



# Commerce Place

10155 -102<sup>nd</sup> Street NW

Edmonton, AB



# Quick Facts

## YEAR BUILT

1990

## BUILDING SIZE

27 storey

+/- 720,000 SF

## TYPICAL FLOORPLATE

24,600 SF (Lowrise)

20,400 SF (Highrise)

Ceiling heights (approx.)

+/- 9', finished

+/- 11", underside of slab

## ACCREDITATIONS

LEED® EB Gold +

BOMA BEST Platinum certification

2021 RHF Accessibility Certified

2023 Building Operations Team of the Year

2023 BOMEX recipient of the highest scoring under 1M SF

Energy Star Certification in Canada achieving a score of 86

2023 Fitwell 2 Star I 2022 Fitwel Viral Response Certification



# Building Features

## HVAC

- Interior zones controlled by VAV System in conjunction with a perimeter radiant system

## LIGHTING / ELECTRICAL

- Energy efficient and modern LED base building light fixtures
- 3,500 kelvin
- Centrally controlled by the building management (BMS) system

## SHIPPING / RECEIVING

- 13 bay loading docks monitored by security control centre 24/7
- 2 bays include dock levelers
- Direct access to freight elevator via dock level

## PARKING

- 621 parking stalls
- 1/1,500 SF leased parking ratio
- 3 level underground heated parkade
- Unreserved: \$325/month
- Reserved: \$375/month
- Daily, hourly & flex parking available
- EV charging stations

## SAFETY & SECURITY

- 24/7 physical security with CCTV camera monitoring system throughout the building
- Building Security Escort Program
- Card access control system
- Fully sprinklered with 2-stage fire alarm

## SMART BUILDING FEATURES

- QuadReal CONNECT App provides tenants with a central resource to manage their service needs to 24 hours a day, 7 days a week
- TELUS backbone fibre and point of presence (POP) site provided
- Multiple telecommunications providers

## AMENITIES

- Conference Centre
- Bright spacious food court
- Tenant Secure bicycle storage cage
- 3 level Underground heated parkade
- GoodLife Fitness Centre
- 2 EV Charging Stations

