

Sun Life Place

712 - 8,564 sq. ft. suites available with
stunning River Valley views

10123 - 99 Street NW
Edmonton, AB

Located in the heart of downtown with excellent access to Churchill LRT Station



SLATE

Sun Life Place

10123 - 99 Street NW | Edmonton, AB



Class 'A' Building



**Underground
Parking**



On-Site Daycare



On-Site Security



**Excellent Natural
Lighting**



**Amazing River
Valley Views**



**Excellent
Proximity to LRT**



**Column-Free Floor
Plate**



Conference Centre



Fitness Centre



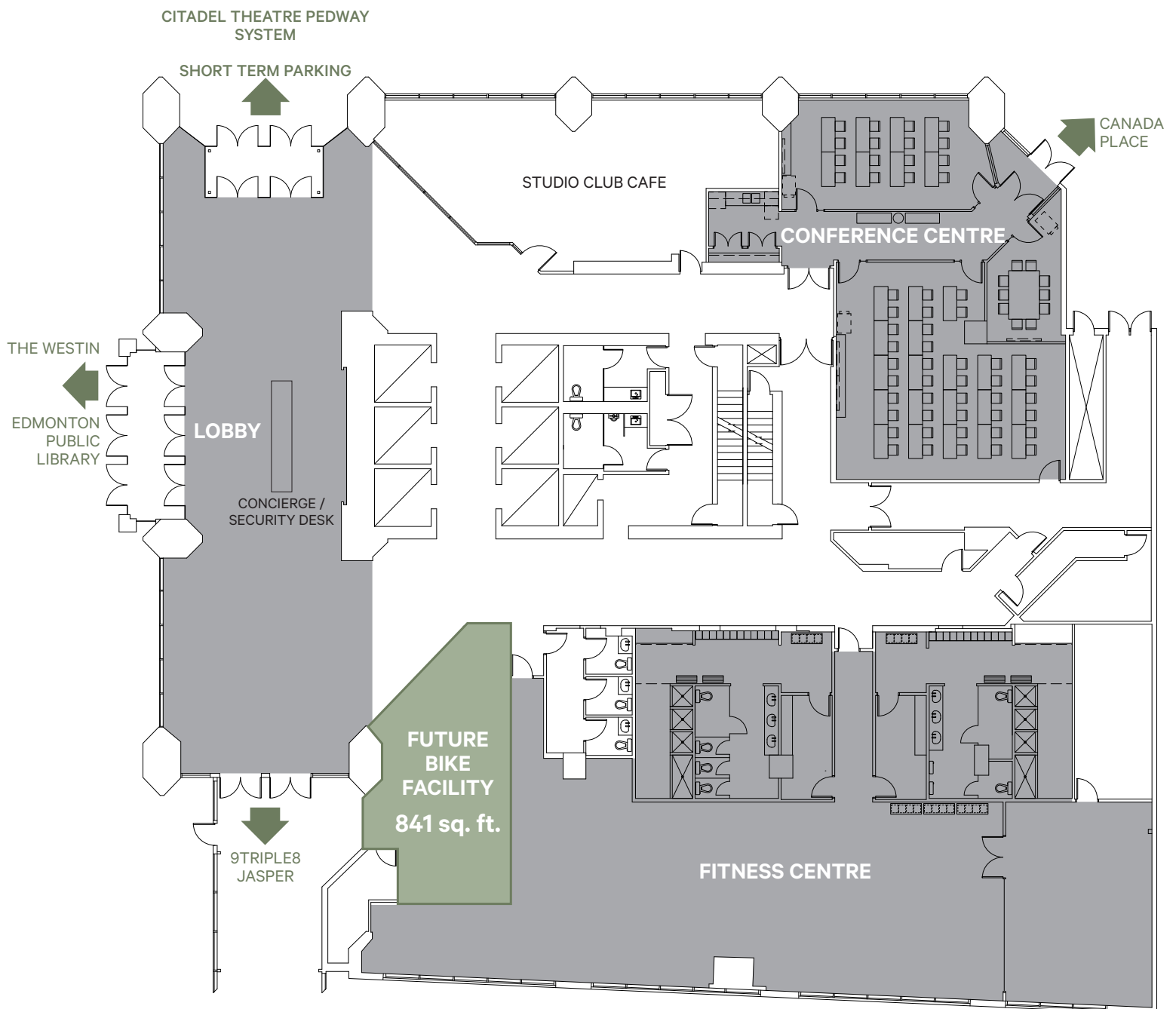
Future Bike Facility



**99th Street
Upgrade Planned**



Main Floor Lobby & Amenities



Rental Rate	Operating Costs	Parking Ratio	Parking Rate	Access Hours	HVAC Hours
\$17.00 per sq. ft.	\$20.70 per sq. ft. (2024)	1 stall per 2,200 sq. ft. (see map for additional monthly parking options)	\$315 per stall / month (underground)	Monday - Friday 7:00am - 6:00pm (excluding holidays)	Monday - Friday 6:00am - 5:30pm

