

Office | For Sub-Sublease

EPCOR Tower

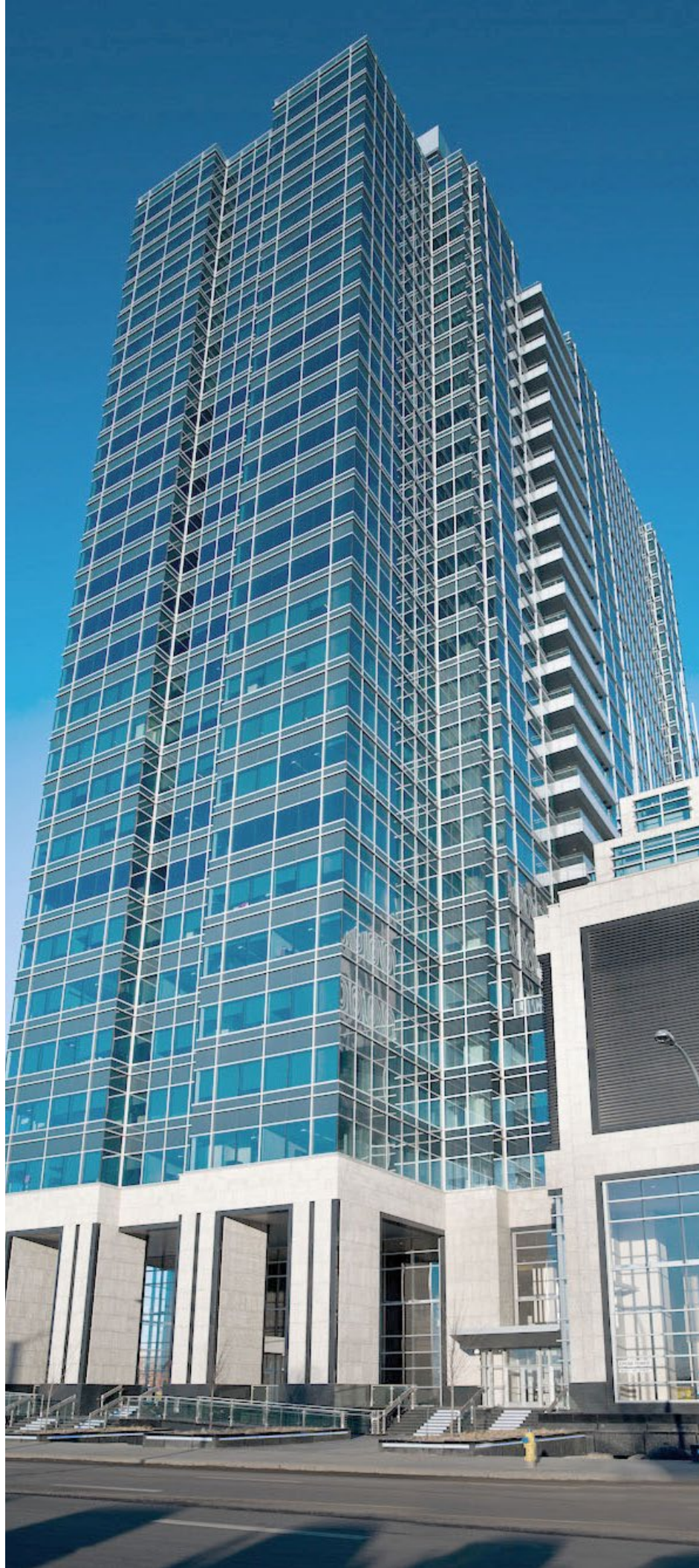
10423 101 Street NW



Up to 97,271 Sq. Ft.

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CBRE



EPCOR Tower

10423 101 Street NW

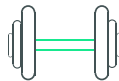


About the Building

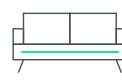
EPCOR Tower offers a premier downtown office experience with an exceptional range of tenant amenities designed to support productivity and convenience. The building features 24/7 security, on-site daycare and dry-cleaning services as well as thoughtful conveniences such as umbrella & car share options.