## ADDITIONAL RENT (2025)

### Office

Opex: \$19.32  
 Ptax: \$ 5.01  
 Total: \$24.33

### Retail

Opex: \$16.71  
 Ptax: \$ 5.01  
 Total: \$21.72

## ENVIRONMENTAL SUSTAINABILITY



2023 Fitwel  
2 star



Fitwel<sup>®</sup>  
Viral Response  
Certified

2022 Fitwel Viral  
Response  
Certification



BOMA BEST  
Platinum  
certified



LEED<sup>®</sup>  
EB Gold



ENERGY STAR  
Certified with a  
score of 86



Rick  
Hansen  
certified

# Commerce Place Amenities



Conference Centre

Conference Centre Kitchen



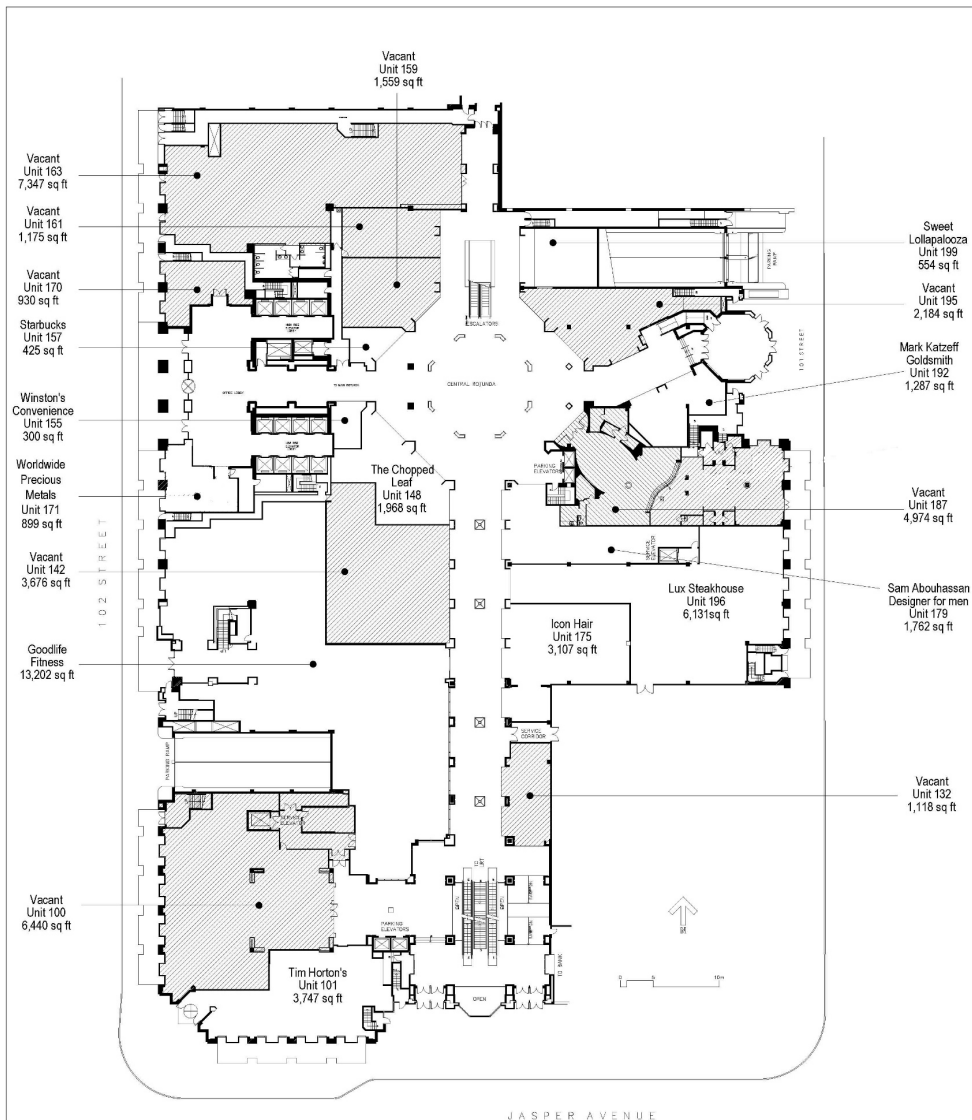
On-site Parking



Bike Storage

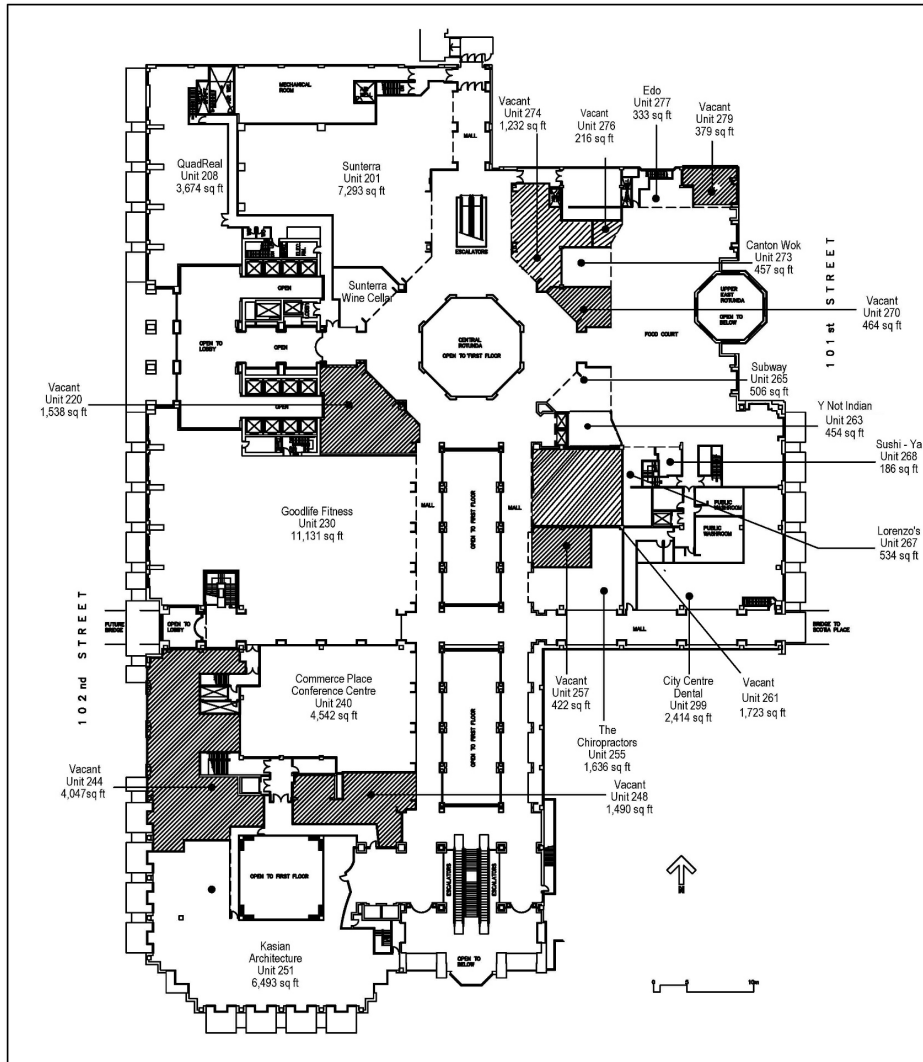
# Availability at a Glance

## MAIN FLOOR PLAN



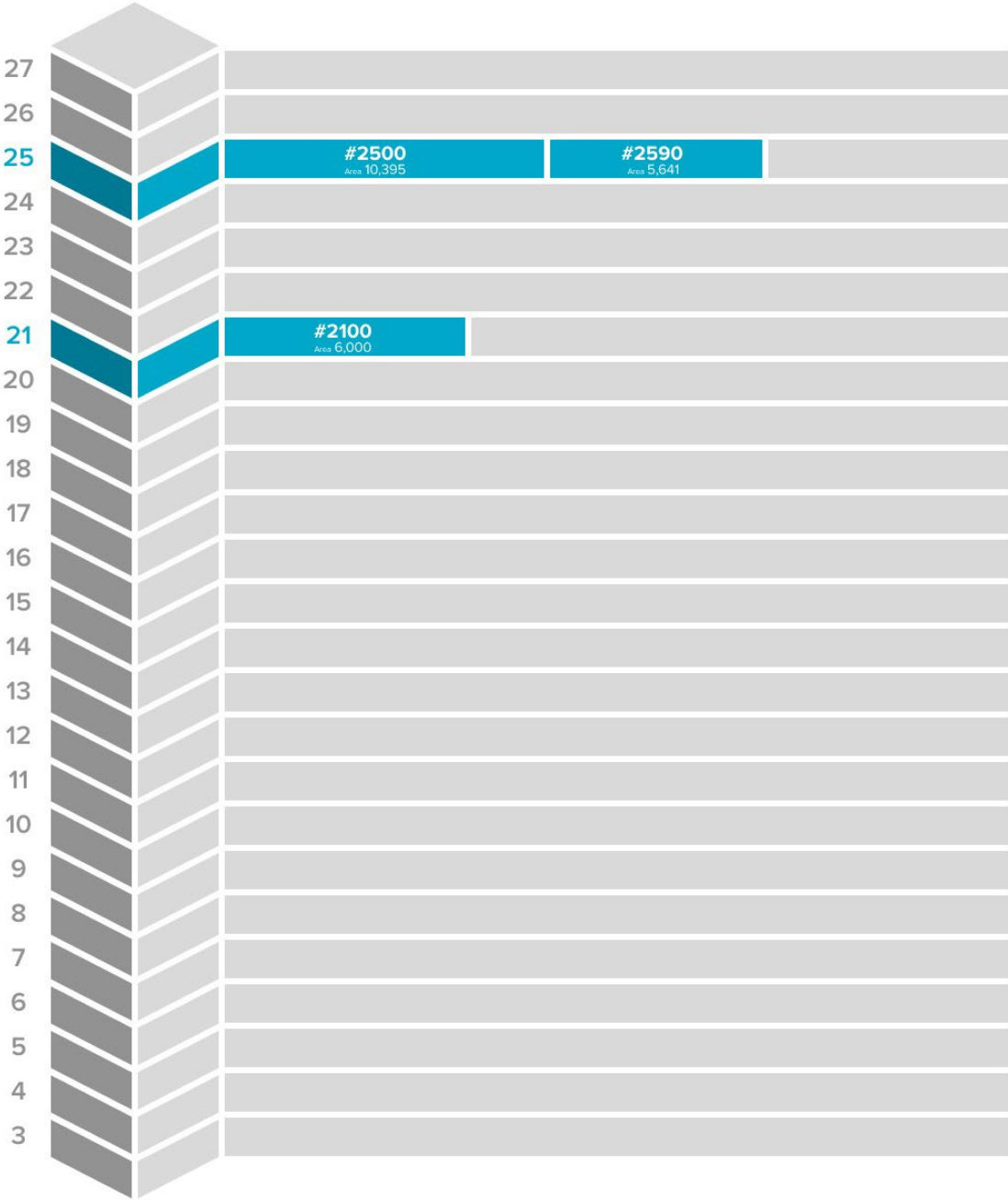
