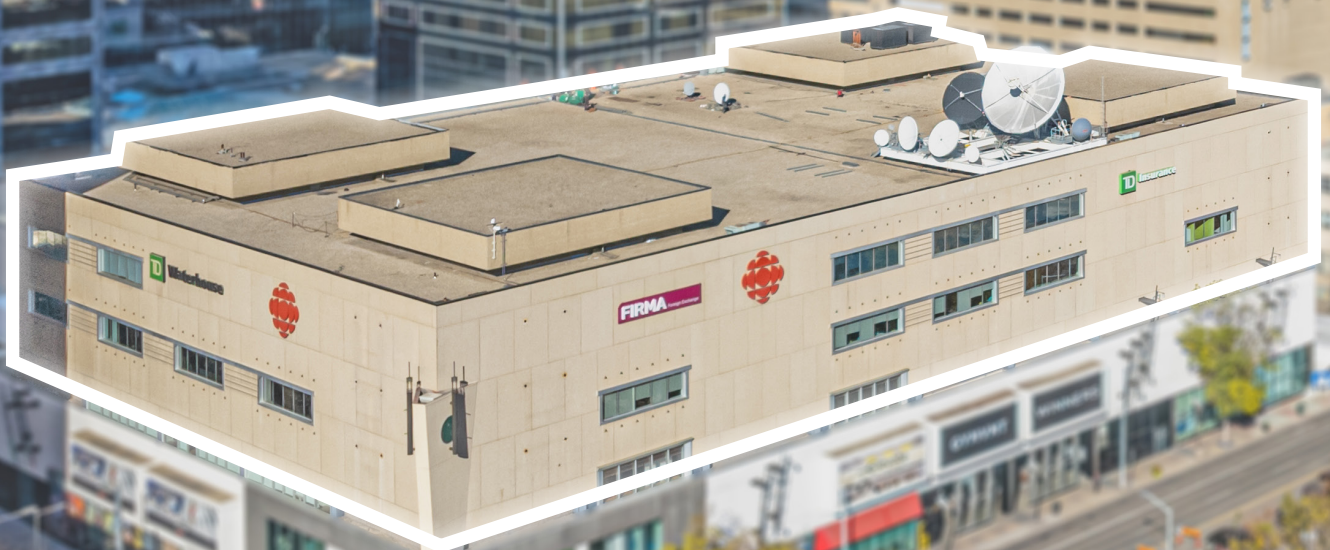


# Centre Point Place

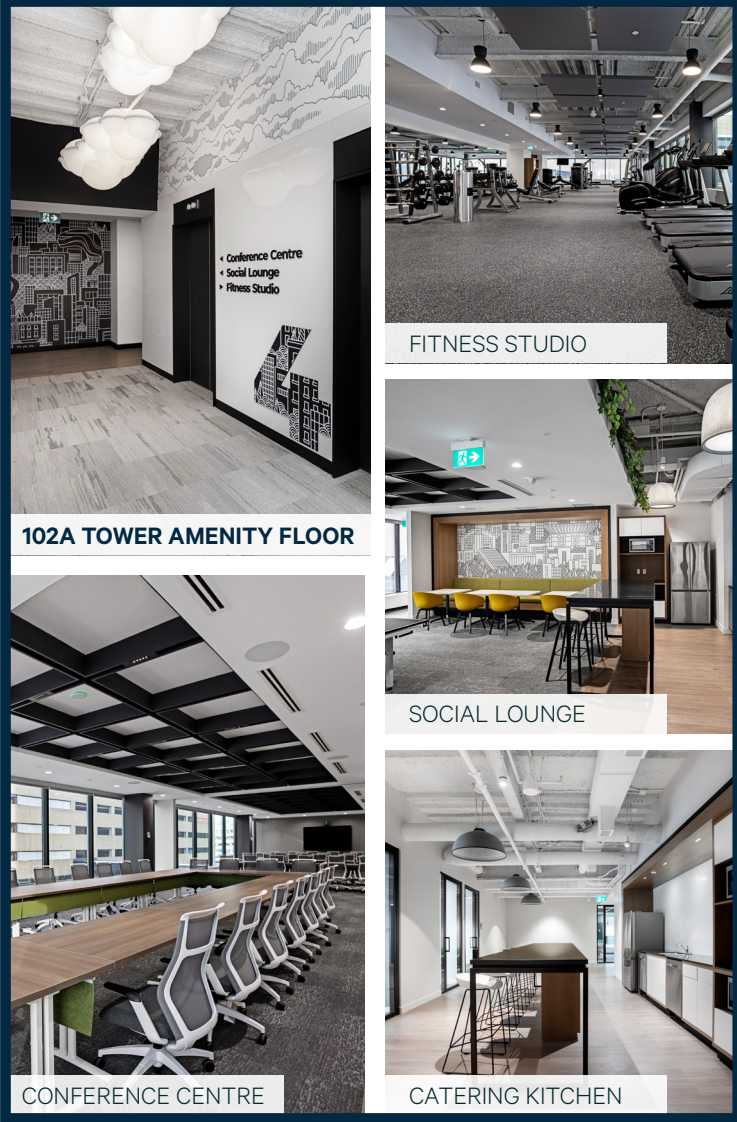
Connected Downtown Office Space

10205 101 St NW  
Edmonton, AB



# CENTRE POINT PLACE

10205 101 St NW | Edmonton, AB



## Direct Core Connectivity

Centre Point Place offers well-located downtown office space with direct pedway connectivity, providing a unique office environment with weather-protected access to Edmonton's downtown core.

This highly connected environment allows tenants to move efficiently with direct access to City Centre Mall, the pedway system, LRT stations, parking, and surrounding amenities year-round.



