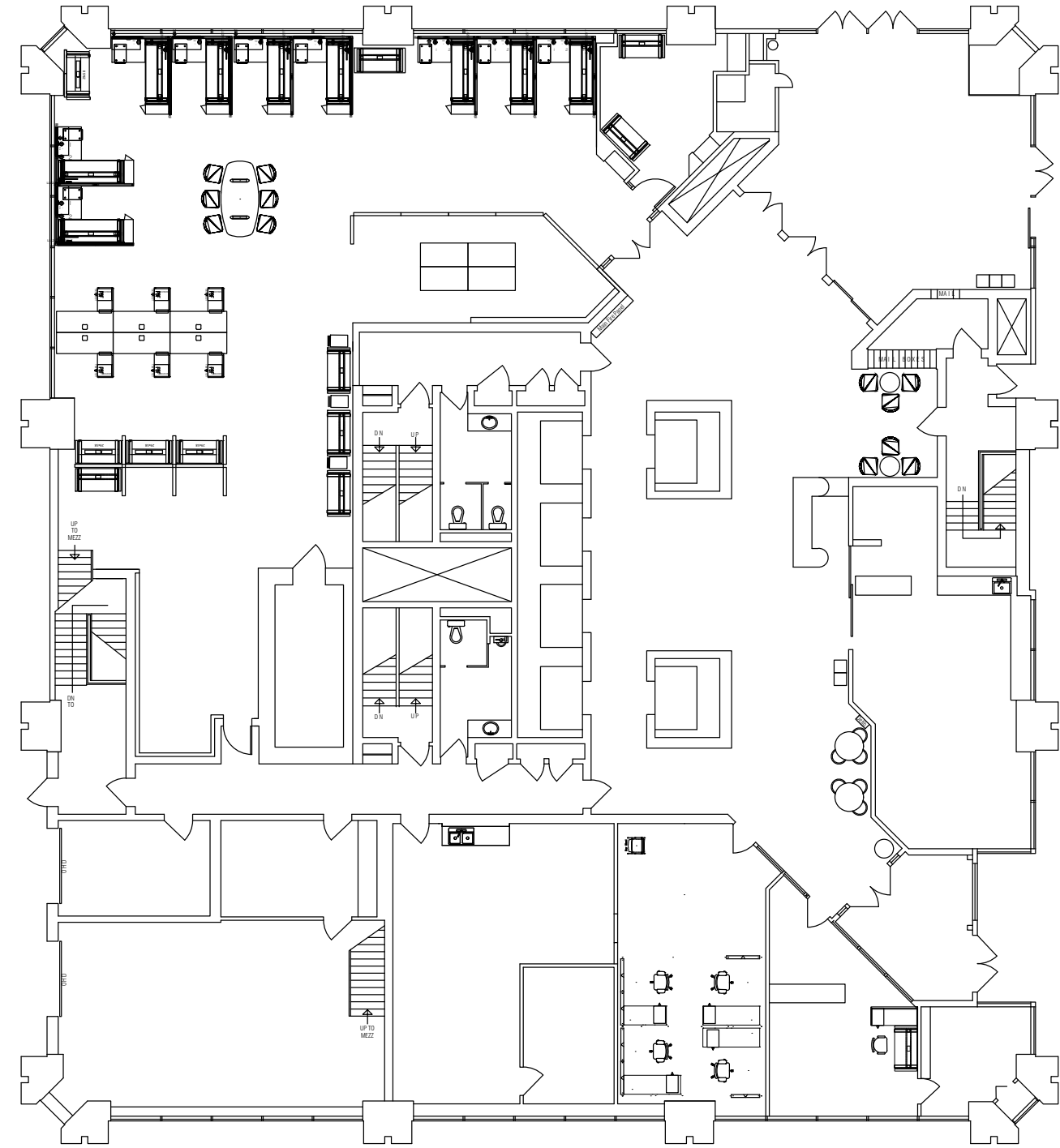
 **\$21,755,500**
Property tax assessment