# Availability at a Glance

## SECOND FLOOR PLAN



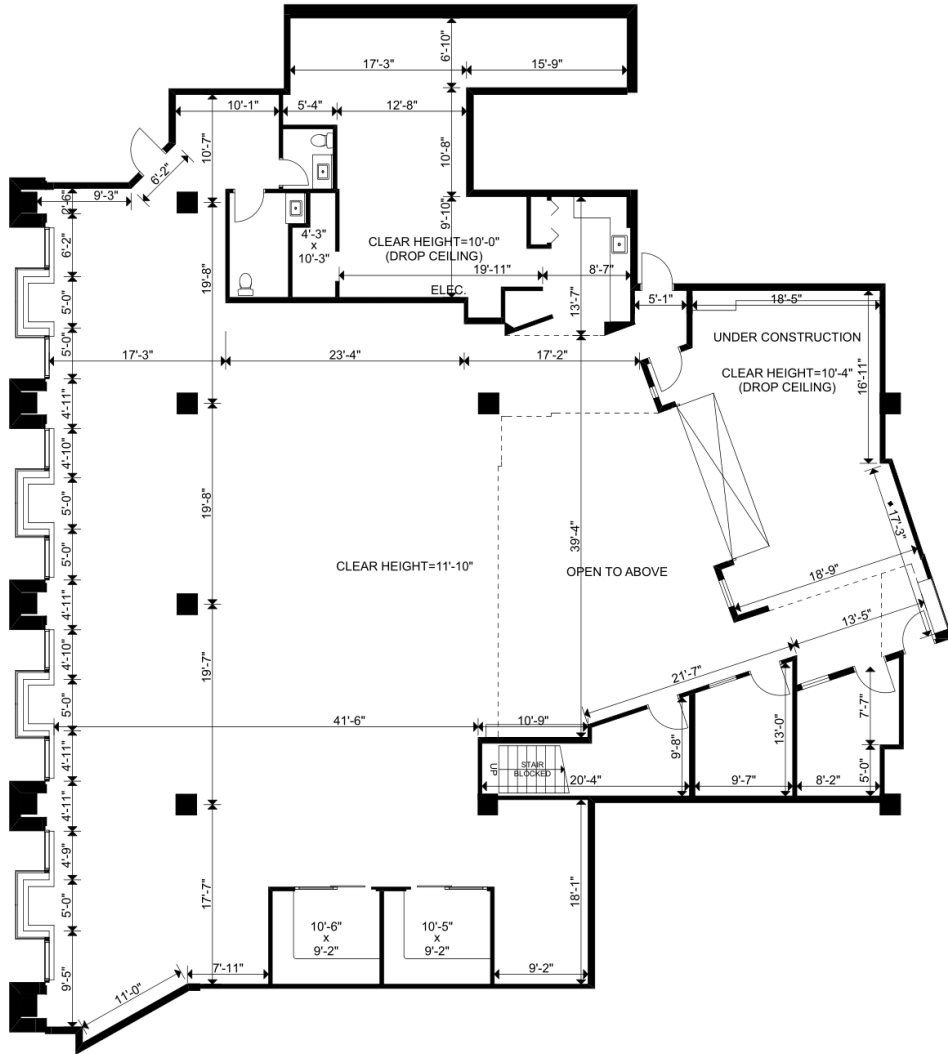
# Availability at a Glance

OFFICE TOWER



# Suite 100

Available Immediately  
Suitable for Office or Retail



RENTABLE AREA – 6,361 SF



3  
Private  
Offices



0  
Meeting  
Rooms



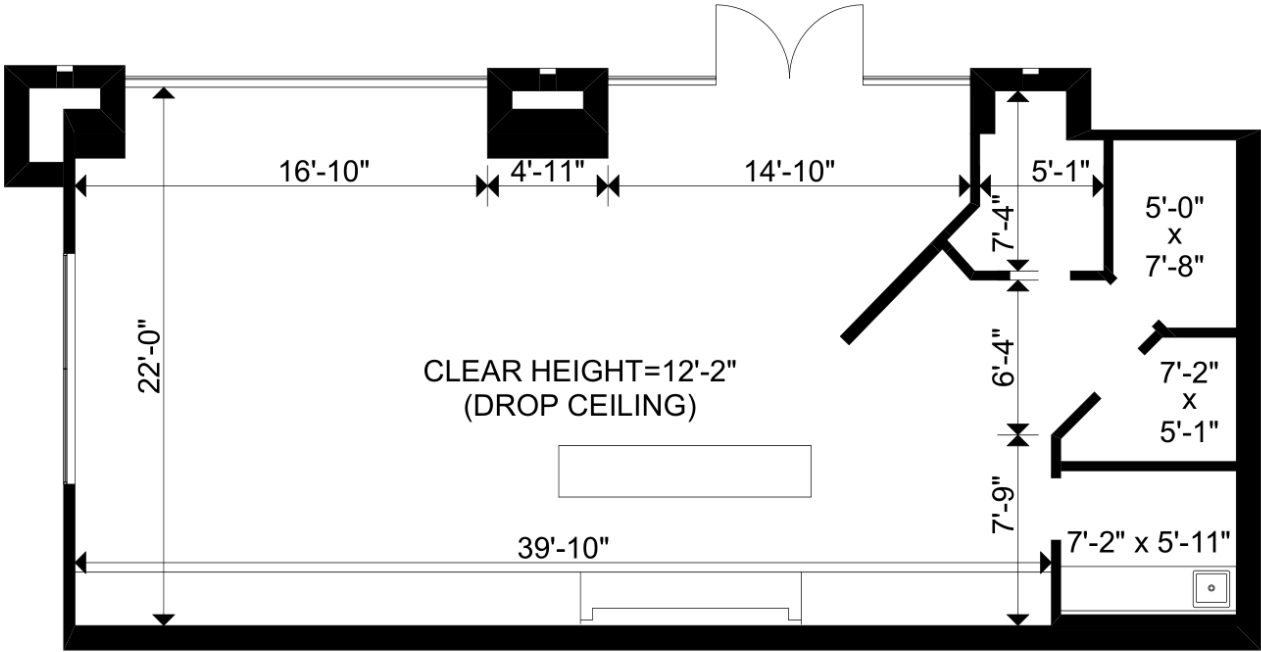
1  
Kitchen



2  
Washrooms

# Suite 132

Available Immediately  
Suitable for Office or Retail



RENTABLE AREA – 1,024 SF



0  
Private  
Offices



0  
Meeting  
Rooms



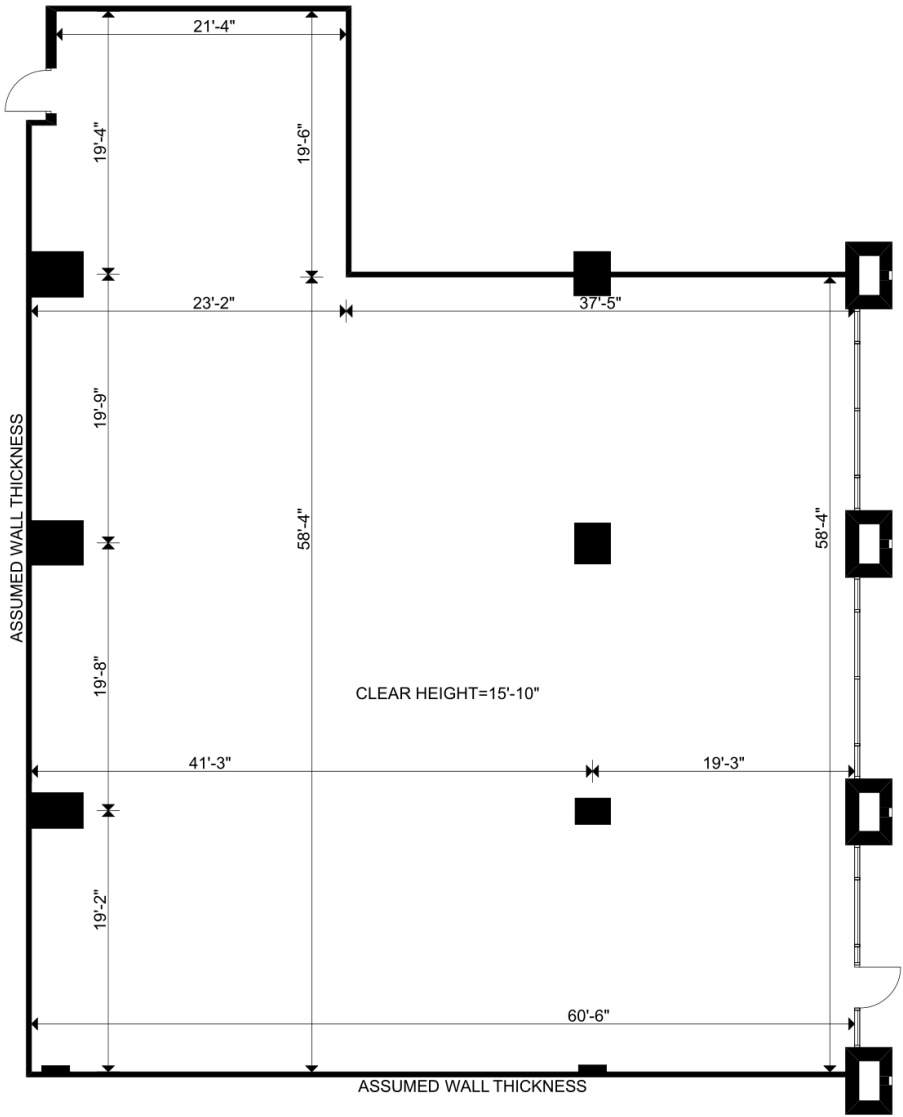
1  
Kitchen



0  
Private Washrooms

# Suite 142

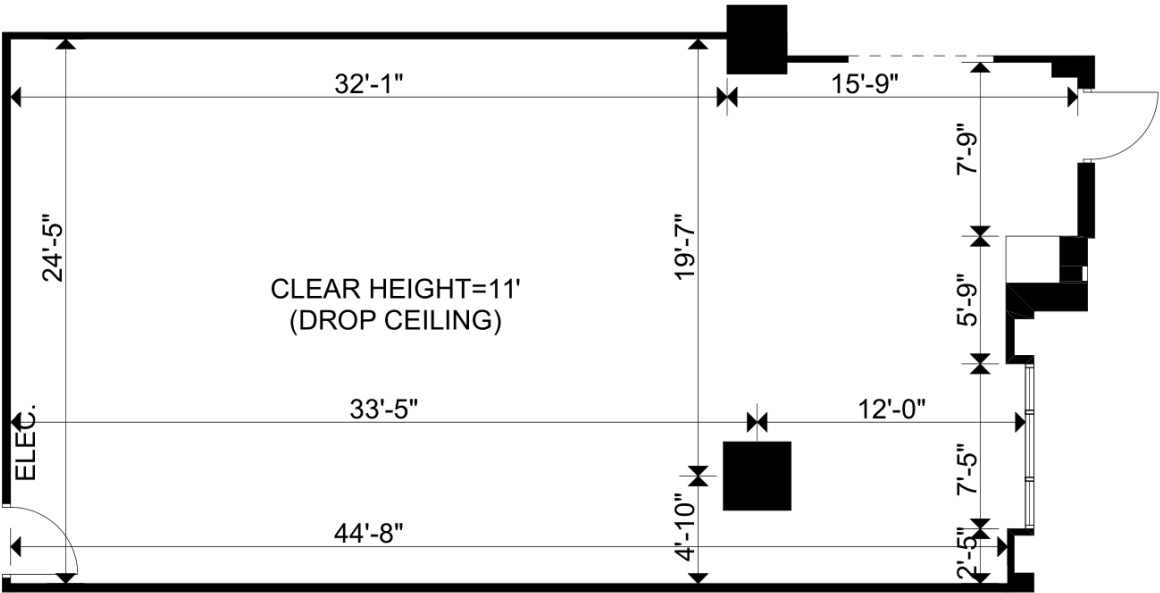
Available Immediately  
Suitable for Retail