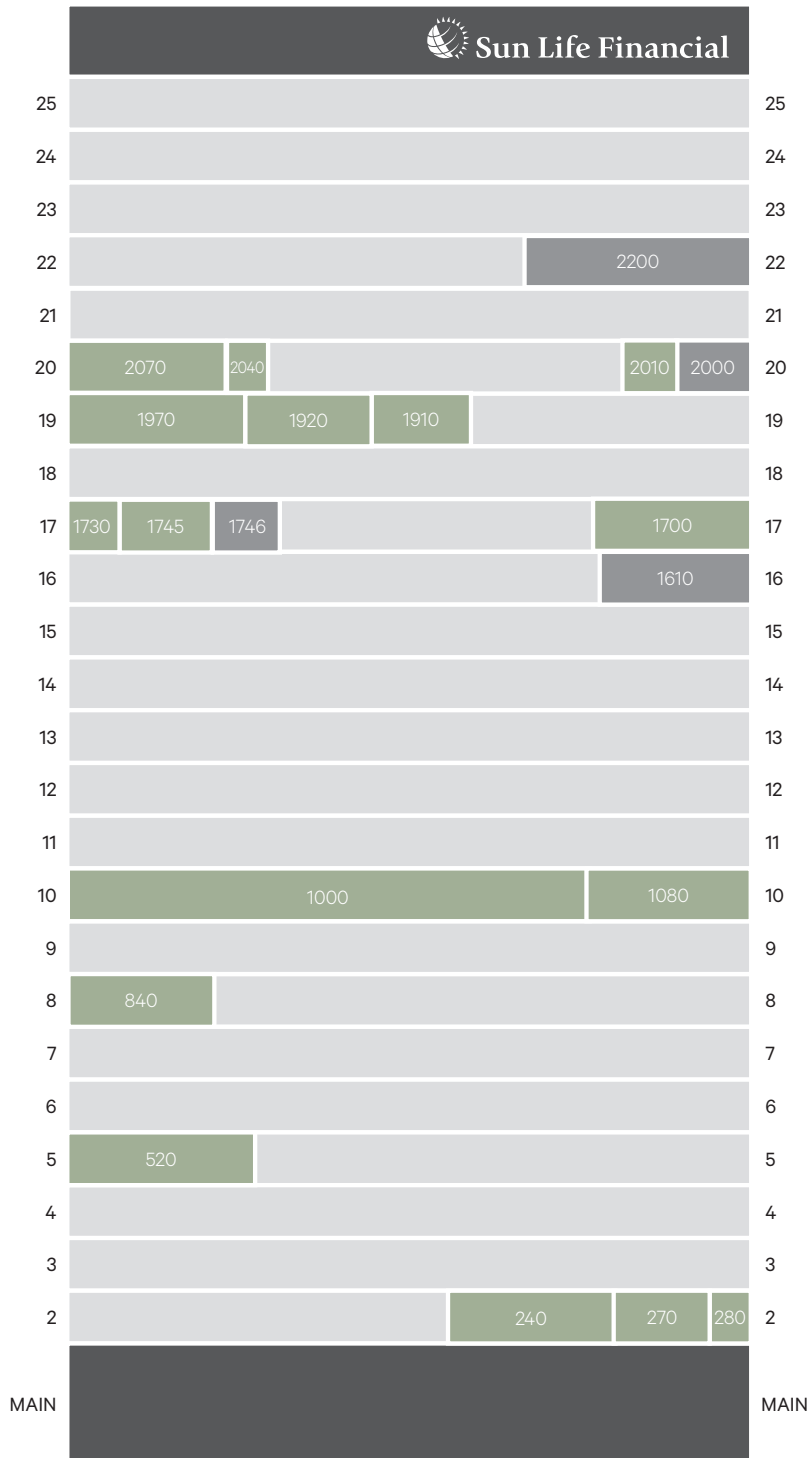
Suite	Rentable Area	Available	Buildout
2200	3,999 sq. ft.	Immediately	Base building condition. Show Suite plans available.
2170*	2,639 sq. ft.	Q2 2024	Base building condition
2070	2,861 sq. ft.	Immediately	3 offices, reception, large open work areas, kitchen, storage.
2040	711 sq. ft.	Immediately	Developed, open area.
2010	1,056 sq. ft.	Immediately	3 offices, reception area.
2000	1,282 sq. ft.	Immediately	Base building condition. Ready for tenant improvements.
2000 + 2010	2,338 sq. ft.	TBA / Immediately	Two contiguous suites.
1970	2,900 sq. ft.	Immediately	Developed office space.
1920	2,090 sq. ft.	Immediately	3 offices, reception, meeting room, open work area, equipment/coffee room.
1910	1,465 sq. ft.	Immediately	3 offices, galley kitchen.
1910 + 1920 + 1970	6,455 sq. ft.	Immediately	Three contiguous suites.
1746	1,161 sq. ft.	Immediately	White box open space. Ready for tenant improvements.
1745	1,447 sq. ft.	Immediately	3 offices, reception, kitchen, open work area.
1745 + 1746	2,608 sq. ft.	TBA / Immediately	Two contiguous suites.
1730	916 sq. ft.	30 days Notice	4 offices, open area, direct elevator exposure.
1700	2,560 sq. ft.	Immediately	10 offices, reception, boardroom, kitchen.
1610	2,471 sq. ft.	Immediately	Shell condition ready for tenant improvements.
1080	3,055 sq. ft.	July 2024	Developed office intensive space.
1000	8,564 sq. ft.	Immediately	Developed office intensive space.
1000 + 1080	11,619 sq. ft.	July 2024	Can be made contiguous for full floor opportunity.
840	1,989 sq. ft.	December 2023	Reception, 4 offices, meeting room, kitchenette.
520	3,247 sq. ft.	Immediately	Reception, 7 offices, boardroom, file/storage room, kitchen.
280	712 sq. ft.	Immediately	1 office, reception, waiting area, storage.
270	1,668 sq. ft.	Immediately	4 offices, 1 boardroom, reception, kitchenette.
240	2,976 sq. ft.	Immediately	11 offices, reception, boardroom.



