



# ATCO Centre Edmonton

OPPORTUNITY TO ACQUIRE A  
DOWNTOWN EDMONTON OFFICE  
PROPERTY WITH MULTI-RES CONVERSION  
POTENTIAL OR REPOSITIONING UPSIDE



Capital Markets  
Real Estate Group

## ICONIC DOWNTOWN PROPERTY STRADDLING EDMONTON'S FINANCIAL AND GOVERNMENT DISTRICTS

### INVESTMENT HIGHLIGHTS

ATCO Centre (the "Property") occupies a strategic position in the heart of Downtown Edmonton, straddling the city's two primary office nodes, the Financial District and the Government District. The Property is located on 105 Street, just a half block south of Jasper Avenue. The Property's iconic red clad façade is one of the most recognizable landmarks in the Edmonton skyline, commanding visibility across the Downtown Core.

#### At the Crossroads of the Financial District

The Property is positioned in close proximity to Edmonton's largest and most prominent office complexes, including Stantec Tower, Edmonton Tower, and the ICE District, the city's transformative mixed-use entertainment and office precinct. The Financial District is home to Edmonton's largest corporate tenants and serves as the primary hub for the city's professional services, engineering, and energy sectors.

#### Adjacent to Edmonton's Government District

As the capital of Alberta, Edmonton houses the majority of the provincial government's office space in the city's Government District. The district is characterized by stable, low volatility tenancies that provide a consistent base of employment and daily foot traffic in the downtown core. ATCO Centre's position at the boundary of both districts provides exposure to the full breadth of Downtown Edmonton's occupier base and is ideally situated to house workers from both districts.

#### Established Residential Neighbourhood

The surrounding precinct features an established and expanding base of residential condominiums and purpose built multi-residential rental developments, reinforcing the area's evolving live / work character. Recent conversion and new build activity in the downtown core, including projects adjacent to the ICE District, underscores growing residential demand and provides tangible market precedent for multi-residential repositioning in the immediate area.

#### Convenient Transit, Retail, and Amenity Access

ATCO Centre benefits from convenient access to public transit, including multiple bus routes along Jasper Avenue, and the Bay/Enterprise Square LRT Station in close proximity. The surrounding neighbourhood offers a growing mix of retail, restaurants, and grocery amenities, including a nearby Save-on-Foods, supporting the daily needs of both office tenants and local residents.



# INVESTMENT HIGHLIGHTS

OFFERING SUMMARY



Investment-Grade Holding Income of ~\$6.5 Million per year (\$21 psf per year) until Vacant Possession in November 2028



Iconic Downtown Property Straddling Edmonton's Financial and Government Districts



Conversion Ready Floorplates, Ideally Configured for Multi Residential Repositioning



Excellent Building Quality with over \$10 Million in Capital Invested in the Property over the past 10 Years



Best-in-Class Institutional Ownership and Management for over 17 years



Proven Alberta Market Precedent for Office to Residential Transformation

ATCO Centre is a top performing office building within Canada in terms of sustainability and energy efficiency, having won the Energy Star Canada Award for Building of the Year (Office) in 2025 as well as achieving LEED Platinum, BOMA BEST Platinum, and an Energy Star score of 100



# PROPERTY OVERVIEW

OFFERING SUMMARY

## Asset Overview

Total Building Area	<b>303,768 sf</b>	Typical Floor Plate	<b>~16,000 sf</b>
Occupancy	<b>100%<sup>(1)</sup></b>	Year Constructed	<b>1983</b>
NOI	<b>~\$6.5 million</b>	Parking	<b>214 underground stalls (1 per 1,419 sf)</b>
Storeys	<b>20</b>	Elevators	<b>7</b>
BOMA BEST	<b>Platinum</b>	Capital Investment	<b>Over \$10 million in past 10 years</b>
LEED	<b>Platinum</b>		

(1) ATCO, the sole tenant, will be vacating the Property November 30<sup>th</sup>, 2028





# ATCO Centre Edmonton

## A D D I T I O N A L   I N F O R M A T I O N

All inquiries regarding ATCO Centre and this sale process should be directed to the exclusive undernoted Advisor for the Vendor. Upon the execution of the Vendor's form of Confidentiality Agreement, interested parties will be provided with a Confidential Information Memorandum containing detailed property and financial information, along with access to a virtual data room containing pertinent property information.



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