RENTABLE AREA – 4,012 SF

# Suite 161

Available Immediately  
Suitable for Retail or Office

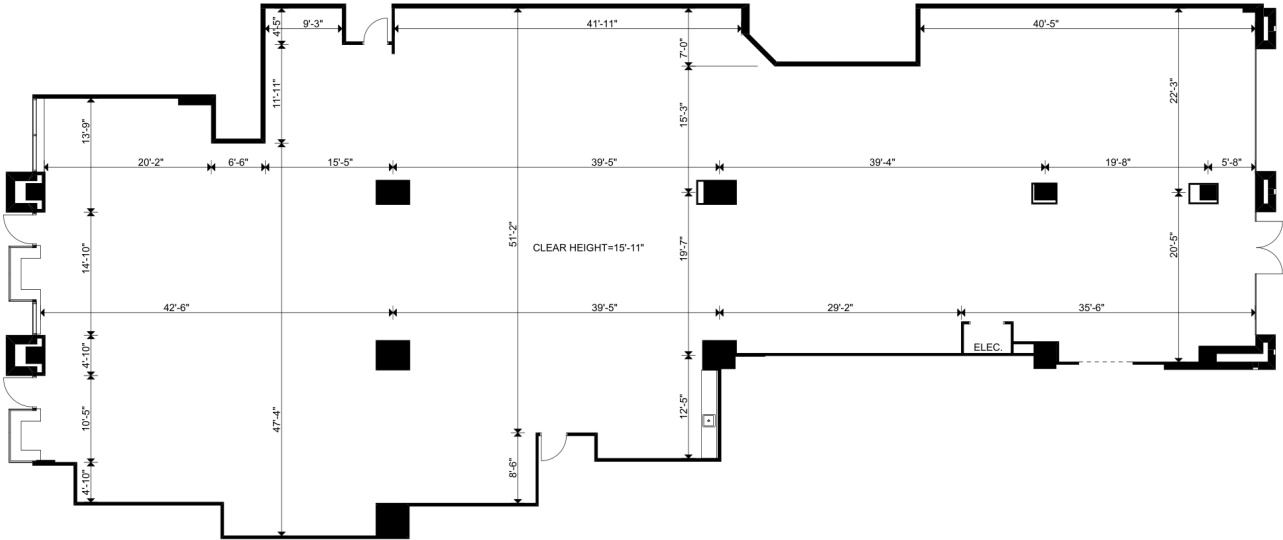


RENTABLE AREA – 1,124 SF

# Suite 163

Available Immediately  
Suitable for Office or Retail

Opportunity to expand into unit 161 for additional 1,175 sf



RENTABLE AREA – 7,101 SF



0  
Private  
Offices



0  
Meeting  
Rooms



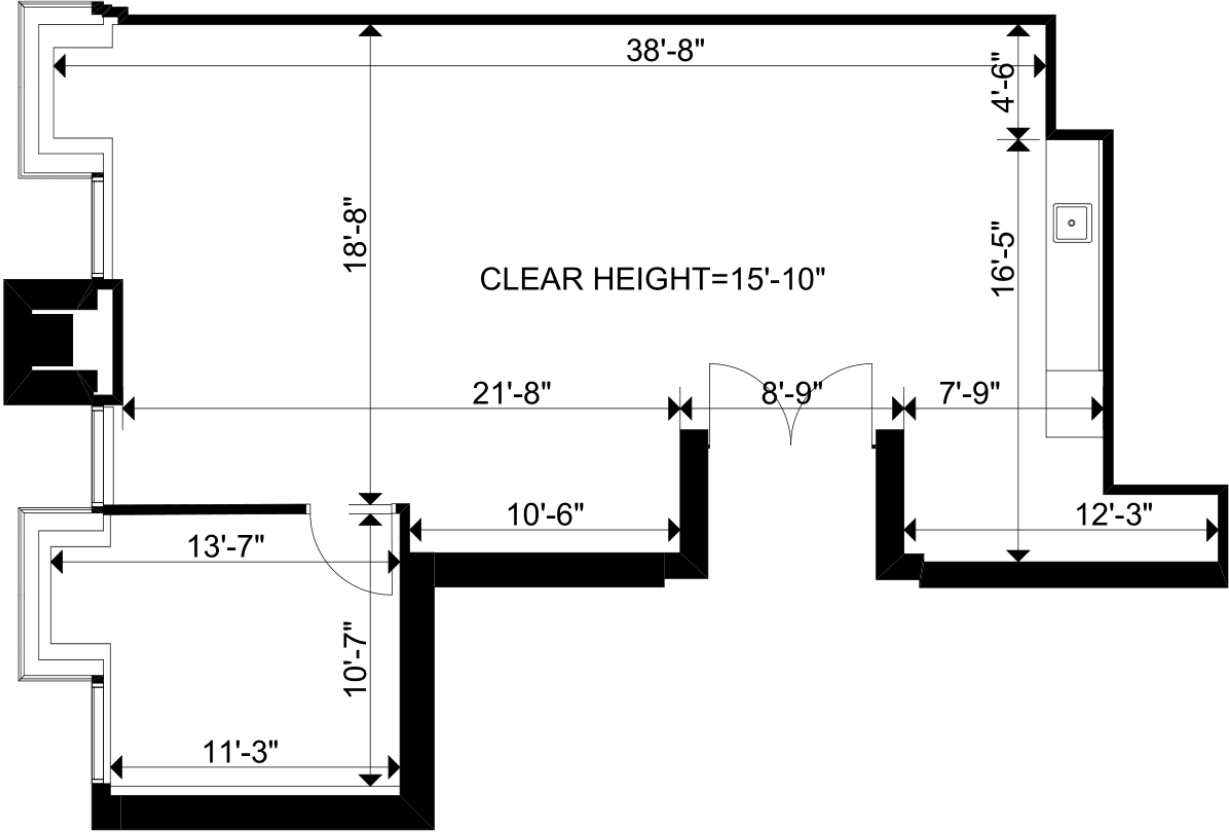
1  
Kitchen



0  
Private Washrooms

# Suite 170

Available Immediately  
Suitable for Office



RENTABLE AREA – 930 SF



1  
Private  
Offices



0  
Meeting  