 **TENANTS:**
Century Smoke Shop Convenience: 699 sf
Winspear Centre (license): 3,097 sf

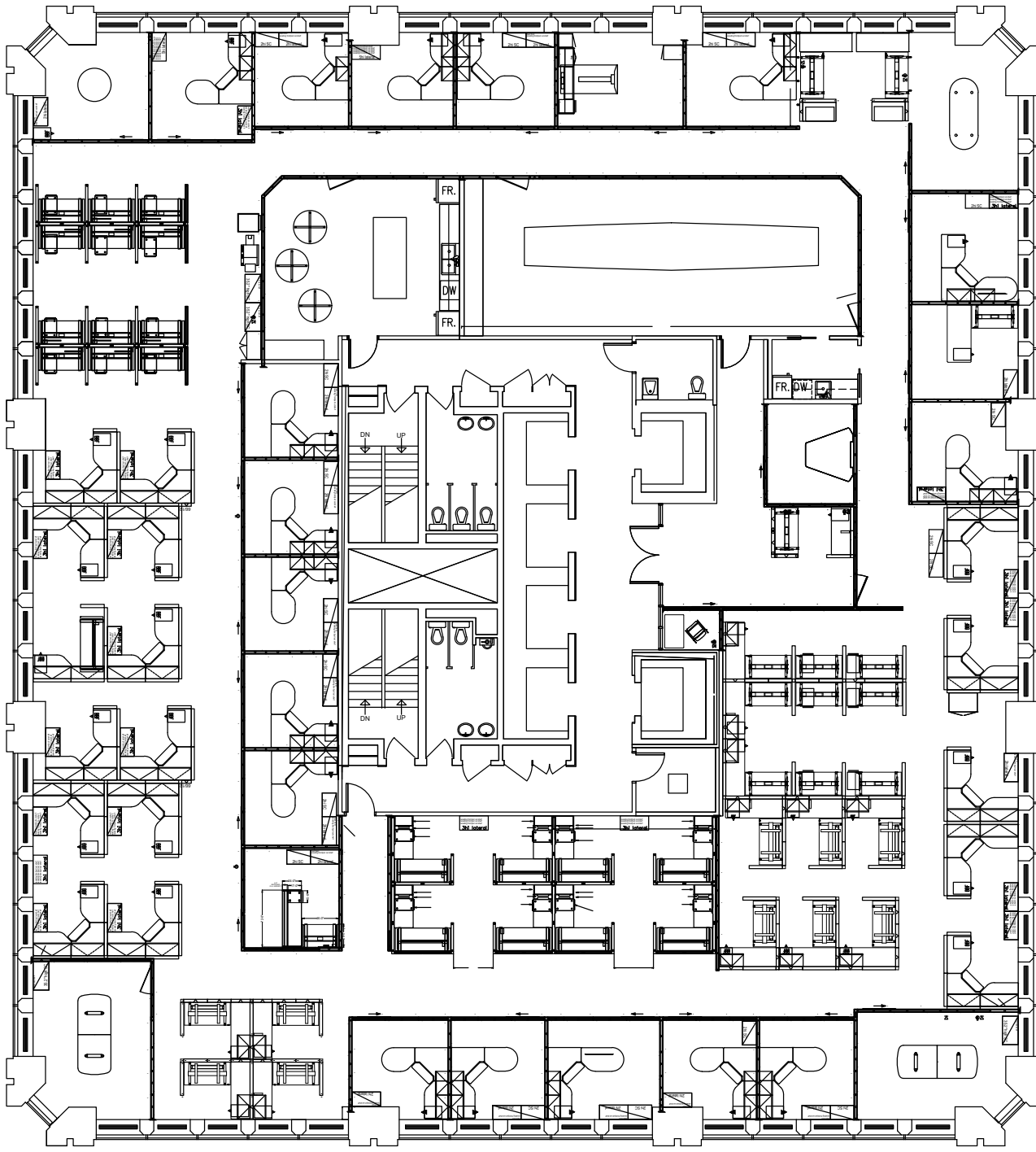


CENTURY PLACE

MAIN FLOOR PLAN



TYPICAL FLOOR PLATE



PROPERTY OVERVIEW

CHANCERY HALL