Views of Downtown Core



Views of River Valley

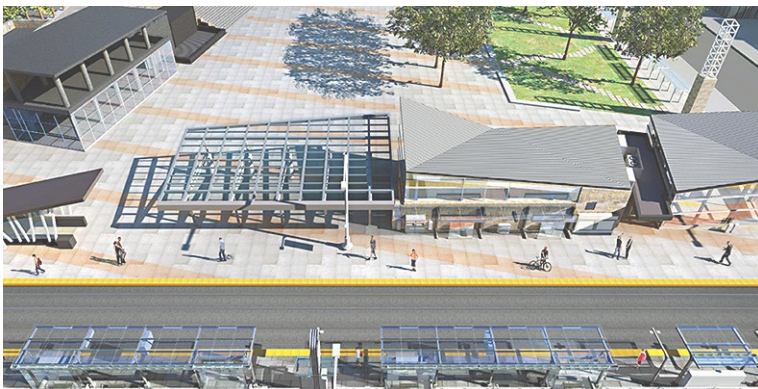
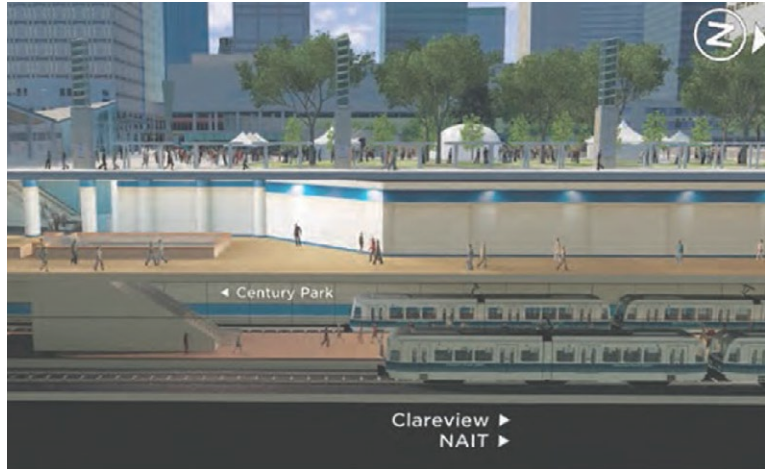


