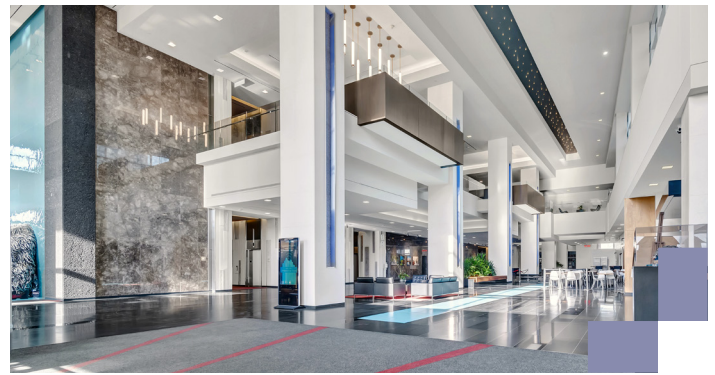




EPCOR TOWER

10423 – 101 STREET | EDMONTON, AB

+ OFFICE & RETAIL SPACE FOR LEASE

Welcome to EPCOR Tower: Where business, culture, and innovation converge in the heart of Edmonton.

Located at the intersection of the city's vibrant arts, entertainment, and business districts, EPCOR Tower provides a dynamic and inspiring workspace tailored for forward-thinking companies.

- LEED® Gold Certified, WiredScore Gold and Silver level BOMA BEST certified
- The only downtown tower with private balconies on every floor
- Tenant focused amenities to encourage work/life balance





+ BUILDING AMENITIES

- Les Petits Artistes Montessori
- Bucu Pizzeria + Vino Bar
- MilkCrate Café
- Tower Express *(convenience store)*
- Full-service Fitness Facility
- Bicycle Parking with showers/locker room
- Conference Centre
- Complimentary Wi-Fi on lobby and mezzanine floors
- Complimentary Umbrella Service
- Press Gallery Dry Cleaning
- Auto Details Car Detailing
- Communauto Car Sharing
- Self-Serve Car Wash on P4



+ PROPERTY DETAILS



SITE AREA
2.2 Acres



RENTAL RATE
Market



AVAILABILITY
Immediately



GROSS BUILDING AREA
625,000 SF



ADDITIONAL RENT
OFFICE:
Prop Tax: \$12.54/SF
CAM: \$12.76/SF
EST. TOTAL: \$25.30/SF
RETAIL:
Prop Tax: \$12.54/SF
CAM: \$12.03/SF
EST. TOTAL: \$24.57/SF



PARKING RATIO
1 underground stall/
1,000 SF
\$265/stall/month
random underground
\$350/stall/month
reserved underground

+ BUILDING DETAILS

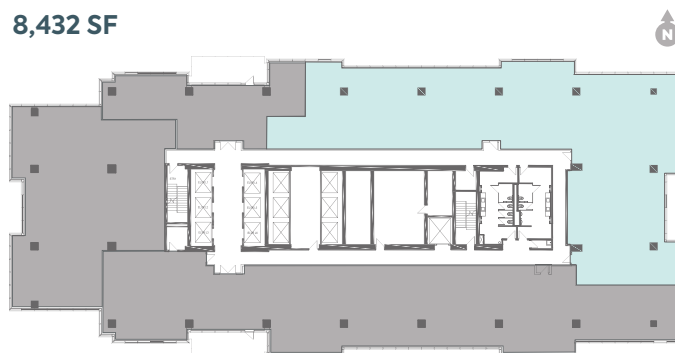
- 28 floors with flexible, efficient floor plates up to 24,865 SF
- A Fitness Centre refresh is coming in 2025, updating the changerooms and upgrading all the equipment
- Upgraded Tenant Lounge coming in 2025 designed for relaxation and collaboration
- Gender-neutral washrooms on the mezzanine, promoting inclusivity
- Spacious 9'6" ceiling heights, maximizing natural light throughout the building
- LEED® Gold certification ensuring sustainable, energy-efficient operations
- 850 secure underground parking stalls with hourly and reserved options
- State-of-the-art conference centre with Wi-Fi, video conferencing, and full kitchen facilities
- 24/7 security and programmable access for peace of mind
- Sophisticated lighting systems with occupancy and daylight sensors for energy efficiency
- Private balconies on every floor, offering outdoor space for every tenant
- Measured by BOMA '89 to maximize usable space