As a LEED® Gold Certified building, EPCOR Tower reflects a commitment to sustainability and operational excellence. Roundhouse Park is located just out the front doors with additional outdoor space available through private balconies on each floor. Increasing building connectivity, construction is underway on the future pedway connecting the area to RAM & Churchill LRT station.

Building Amenities



Fitness Centre



Tenant Lounge



Buco Pizzeria & Vino Bar



24/7 Security



On-Site Daycare



Conference Centre



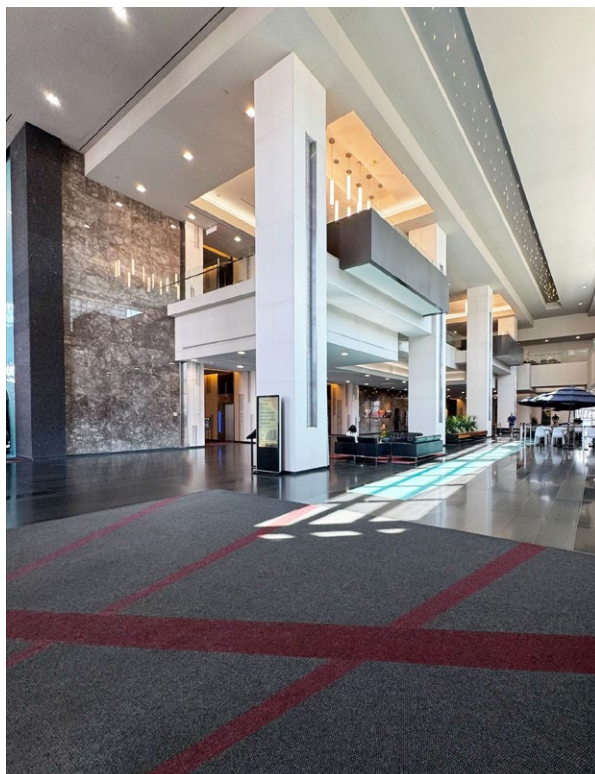
Bike Parking



Roundhouse Park

Sub-Sublease Details

Available Space	9 th Floor 24,313 Sq. Ft.
	10 th Floor 24,305 Sq. Ft.
	11 th Floor 24,317 Sq. Ft.
	12 th Floor 24,335 Sq. Ft.
	Contiguous to 97,271 Sq. Ft.
Availability	Q4 2026
Sublease Expiry	December 29, 2031
Net Rent	\$7.00 per Sq. Ft.
Additional Rent	\$26.25 per Sq. Ft. (2026)
Parking	1 Stall per 1,100 Sq. Ft. Underground Reserved: \$350/stall Underground Random: \$265/stall
Furniture	Available