DEVELOPED SPACE

RAW SPACE

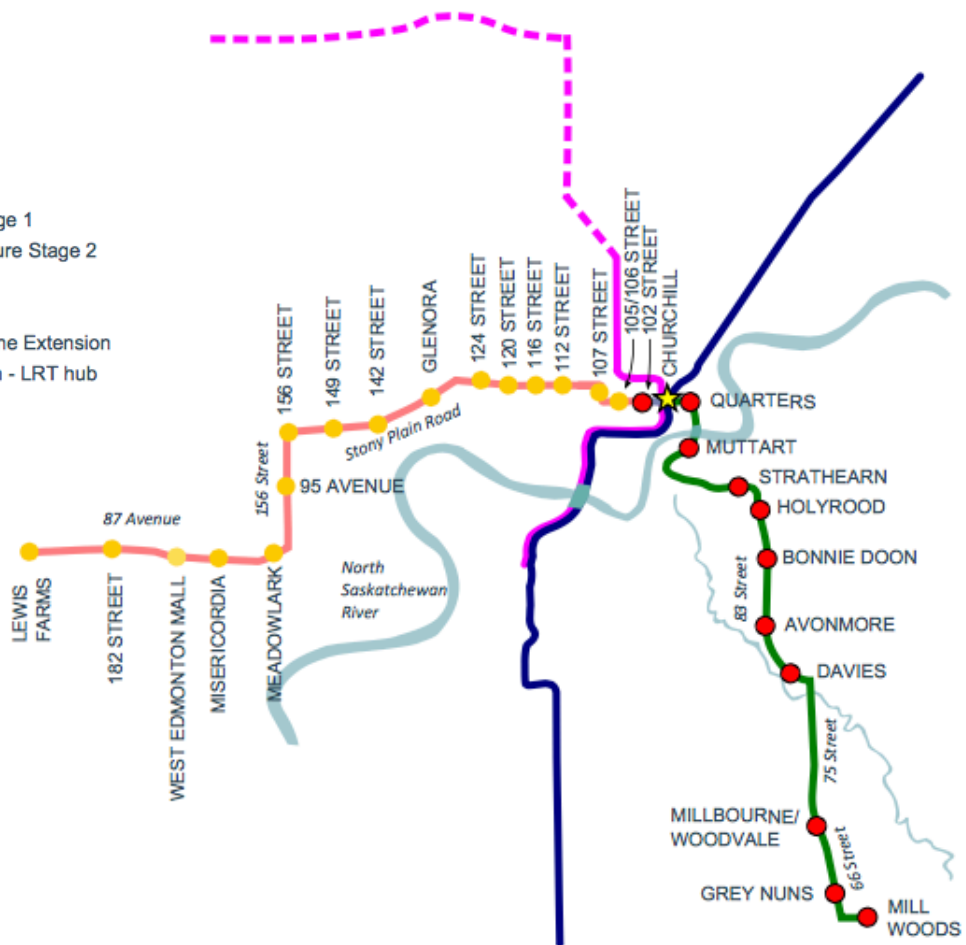
Excellent Access to Churchill LRT Station

Sun Life Place is steps away from what will become the most critical intersection of the Edmonton LRT System