Rooms



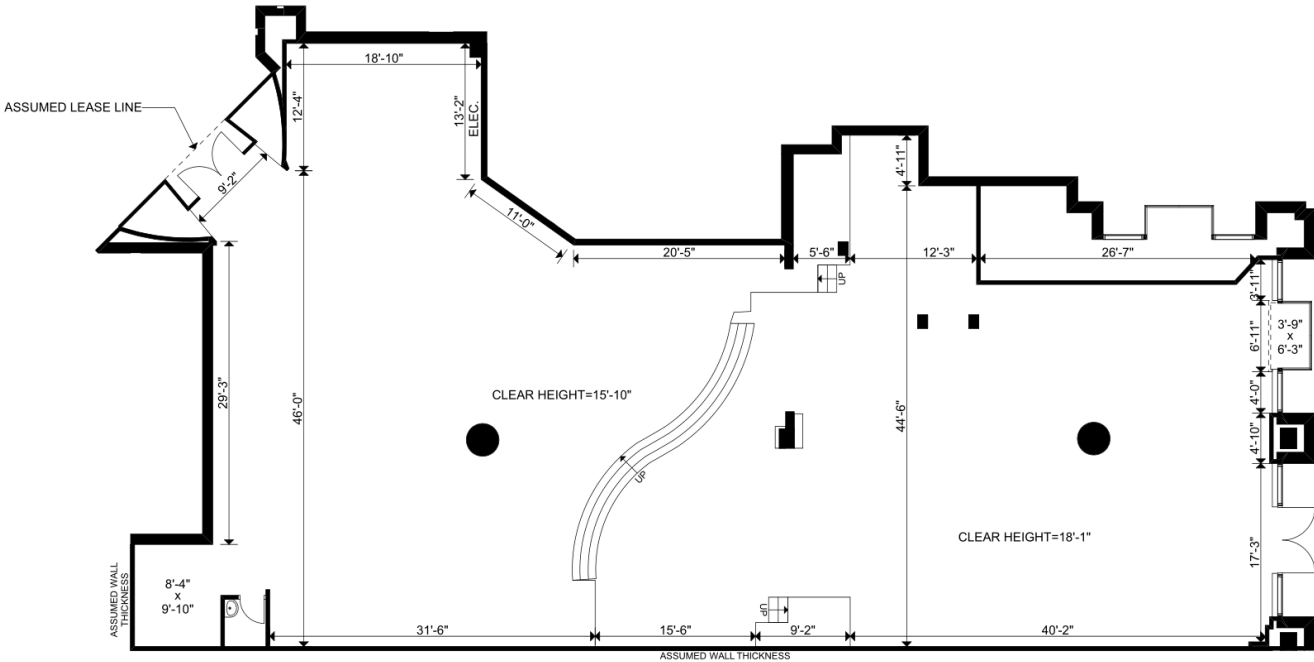
1  
Kitchen



0  
Private Washrooms

# Suite 187

Available Immediately  
Suitable for Retail

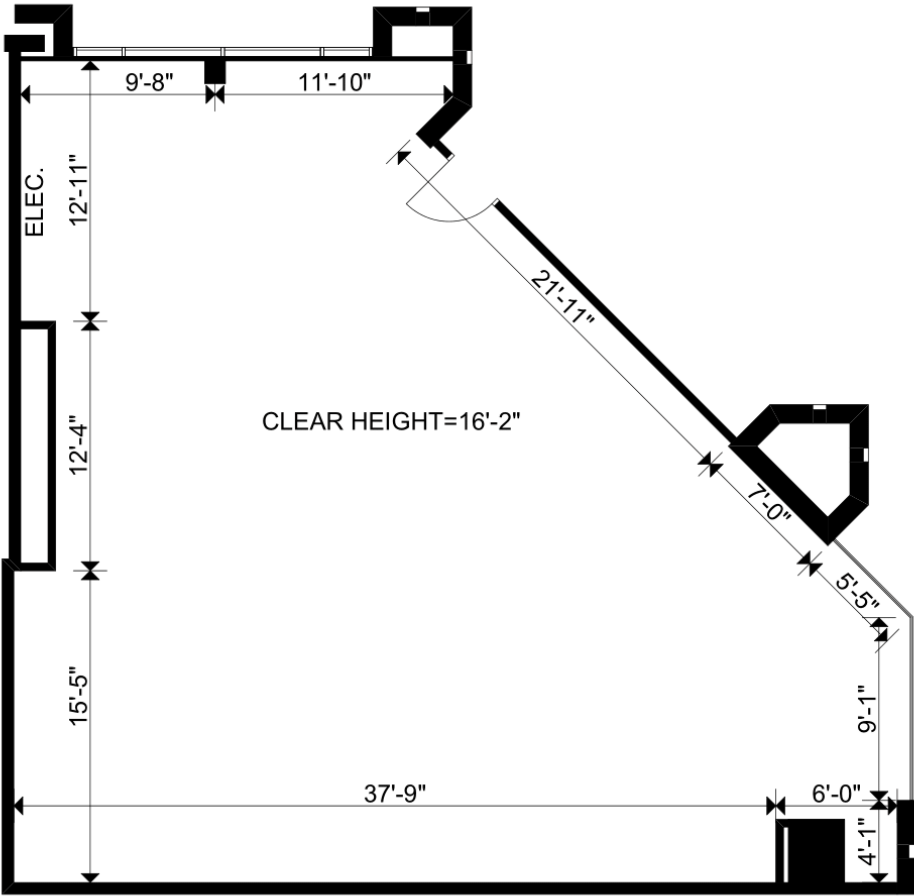


RENTABLE AREA – 4,973 SF



# Suite 220

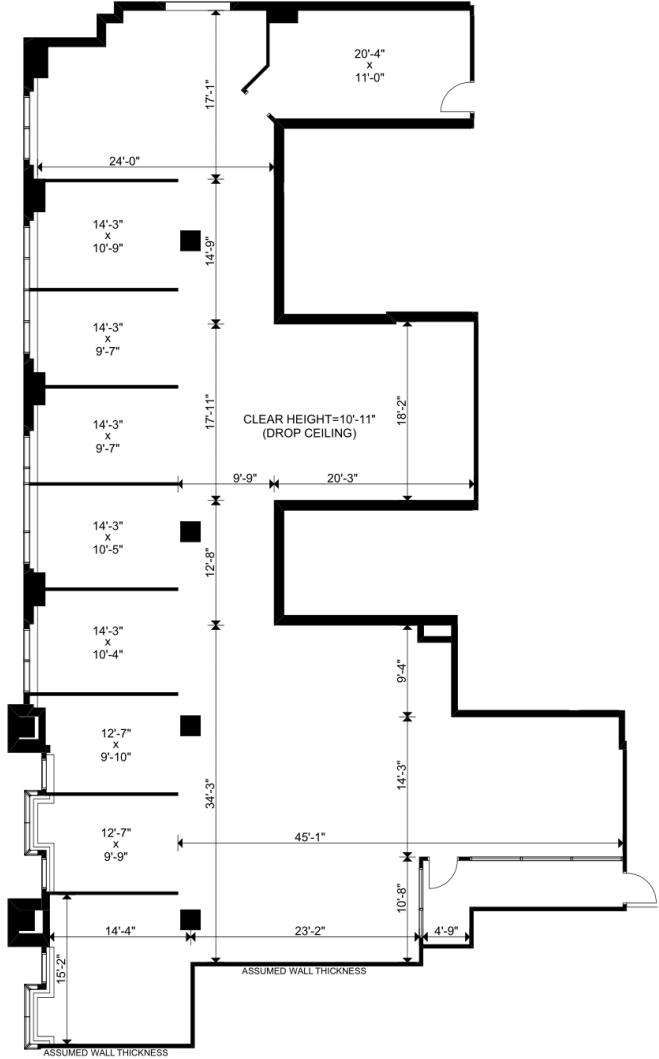
Available Immediately  
Suitable for Retail



RENTABLE AREA – 1,464 SF

# Suite 244

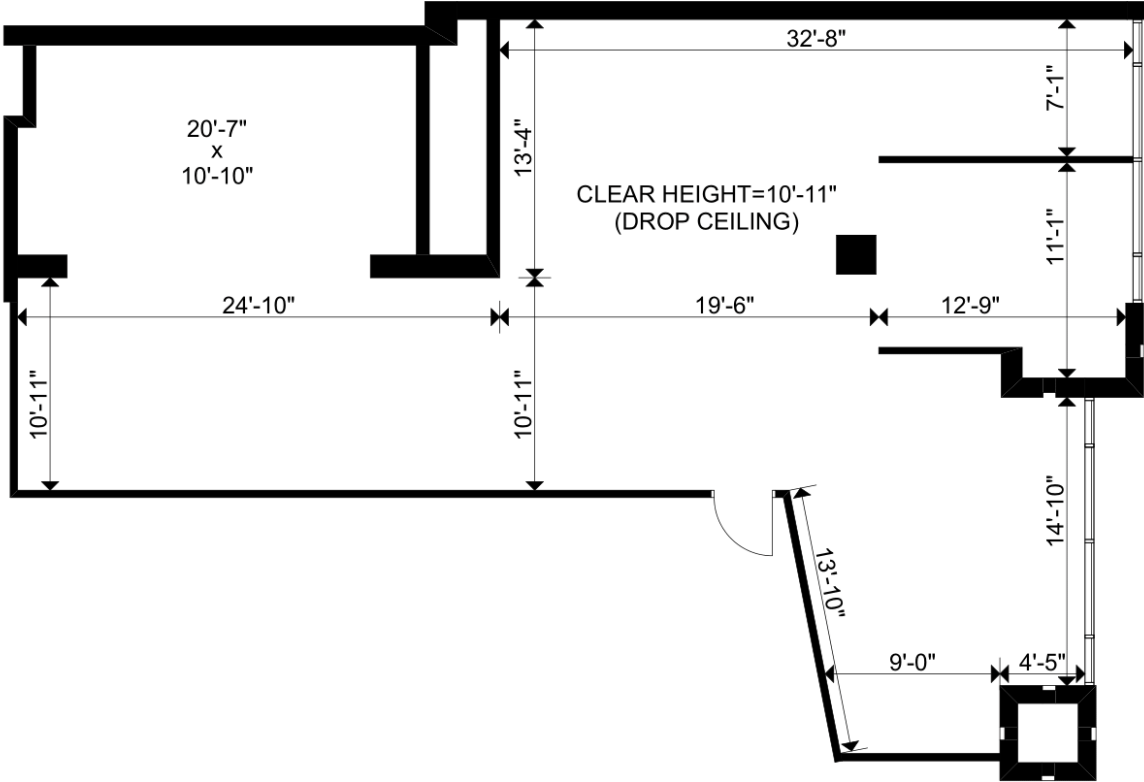
Available Immediately  
Suitable for Retail



RENTABLE AREA – 4,047 SF

# Suite 248

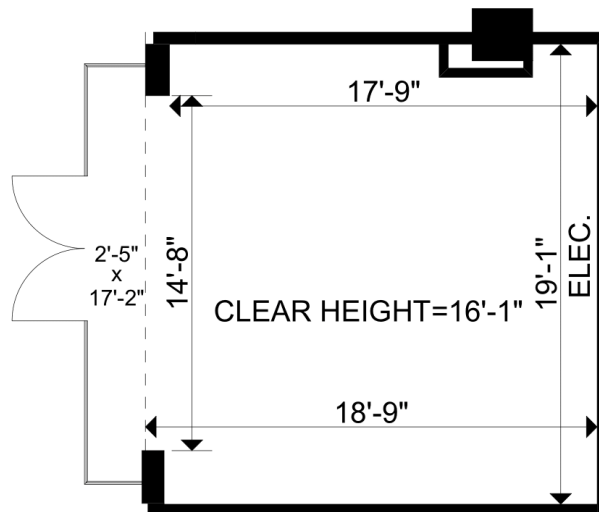
Available Immediately  
Suitable for Retail



