

Taylor Riar

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ENERGY SQUARE

10109 - 106 Street, Edmonton

NOW 98% LEASED!



PROPERTY DETAILS

LEASE DETAILS

Address: 10109 - 106 Street NW **Net Rent:** Market \$13.48 / SF (2025) **Operating Costs:** Turnkey options available! Improvements: 1:1,000 SF underground parking stalls @ market rates Parking Ratio: Additional surface parking stalls available upon request! Jasper Avenue Main Street Zoning: Commercial Zone (JAMSC)

AVAILABLE SPACE

| 2nd Floor | Unit 200: Unit 202: | | Available Now! |
|-----------|------------------------|----------|-------------------|
| 3rd Floor | Unit 304: | 1,838 SF | Available Now! |

KEY PROPERTY HIGHLIGHTS



Significant, brand new building renovations are well underway



Turnkey options are available for immediate occupancy



Centrally located near numerous trendy new restaurants and bars!



Brand new main floor retail amenities now open!

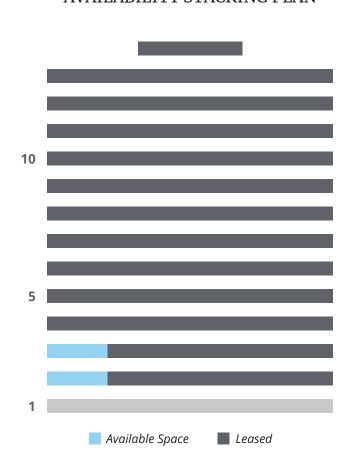


Fitness centre, shared boardroom, outdoor patio & bike storage



Flexible demising options available

AVAILABILITY STACKING PLAN















BUILDING UPGRADES

WHAT'S HAPPENING AT ENERGY SQUARE?



Brand new, modern lobby with seating area and security desk



Secure bike storage and bicycle repair stations



Convenient and eye-catching entrance off Jasper Avenue



Outdoor patio area provides tenants with access to greenspace and fresh air



Shared, bookable conference centre for tenants' exclusive use



Secure, underground parking facility with high parking ratio for downtown



Tenant exclusive fitness centre with shower facilities



Bar Oro Caffé & Roastery is Now Open! Serving coffee, pizza and wine!







Building renovations are now complete, and Bar Oro is now open!

AREA UPGRADES

Warehouse Park:

From parking lots to paradise!

Click Here to View More Information

DOWNTOWN WAREHOUSE PARK



Warehouse Park is a new park coming to the heart of downtown Edmonton in 2025.

Designed for all ages and abilities, Warehouse Park will provide space to be active, relax and gather with friends and neighbours surrounded by green trees and a large open lawn. Located between 106 Street & 108 Street, and Jasper Avenue & 102 Avenue, Warehouse Park will cover 3.6 acres, and replace the currently existing surface parking lots. *The vision for this park is an urban oasis and an inclusive, multi-use green space featuring large, open areas that invite citizens and visitors to reflect and explore.* This park will serve as a major public amenity for downtown residents, workers and visitors as the downtown population is expected to significantly increase in the next decade.



Dog Off-Leash Area



Dedicated Playground



Public Art Feature



Fitness Area and Basketball Court



107 Street Pedestrian Promenade



Park Pavilion with Public Washrooms



West Plaza with Warming Zone



Ornamental Campfire Water Feature



Park Lighting and Northern Light Feature

LOCATION OVERVIEW

| | | | 60 | | | | | | | | | | | |
|---|--------------------|--|---------|---|---------|--|-----------------|----------------------|---|-----------------------------|------|--|------------------------------|----------------------|
| 1 Boston Pizza | 6 | I Love Sushi | 11 | Bar Bricco/Uccellino | 16 | KB & Co | 21 | The Banquet | 26 | Let's Grill Sushi & Izakaya | 31 | GRETA Bar YEG | 36 | Earl of Sandwich |
| 2 Lock Stock Coffee | | Ayco Cafe | | Second Cup Cafe | | Campio Brewing Co | | Loblaws City Market | | El Furniture Warehouse | | Booster Juice | | Splash Poke |
| 3 Farrow Sandwiches | | Cora Breakfast & Lunch | | Remedy Cafe | | Baiju | | JOEY Bell Tower | | Phoenix Diner | | Blenz Coffee | | Central Social Hall |
| 4 Fu's Repair Shop | | Carne Asada | | Credo Coffee | | Home & Away Bar | | City Centre Mall | | Subway | | Save-On-Foods | | District Cafe & Bake |
| 5 Rocky Mountain Icel | | Shoppers Drug Mart | | DOSC | | The Canadian Icehouse | | The Marc | | The Pint Public House | | Mucho Burrito | | Olly Fresco's |
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FLOOR PLANS

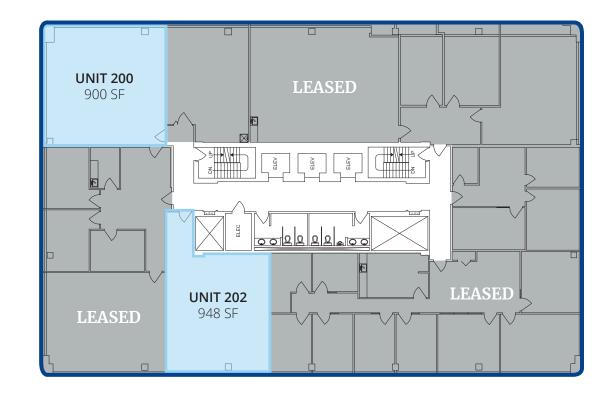
Flexible Floor Plans:

Demising and Contiguous Options Available

2nd Floor

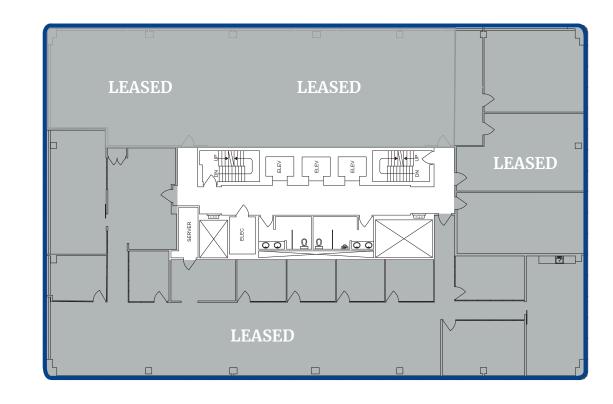
Unit 200: 900 SF

Unit 202: 948 SF



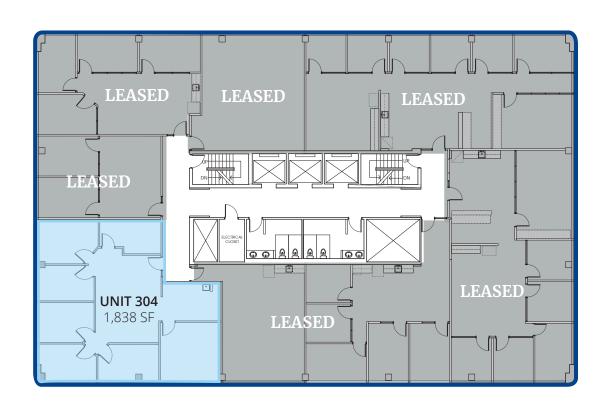
4th Floor

NOW FULLY LEASED!



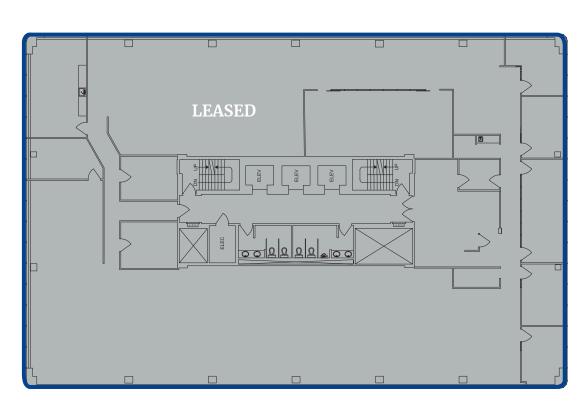
3rd Floor

Unit 304: 1,838 SF



6th Floor

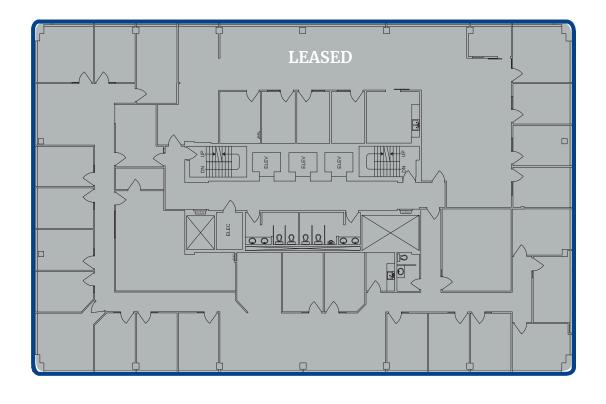
NOW FULLY LEASED!



FLOOR PLANS

7th Floor

NOW FULLY LEASED!



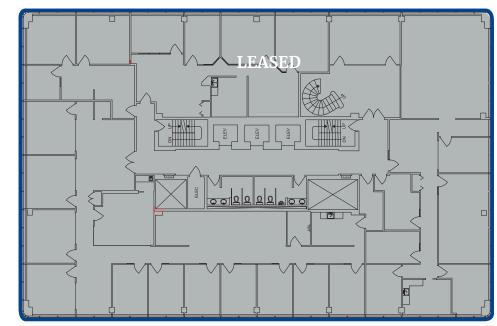
12th Floor

10th Floor

LEASED!

NOW FULLY

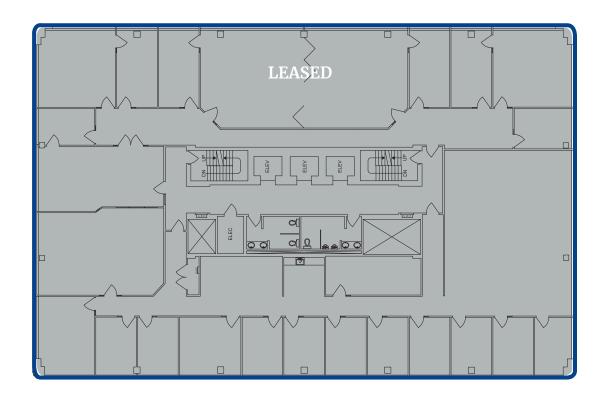
NOW FULLY LEASED!



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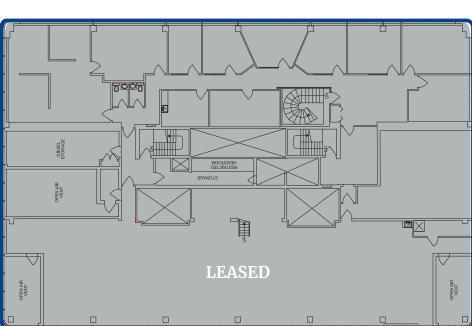
9th Floor

NOW FULLY LEASED!



13th Floor

NOW FULLY LEASED!





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