3 SIR WINSTON CHURCHILL SQUARE, EDMONTON, AB
Plan 1737NY, Block 4, Lot 4

 **148,916 SF**
Total Leasable Area

 **11,000 SF**
Typical Floor Area

 **11**
Storeys

 **0.34 ACRES**
Site area

 **1966**
Year built
*(Cast in place reinforced concrete
with concrete columns and beams.)*

 **CCA – CORE COMMERCIAL ARTS ZONE**
Zoning

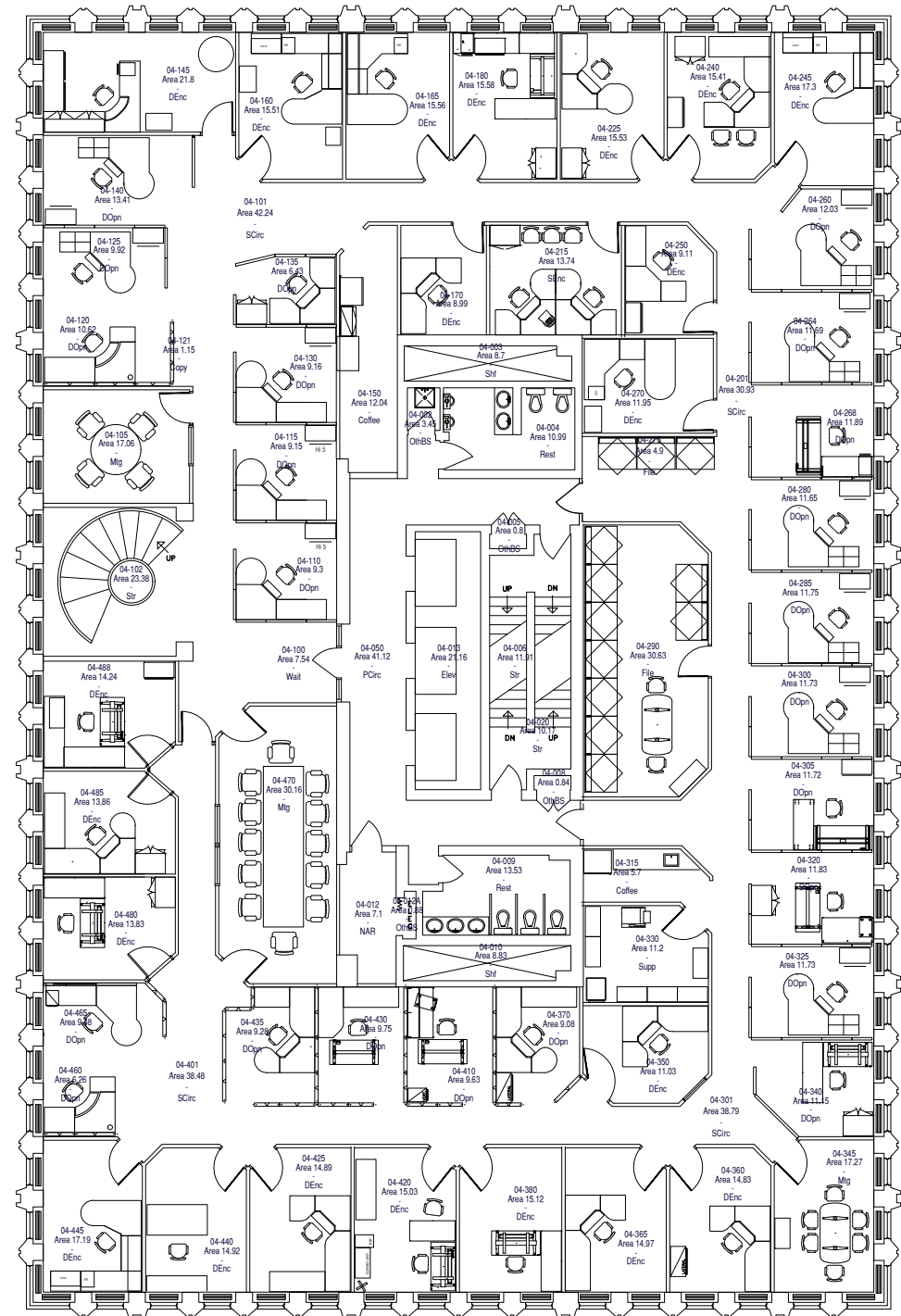
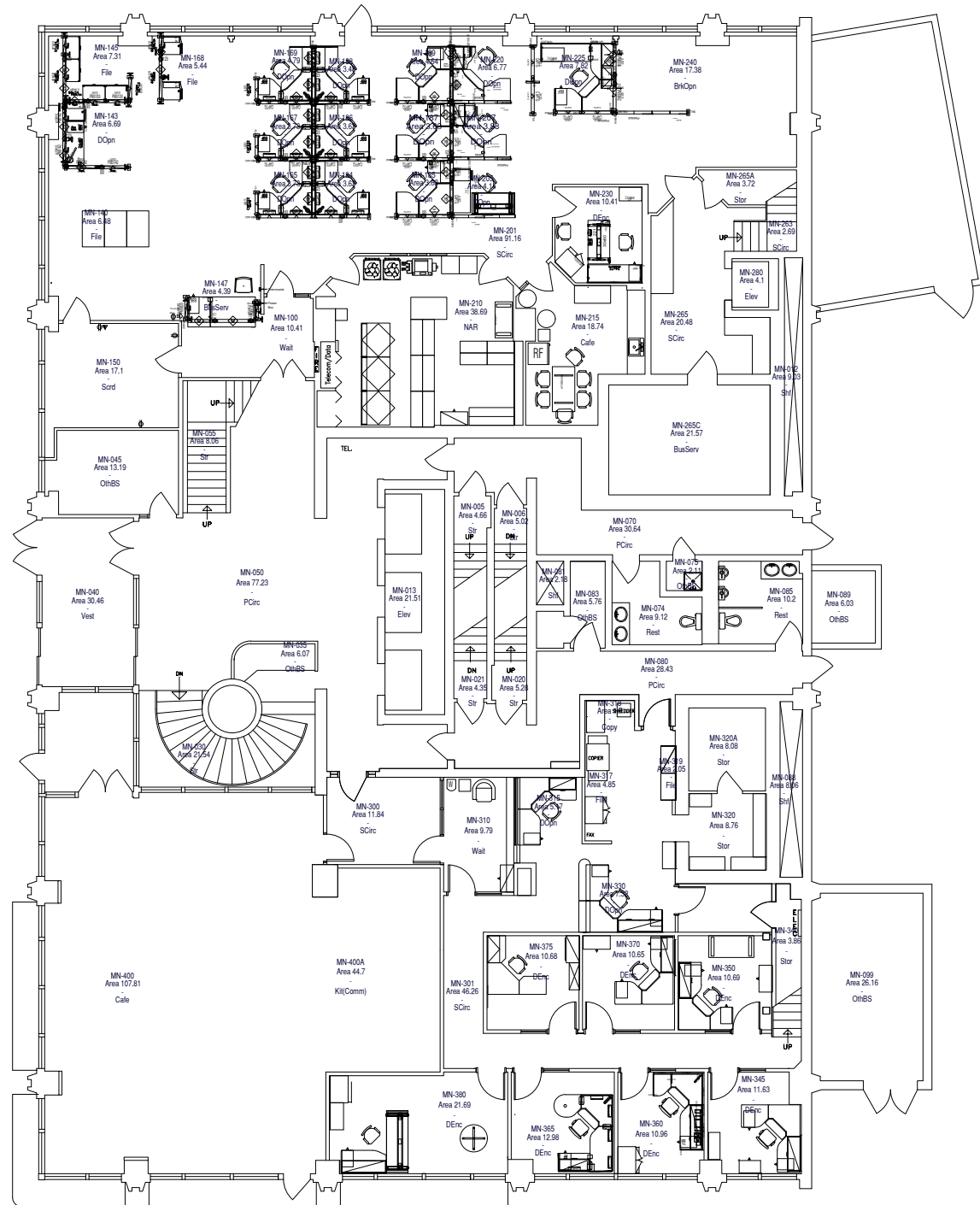
 **PEDWAY-CONNECTED PARKING
IS AVAILABLE**