RENTABLE AREA – 1,546 SF

# Suite 257

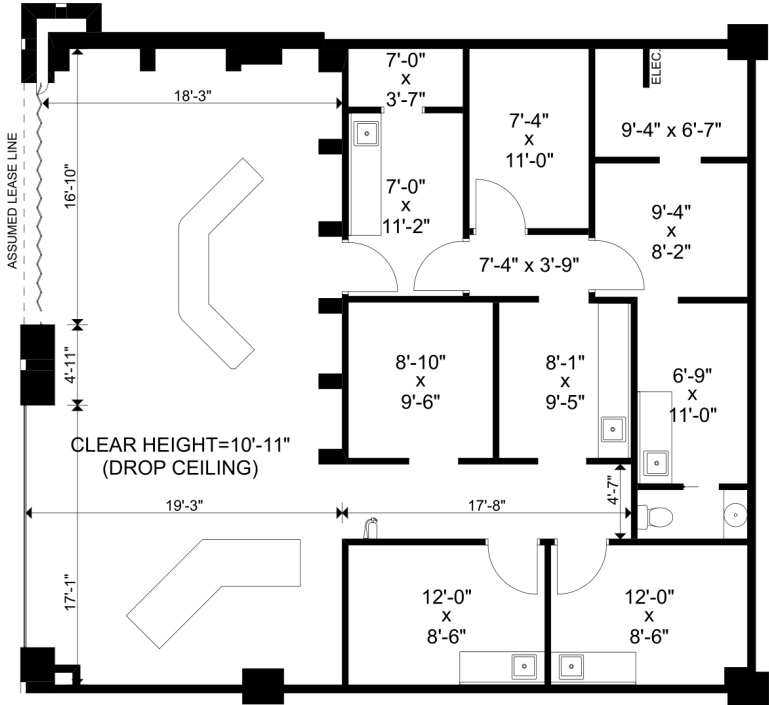
Available Immediately  
Suitable for Retail



RENTABLE AREA – 364 SF

# Suite 261

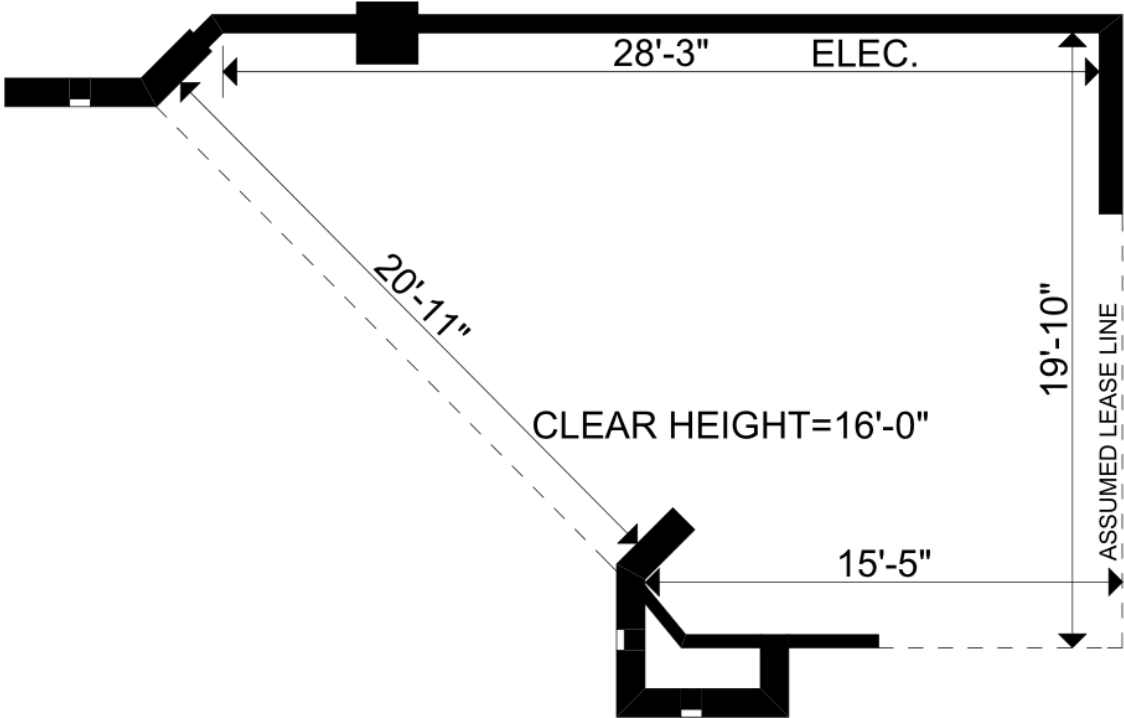
Available Immediately  
Suitable for Retail