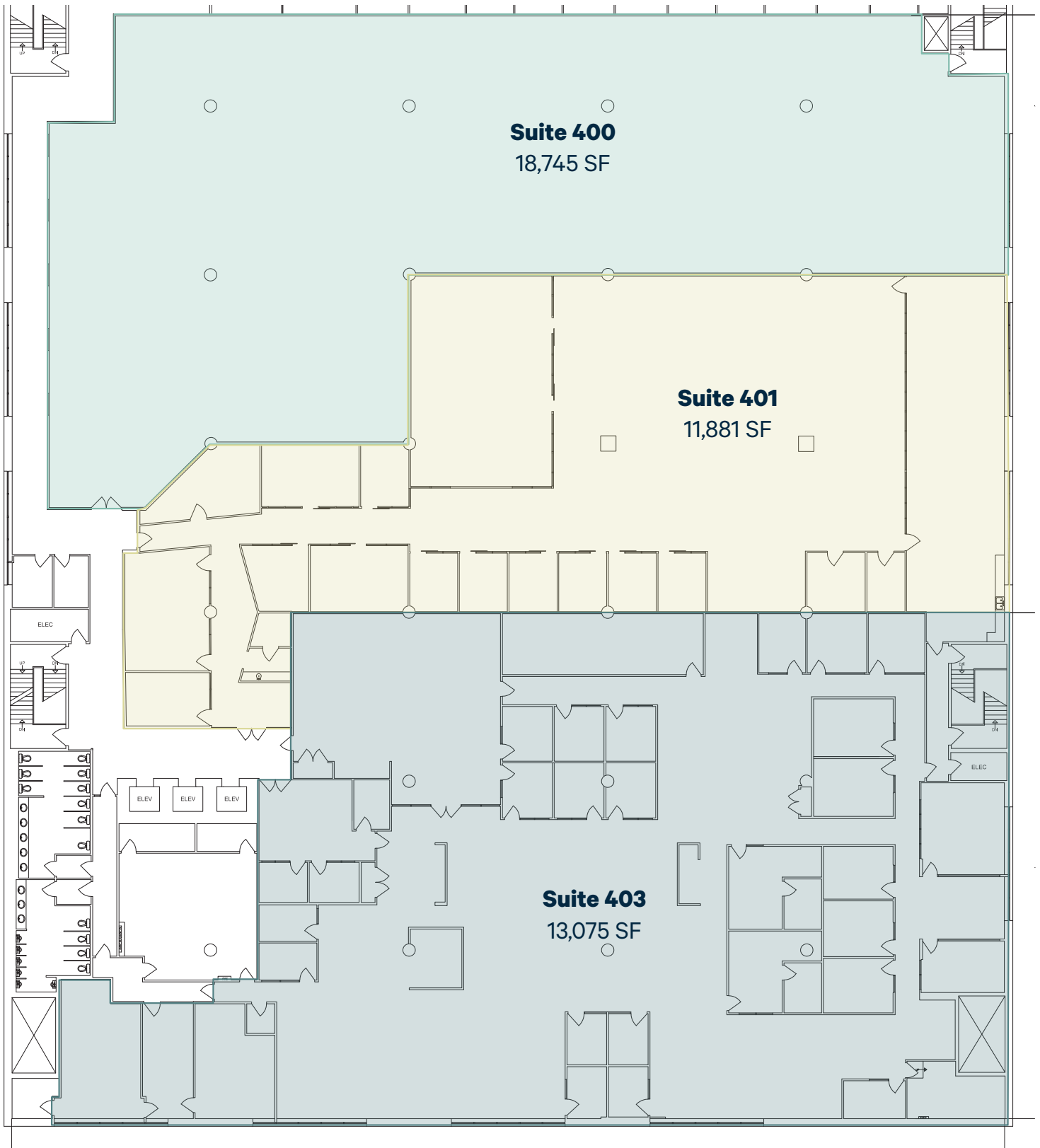
### TOWER HIGHLIGHTS

- + Access to new amenity floor at 102A Tower with Social Lounge, Conference Centre, and Fitness Studio
- + Additional onsite amenities: AccuSearch License & Registry, Coeur Physiotherapy
- + Professionally managed on-site by Canderel
- + Direct pedway & LRT connectivity with immediate access to abundant surrounding amenities



### Leasing Details

Lease Rates	Negotiable
Additional Rent	\$16.07 PSF
Parking	1:1,000 SF
Parking Cost	Starts at \$275.00/stall/month
Signage	Available
Ceiling Height	16' to deck   12'6" to tile
Gross Up Factor	7% (efficient floor plate)



Can be made contiguous for **up to 43,701 SF**

# Prominent Downtown Location



## Onsite Amenities

- |                          |                    |
|--------------------------|--------------------|
| ATB Financial            | Mint Dry Cleaning  |
| Avis Car Rental          | RBC Royal Bank     |
| Booster Juice            | Shoppers Drug Mart |
| Cafe Sole                | TD Canada Trust    |
| Denim & Smith Barbershop | Tim Hortons        |
| Elevate Food Fare        |                    |
| Landmark Cinemas         |                    |

## Surrounding Amenities

- |                     |                            |
|---------------------|----------------------------|
| Ace Coffee Roasters | OEB Breakfast Credo Coffee |
| Bianco              | Bank of Montreal           |
| Zymo Restaurant     | Scotia Bank                |
| Joey Bell Tower     |                            |

## Art & Entertainment

- |                            |                           |
|----------------------------|---------------------------|
| Art Gallery of Alberta     | Orchestra Rogers Place    |
| Churchill Square           | Royal Alberta Museum      |
| Citadel Theatre            | Stanley A. Milner Library |
| Edmonton Arts Council Shop | Winspear Centre           |
| Edmonton Symphony          |                           |

## Contact Us

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