Property Highlights



Move-In Ready Office Space



Full Floor Opportunities



Like-New Furniture Available



Flexible Term Lengths



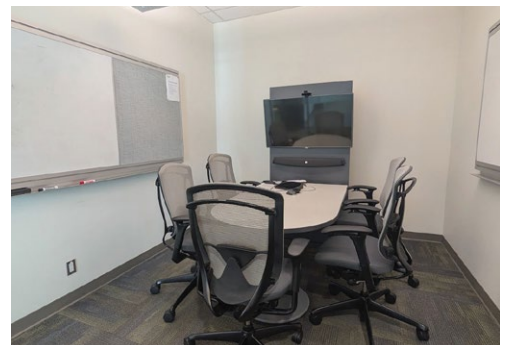
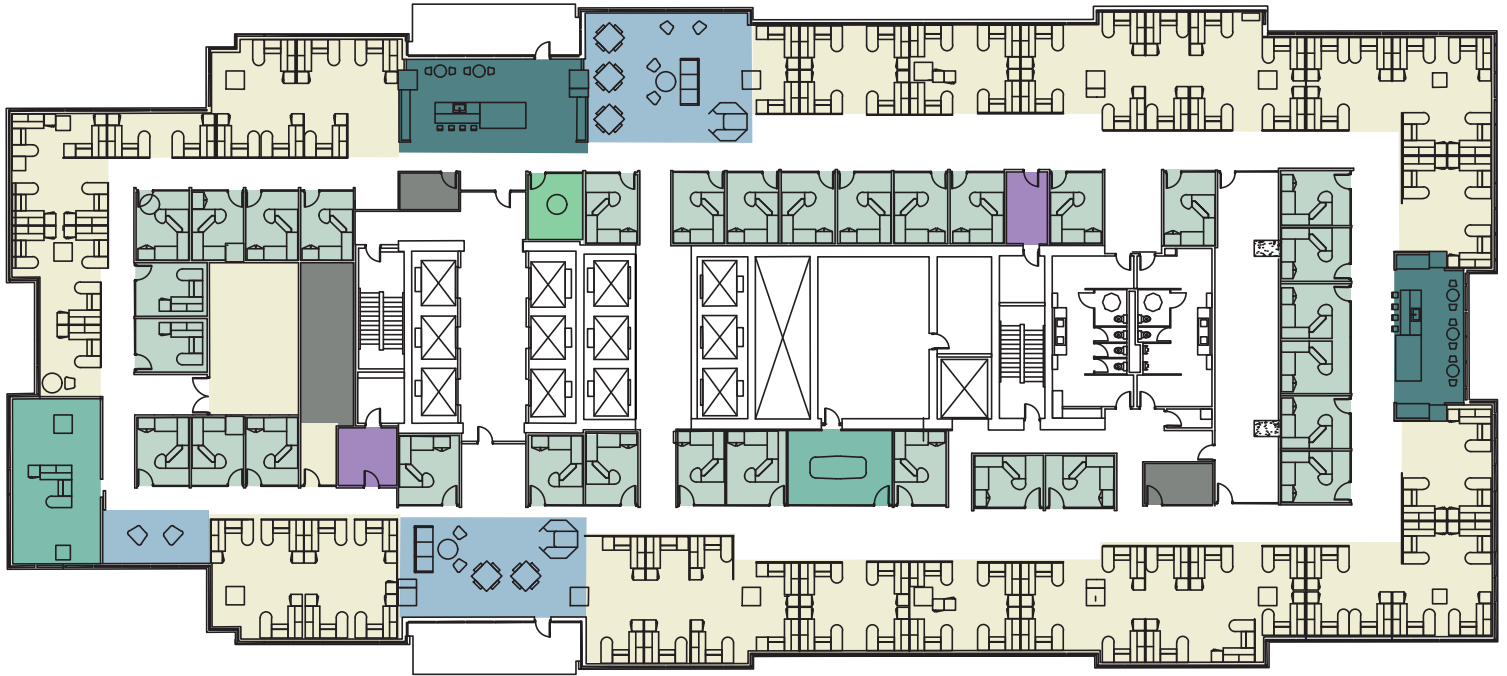
Exterior Podium Signage

EPCOR Tower
10423 101 Street NW

9th Floor

24,313 Sq. Ft.

- Private Offices
- Open Work Areas
- Meeting Rooms
- Collaboration Areas
- Executive Offices
- Kitchen
- Storage
- Server/Data Rooms