RENTABLE AREA – 1,723 SF

# Suite 270

Available Immediately  
Suitable for Retail

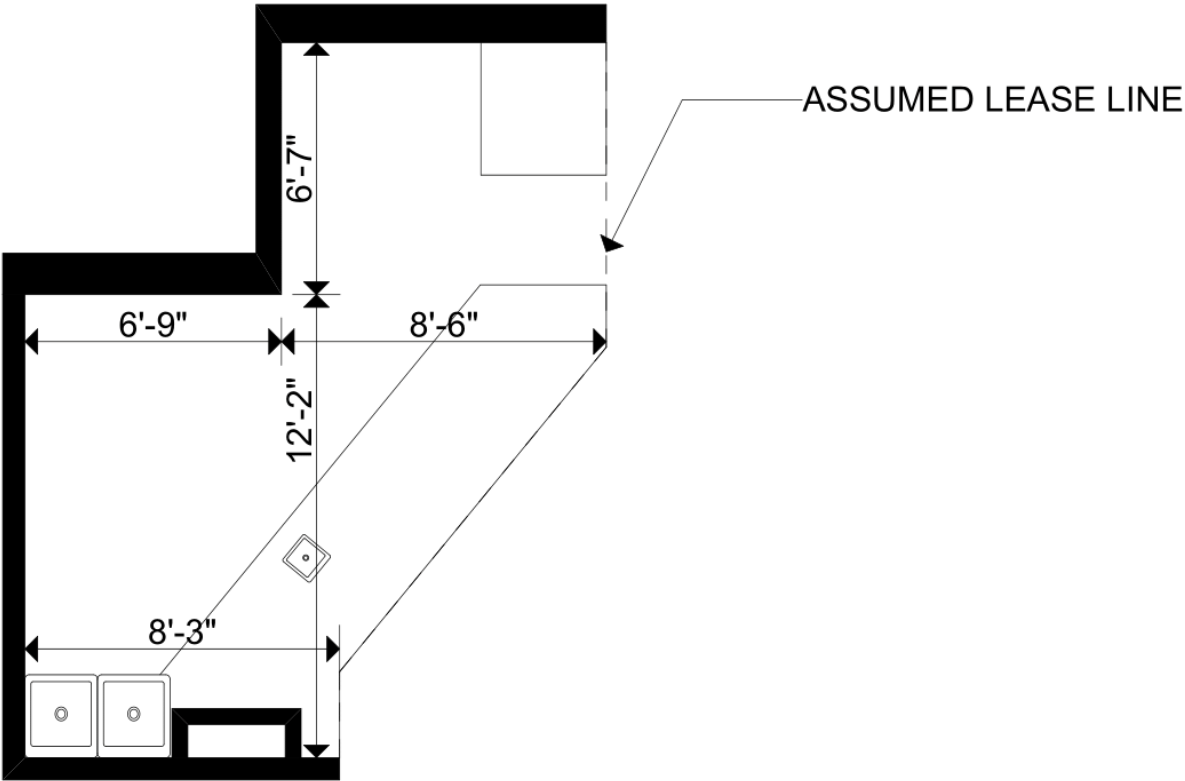


RENTABLE AREA – 474 SF



# Suite 276

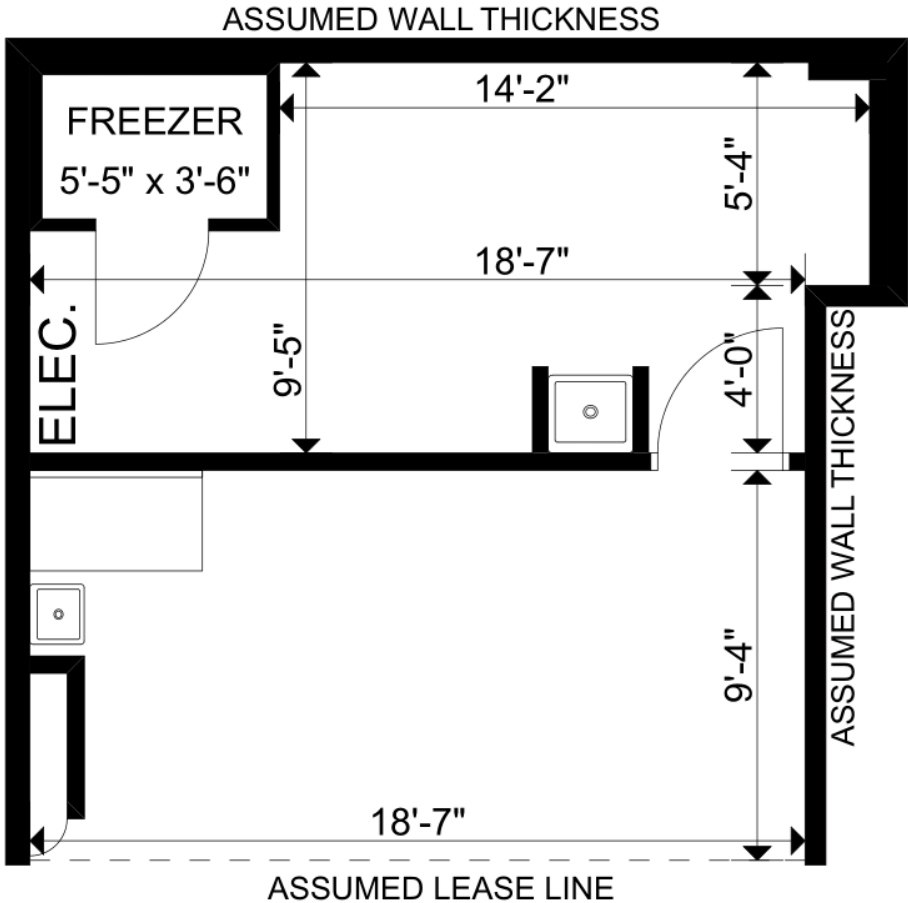
Available Immediately  
Suitable for Retail



RENTABLE AREA - 202 SF

# Suite 279

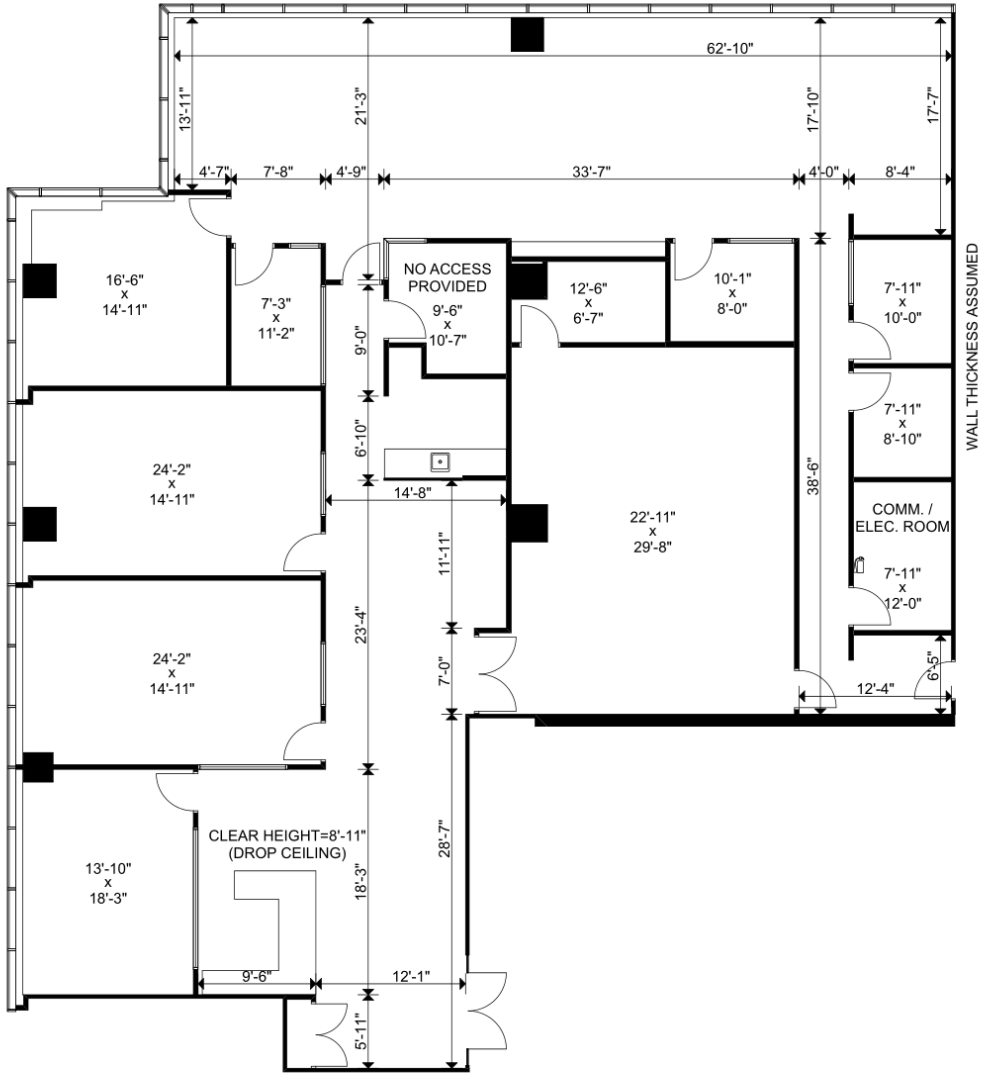
Available Immediately  
Suitable for Retail



