

BUILDING OVERVIEW

Efficient, modern and forward thinking - Centre Point Place is a non-traditional Class A office premises in the heart of both the financial and arts districts in Edmonton. Tenants enjoy a direct connection to World Health Club, our brand new Elevate Food Fare, over 2,300 Oxford parking stalls, immediate access to all forms of public transit, and less than a 5 minute walk to the area's best public attractions.

Further, Oxford Tenants have exclusive access to premium bicycle parking and locker room facilities as well as access to our modern conference facility. In addition to an efficient floor plate - Centre Point Place commands some of the highest ceiling heights available for an office tenant reaching over 16 feet to the underside of deck, provides for exceptional signage opportunities overlooking Churchill Square and boasts the lowest operating cost profile for a class A building downtown.

At Oxford, Sustainability is top of mind and our Edmonton office assets have always been leaders in sustainable practices. Currently, Centre Point Place is BOMA BEST Certified Silver.



DISCOVER CENTRE POINT PLACE

EDMONTON, ALBERTA

FOR MORE
INFORMATION
CONTACT

Meghan Kinney
Senior Manager, Office Leasing
780.426.8419
mkinney@oxfordproperties.com

Nancy Koerner
Lease Administrator
780.426.8474
nkoerner@oxfordproperties.com

GENERAL BUILDING

Address	10205 - 101 Street	Parking	Underground and above ground available; 1 stall per 1,000 square feet leased
Manager	Oxford Properties Group	Year Completed	1972
Hours	Monday – Friday 7:00 am to 6:00 pm	Renovations & Upgrades	Sky lobby unveiled in 2014. Elevator lobby upgrade program on multiple floors
Leasable Office	106,803 square feet		

BUILDING DETAILS

Number of Floors	3 office, 2 retail	Common Areas/ Corridor Finishes	Corridor - Modern with porcelain tile and walnut accents
Typical Floor Area	~58,000 square feet	Ceiling Height	10'-13' to grid 16.5' to underside of deck
Ceiling Grid	A suspended T-bar ceiling grid system with inlay mineral board tiles	Floor Loading	100 PSI or 4.8 KPA
		Efficiency Ratios	Approximately 7.4%
		Windows	Approximately 23' X 7' double paned glass with a reflective coating

BUILDING SYSTEMS

Passenger/Freight Elevators	3 passenger elevators, 1 designated as freight elevator	Life Safety System	Two stage fire alarm system, smoke detectors, sprinklers and heat detectors
HVAC	Numerous interior zones (variable air volume system) controlled by room thermostat with air delivery throughout Fans upgraded to VFD, HVAC – VAV boxes, DDC controls	Security System	The complex is monitored 24 hours a day by security patrols. Tower elevators, parkade and lobby are card access controlled after hours. Security escort to the parkade is available after hours
HVAC Hours	Monday – Friday 7:00 am – 6:00 pm	After Hours System	Entrance doors at 102A Avenue and pedway from the Edmonton City Centre East parkade are card access controlled after hours. There is also an intercom to Central Services at each of these entrances and exits. An access card is also required to enter or exit the tower doors after hours. Elevators are card access controlled and monitored after hours
Electrical Design	In-ceiling distribution system	Environmental Health & Safety	Building has achieved BOMA BEST Certified Silver
Lighting	Flush mounted fluorescent T-8 light fixtures		
Data Distribution	Allstream, Bell/GT, Group Telecom, Telus, Shaw		
Barrier-Free Access	Yes		