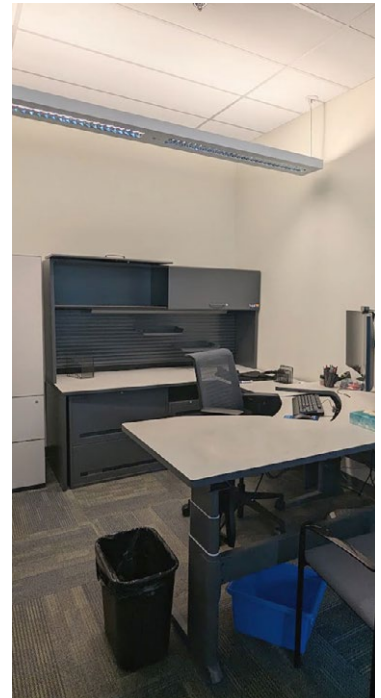
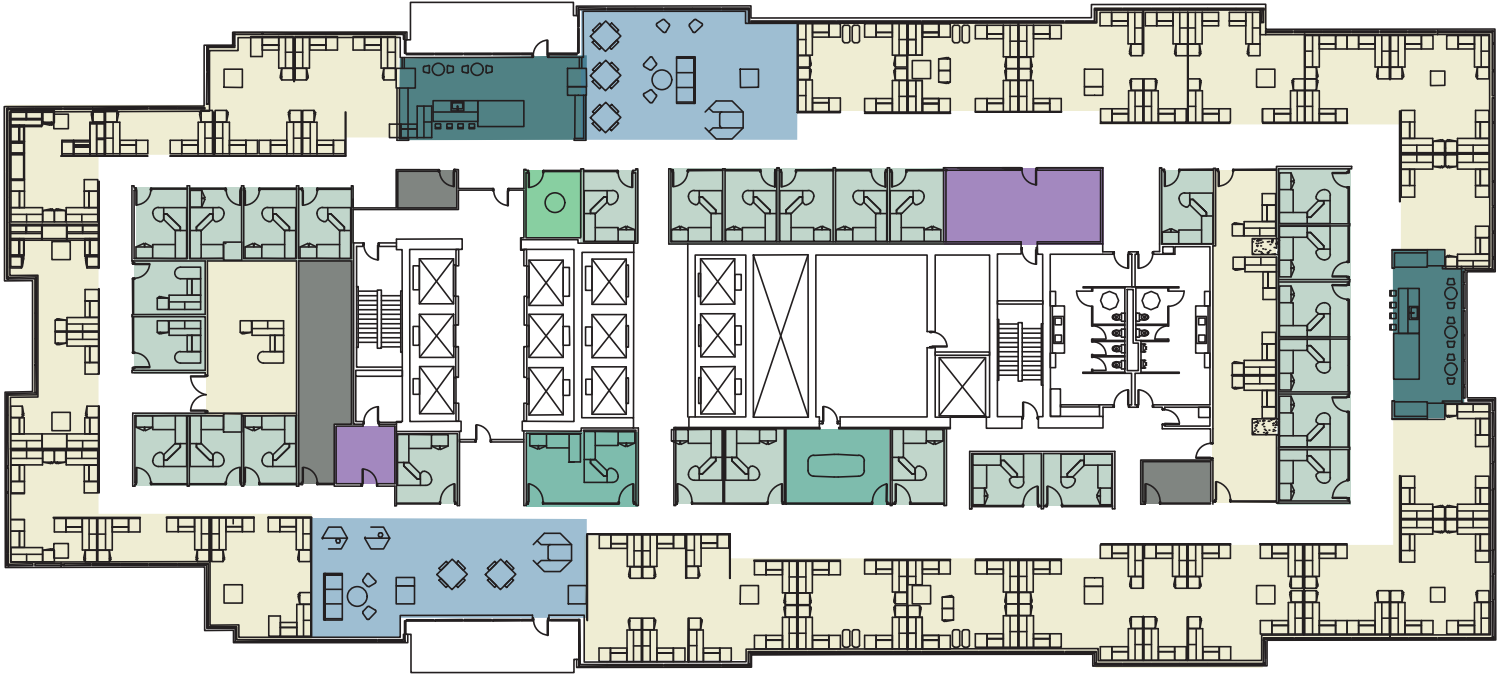


For Sub-Sublease

10th Floor

24,305 Sq. Ft.