+ VACANCIES & FLOOR PLANS

FLOOR	SIZE	AVAILABILITY
3 rd Floor	14,216 SF	Immediately
6 th Floor	6,935 SF	Immediately
8 th Floor	9,050 SF	Immediately
13 th Floor	8,432 SF	Immediately
14 th Floor	3,642 SF	Immediately
15 th Floor	19,865 SF	Immediately
16 th Floor	24,865 SF	Immediately

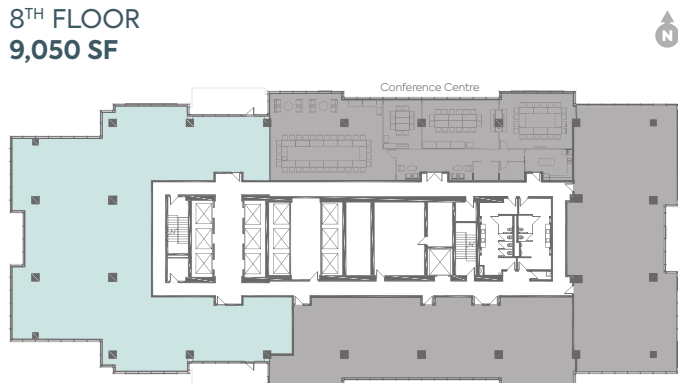
ALL FLOOR PLANS ARE AVAILABLE UPON REQUEST

13TH FLOOR
8,432 SF

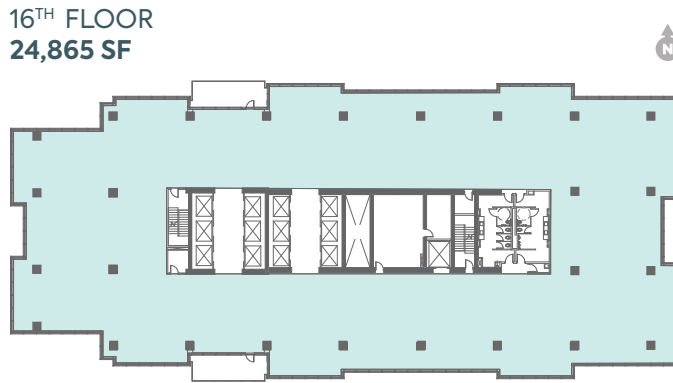


Demising options available

8TH FLOOR
9,050 SF



16TH FLOOR
24,865 SF



Demising options available

The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice.

+ PUBLIC PLAZA

Coming in 2025: The Switch's lively 1.5 acre Public Plaza, an outdoor space designed to inspire and connect just east of EPCOR Tower.

- Ideal for tenant events, outdoor meetings, or a refreshing break in the open air.
- Lush landscaping, seating areas, and walkways create a dynamic environment for both relaxing and social interaction.
- This vibrant space is the perfect extension of your office, encouraging community engagement and a healthy work-life balance.



+ AREA AMENITIES

PUBLIC TRANSIT

Direct access to ETS Transit Hub and close proximity to both Churchill and MacEwan LRT stations.

HOTELS AND RESTAURANTS

Enjoy a glass of wine and fire roasted pizza at Buco Pizzeria + Vino Bar in our lobby. Several other hotels and restaurants are a short walk away.

SHOPPING

Close proximity to several Edmonton retail centers, including the shops on 104th and Edmonton City Centre.

ENTERTAINMENT

Walking distance to Edmonton's Arts/ Entertainment District, the Royal Alberta Museum, ICE District, the Oilers Fan Park, and Rogers Place.



+ CONTACT



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QUALICO
PROPERTIES

Creating Spaces That Connect
PEOPLE + BUSINESSES + SERVICES