 **\$6,705,500**
Property tax assessment

 **TENANTS:**
L' Espresso Cafe: 1,765 sf
YEG Honeycomb (license): 738 sf
on rooftop (no income)



CHANCERY HALL



LOCATION OVERVIEW

Century Place and Chancery Hall are strategically located along the **102A Avenue corridor in the heart of downtown Edmonton**, placing the portfolio steps away from the city's key civic, cultural, and commercial amenities. Overlooking **Sir Winston Churchill Square**, the properties benefit from immediate access to Edmonton's Arts District, including the **Citadel Theatre, Art Gallery of Alberta, and numerous restaurants, cafés, and entertainment venues** that create a vibrant and walkable downtown environment.

Given their central location, the properties offer convenient connectivity to the broader city, with **multiple LRT stations including Churchill Station within short walking distance**, providing seamless access across Edmonton's transit network. Tenants and visitors also benefit from Pedway connectivity and close proximity to major downtown employers, government offices, and retail services.

The surrounding area features a wide selection of dining and lifestyle amenities including **local cafés, restaurants, and service retailers**, enhancing the everyday experience for office users and visitors alike. With direct access to downtown's pedestrian corridors and transit infrastructure, Century Place and Chancery Hall are well positioned to support a range of future uses while benefiting from Edmonton's continued downtown revitalization initiatives.



98

Walker's paradise
(walk score)

87

Excellent transit
(transit score)

96

Biker's paradise
(bike score)

MARKET OVERVIEW

DOWNTOWN EDMONTON, ALBERTA

Downtown Edmonton serves as the **economic, civic, and cultural core of Alberta’s capital city**, anchoring a metropolitan region of over **1.5 million residents**. As the center of government, finance, professional services, and cultural institutions, downtown Edmonton remains a critical employment and investment hub within Western Canada. The district benefits from strong connectivity through major arterial roadways and Edmonton’s **LRT transit network**, providing efficient access across the broader metropolitan area.

The downtown core is home to a diverse mix of **government offices, corporate headquarters, educational institutions, and cultural venues**, supporting a dynamic daytime population and growing residential community. Key institutions including **Edmonton City Hall, the Art Gallery of Alberta, the Citadel Theatre, and Rogers Place** contribute to the area’s vibrant urban

environment and ongoing revitalization efforts. Continuous public and private investment in infrastructure, residential development, and entertainment districts has further strengthened downtown’s long-term growth trajectory.

Downtown Edmonton also features a well-established **amenity base of restaurants, cafés, retail services, and hospitality offerings**, complemented by public gathering spaces such as Winston Churchill Square. With extensive transit access, walkable urban infrastructure, and proximity to major employment nodes, the downtown core continues to attract businesses, residents, and institutional investment. These fundamentals position downtown Edmonton as a **strategic and resilient commercial market**, supported by diversified economic drivers and continued urban revitalization initiatives.

CITY OF EDMONTON DEMOGRAPHICS (2025)



1,137,460

Population



14.3%

Projected population growth 2024-2029



432,557

Households



\$123,440

Average household income



36.9

Median age

Sitewise, Edmonton, Alberta





CENTURY PLACE & CHANCERY HALL

Get in touch

Capital Markets

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**AVISON
YOUNG**

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