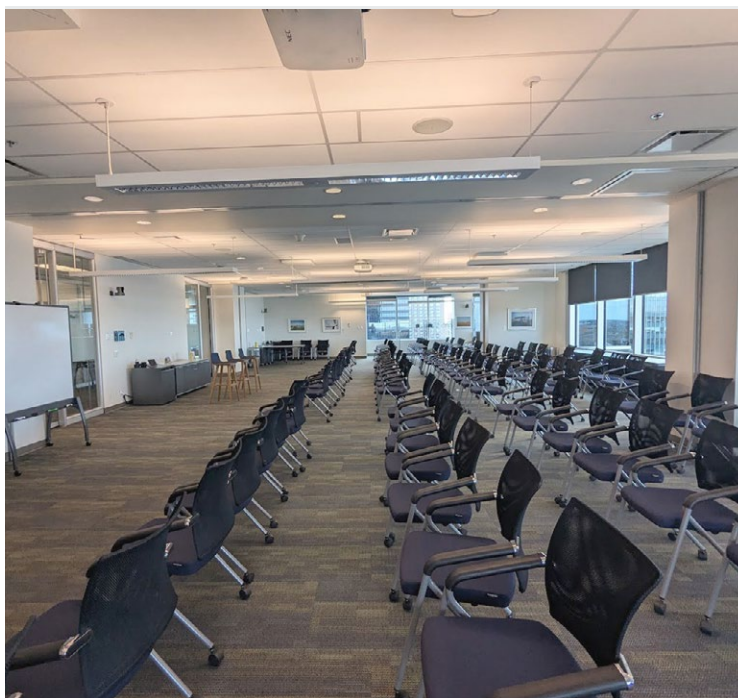
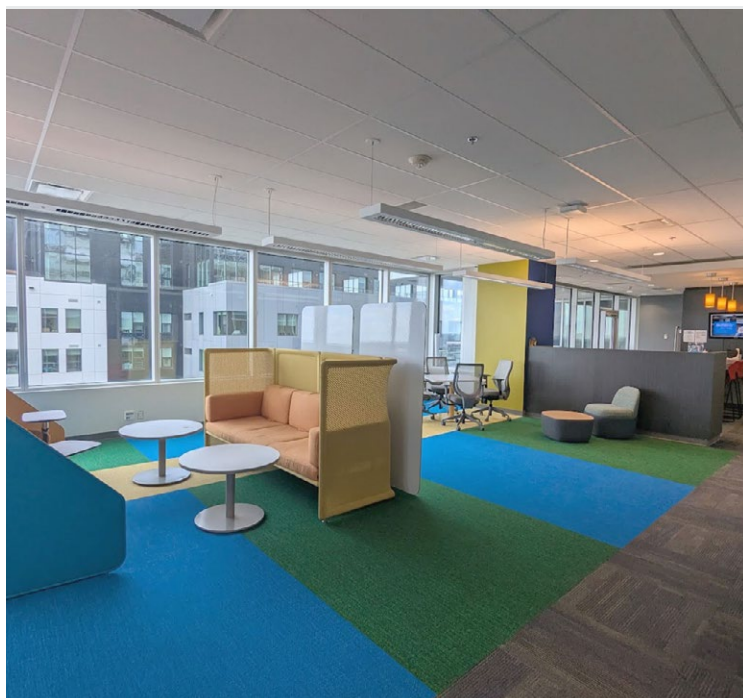
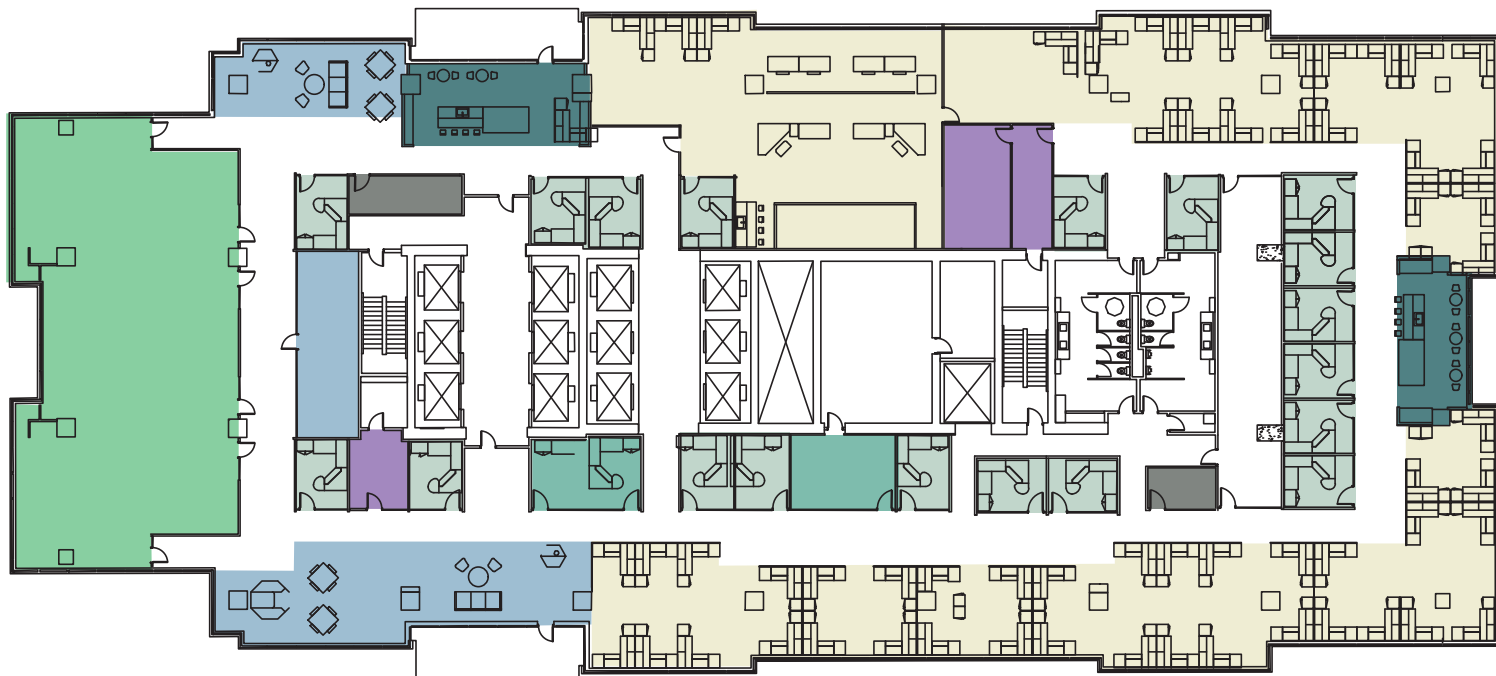
- Private Offices
- Open Work Areas
- Meeting Rooms
- Collaboration Areas
- Executive Offices
- Kitchen
- Storage
- Server/Data Rooms