RENTABLE AREA – 379 SF

# Suite 2100

Available Immediately  
Suitable for Office



WALL THICKNESS ASSUMED

RENTABLE AREA – 6,000 SF



0  
Private  
Offices



8  
Meeting  
Rooms



1  
Kitchen

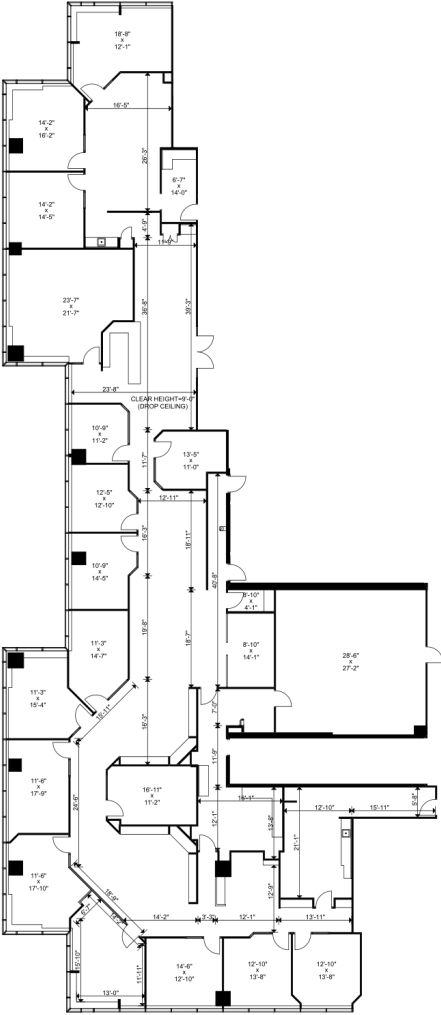


Shared Common  
Washrooms

# Suite 2500

Available Immediately  
Suitable for Office

Opportunity to expand into Suite 2590 for an additional 5,641 sf



RENTABLE AREA – 10,395 SF



15  
Private  
Offices



1  
Meeting  
Rooms



2  
Kitchen

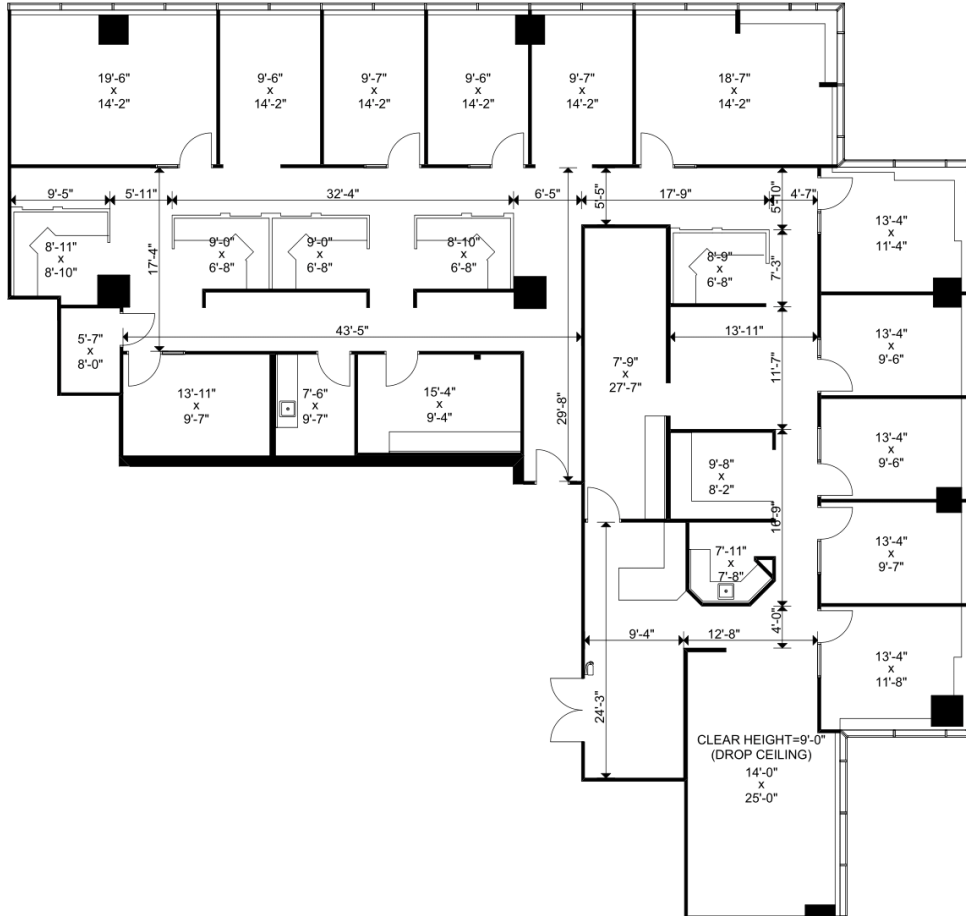


Shared Common  
Washrooms

# Suite 2590

Available Immediately  
Suitable for Office

Opportunity to expand into Suite 2500 for an  
additional 10,395 sf



RENTABLE AREA – 5,641 SF



15  
Private  
Offices



1  
Meeting  
Rooms



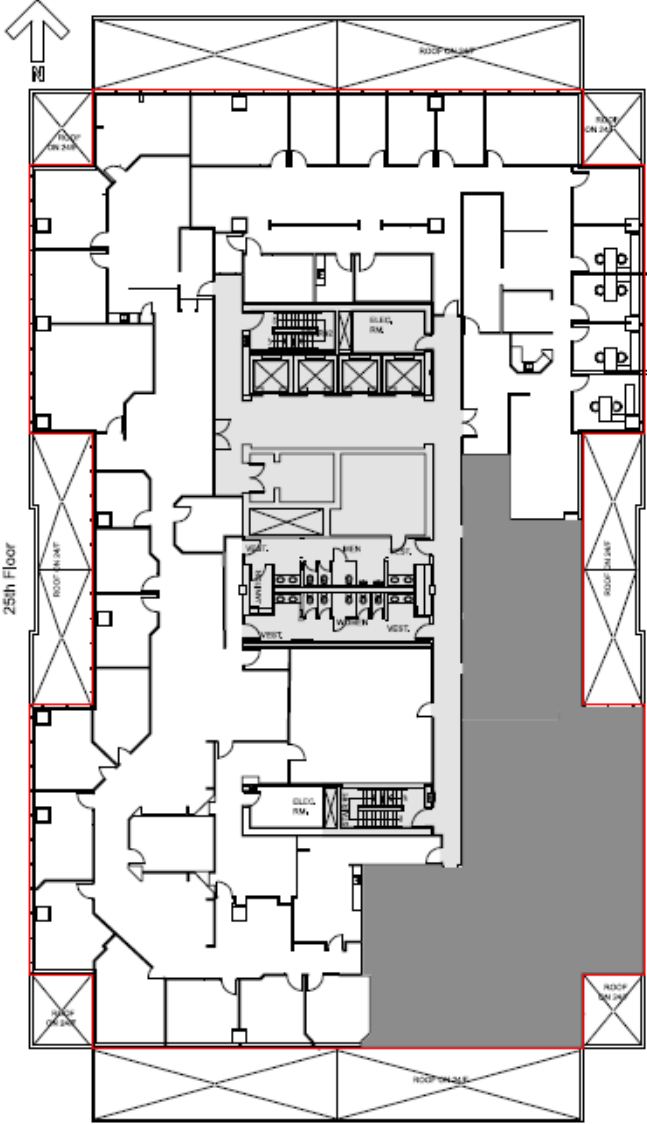
2  
Kitchen



Shared Common  
Washrooms

# Suite 2500 & 2590

Available Immediately  
Suitable for Office



RENTABLE AREA – 16,036 SF



27  
Private  
Offices



1  
Meeting  
Rooms



4  
Kitchen



Shared Common  
Washrooms

# Where Work-Life Balance is a Reality

Commerce Place is a 27-story AA-class office and retail destination prominently located in the centre of Edmonton's downtown financial core.

With over 600,000 sf of office space and 118,000 sf of premium mixed use office, restaurants, and retail space, Commerce Place offers convenience, comfort and class to tenants and visitors, alike.

Tenants enjoy exclusive access to a new conference facility and Tenant dedicated bicycle parking.



Convenient access to Edmonton's bus transit along 101 Street and Jasper Avenue.



Access to Edmonton's Central LRT station and the new Valley Line LRT station. Direct connection to above and below ground pedway system.



5 minute walking distance to all major downtown attractions including Roger's Place, the Ice District, the Royal Alberta Museum, Art Gallery of Alberta and Restaurants.



An abundance of personal and business amenities within a 10-minute driving radius help you maximize your time.

# Our Commitment to Wellness & Sustainability

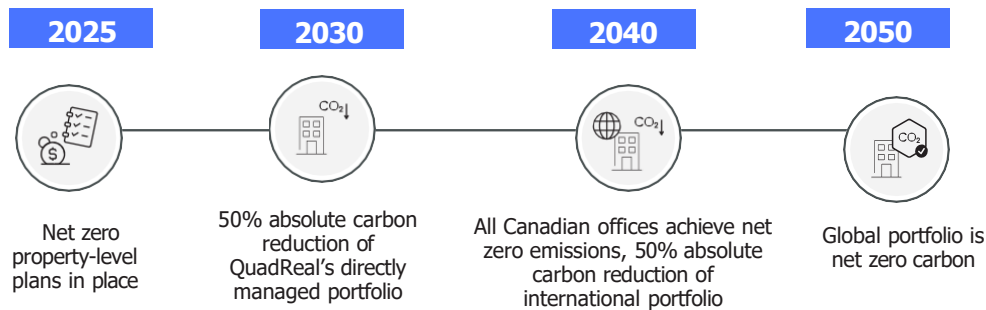


At QuadReal we are committed to leadership in sustainability on a global scale, and right here at home in Canada.

We've set ambitious targets to reduce water, waste, energy and carbon emissions - rigorously tracking our progress using real scientific data. But we know we can do more. That's why we're working to cut 100% of our operation's carbon footprint by 2050. It's part of our pledge to build better communities, places that aren't just good for our customers' wellbeing but for the entire planet.



## QUADREAL'S PATH TO NET ZERO



## KEY NOTABLES

LEED® EB Gold, BOMA BEST Platinum certified  
 2023 Fitwel 2 star, 2022 Fitwel Viral Response Certification  
 Full recycling program, including organics

Various zero waste tenant events  
 Energy star certified, score of 96  
 Rick Hansen certified

Smart watering irrigation system  
 Bike racks provided  
 Green cleaning program

# QuadReal: Excellence Lives Here

QuadReal Property Group is a global real estate investment, operating and development company headquartered in Vancouver, British Columbia.

Its assets under management total \$67.1 billion. From its foundation in Canada as a full-service real estate operating company, QuadReal has expanded its capabilities to invest in equity and debt in both the public and private markets. QuadReal invests directly, via programmatic partnerships and through operating companies in which it holds an ownership interest.

QuadReal seeks to deliver strong investment returns while creating sustainable environments that bring value to the people and communities it serves. Now and for generations to come.

## 40M SF

CANADIAN COMMERCIAL  
REAL ESTATE PORTFOLIO

## \$73.8B

ASSETS SPANNING  
NORTH AMERICA,  
THE UNITED KINGDOM,  
EUROPE & ASIA-PACIFIC

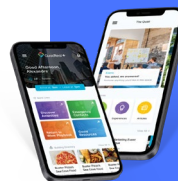


22 Bishopsgate  
London

Commerce Place is managed by QuadReal Property Group – A team of professionals that take pride in delivering exceptional customer service while creating a seamless experience for their communities.

Excellence lives here. That's why we're committed to creating sustainable environments, spaces that bring value to people both now, and for years to come. We don't just serve our communities, we're part of them. Working in partnership with our communities, our staff provide hands-on guidance to each and every one of our customers. Meanwhile, our always-on QuadReal+ App provides real-time engagement while QuadReal CONNECT delivers 24/7 professional support, so our customers can stay connected wherever they are.

## quadreal.com



CONTACT QUADREAL CONNECT  
THROUGH THE QUADREAL+ APP

or  
1 877-977-2262  
[quadrealconnect.com](http://quadrealconnect.com)

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