11th Floor

24,317 Sq. Ft.

- Private Offices
- Open Work Areas
- Meeting Rooms
- Collaboration Areas
- Executive Offices
- Kitchen
- Storage
- Server/Data Rooms

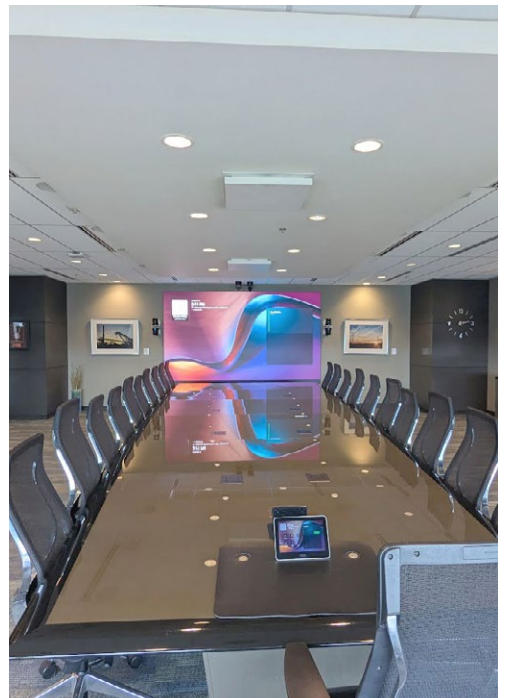
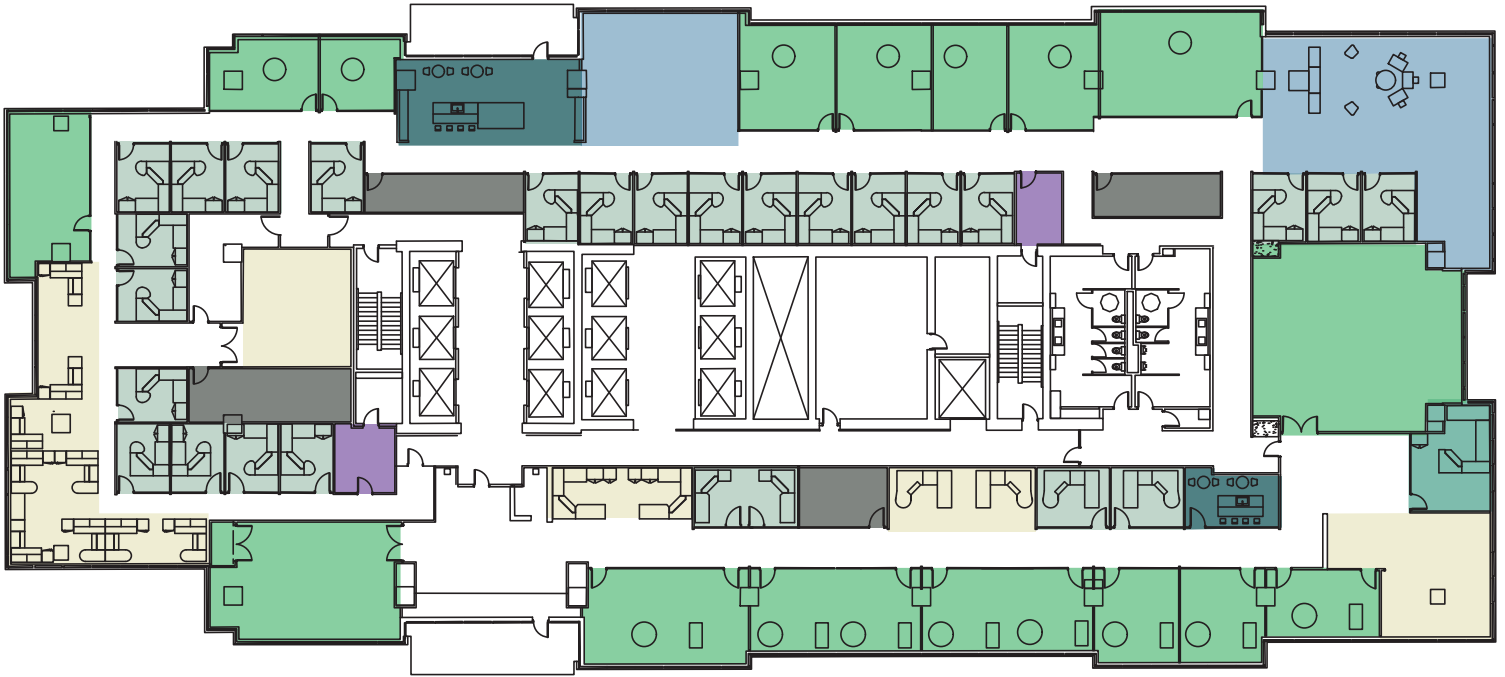


For Sub-Sublease

12th Floor

24,335 Sq. Ft.

- Private Offices
- Open Work Areas
- Meeting Rooms
- Collaboration Areas
- Executive Offices
- Kitchen
- Storage
- Server/Data Rooms





Restaurants

Bucco Pizzeria
Sorrentinos
OEB
Bianco
Sabor
Craft Beer Market
Joey
The Banquet



Café & Bars

Fawkes Café
Bar Trove
Rosewood Café
Objects Café
O'Byrne's Irish Pub
Campio Brewing
The Sherlock Holmes Pub



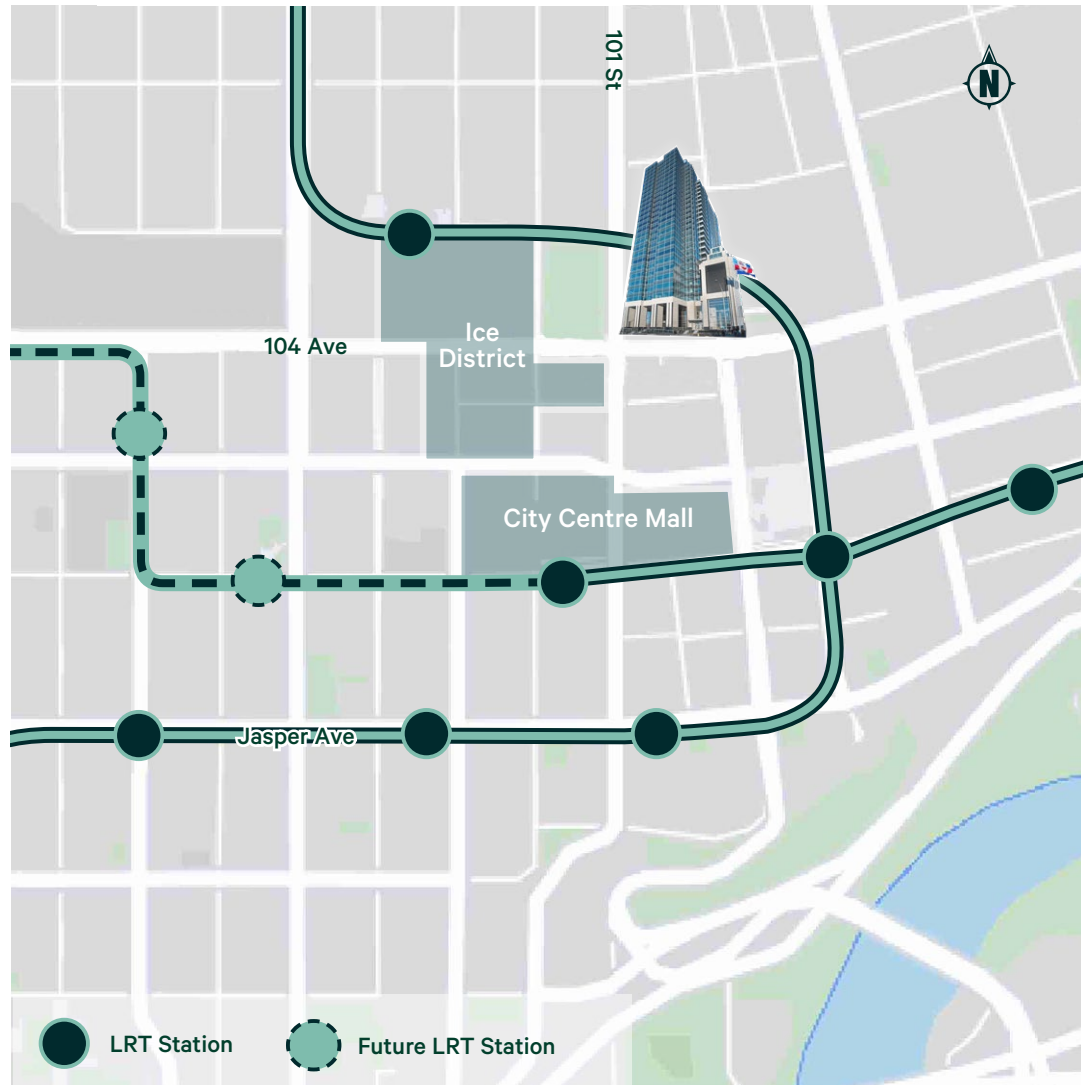
Entertainment

Roger's Place
Citadel Theater
Winspear Centre
Royal Alberta Museum
Art Gallery of Alberta
Grand Villa Casino
Landmark Cinémas
Neon Sign Museum



Shopping

Winners
Henry Singer
The Artworks
ICE District Authentics
Wee Book Inn
Shoppers Drug Mart



Contact Us

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