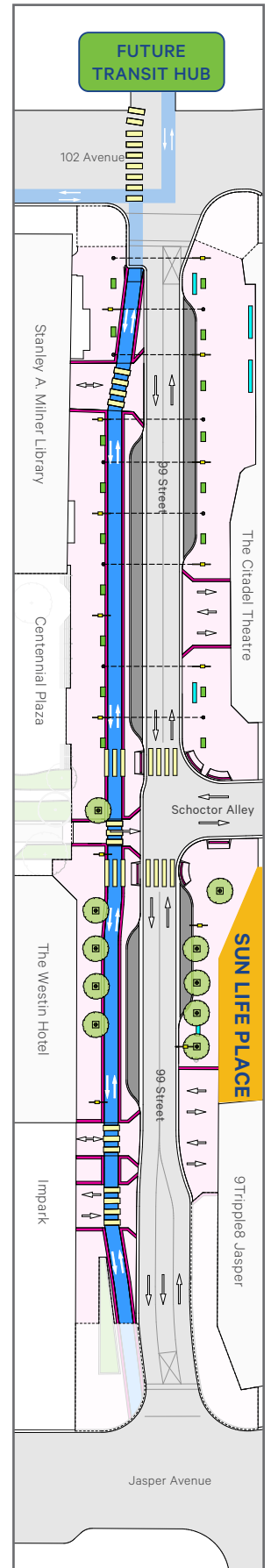
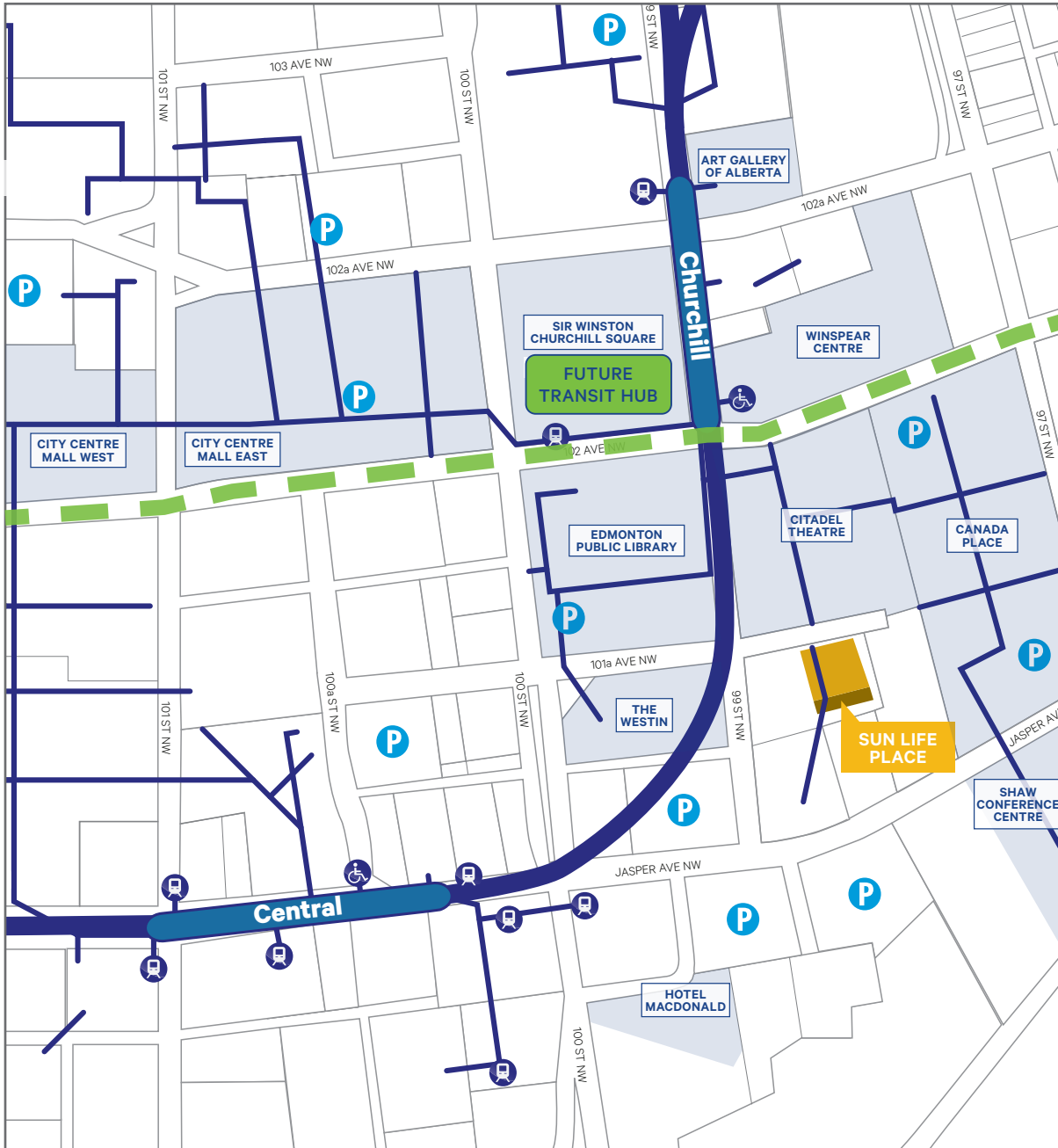
Churchill Station will be the interchange point between Edmonton's Metro, Capital and Valley Lines, allowing for **seamless access to all of Edmonton's public transit.**

- Valley Line Stage 1
- Valley Line Future Stage 2
- Capital Line
- Metro Line
- Future Metro Line Extension
- Churchill Station - LRT hub



Located in the Heart of Downtown

Situated within the downtown core, Sun Life Place has access to a variety of amenities and parking options



Future 99th Street Upgrades

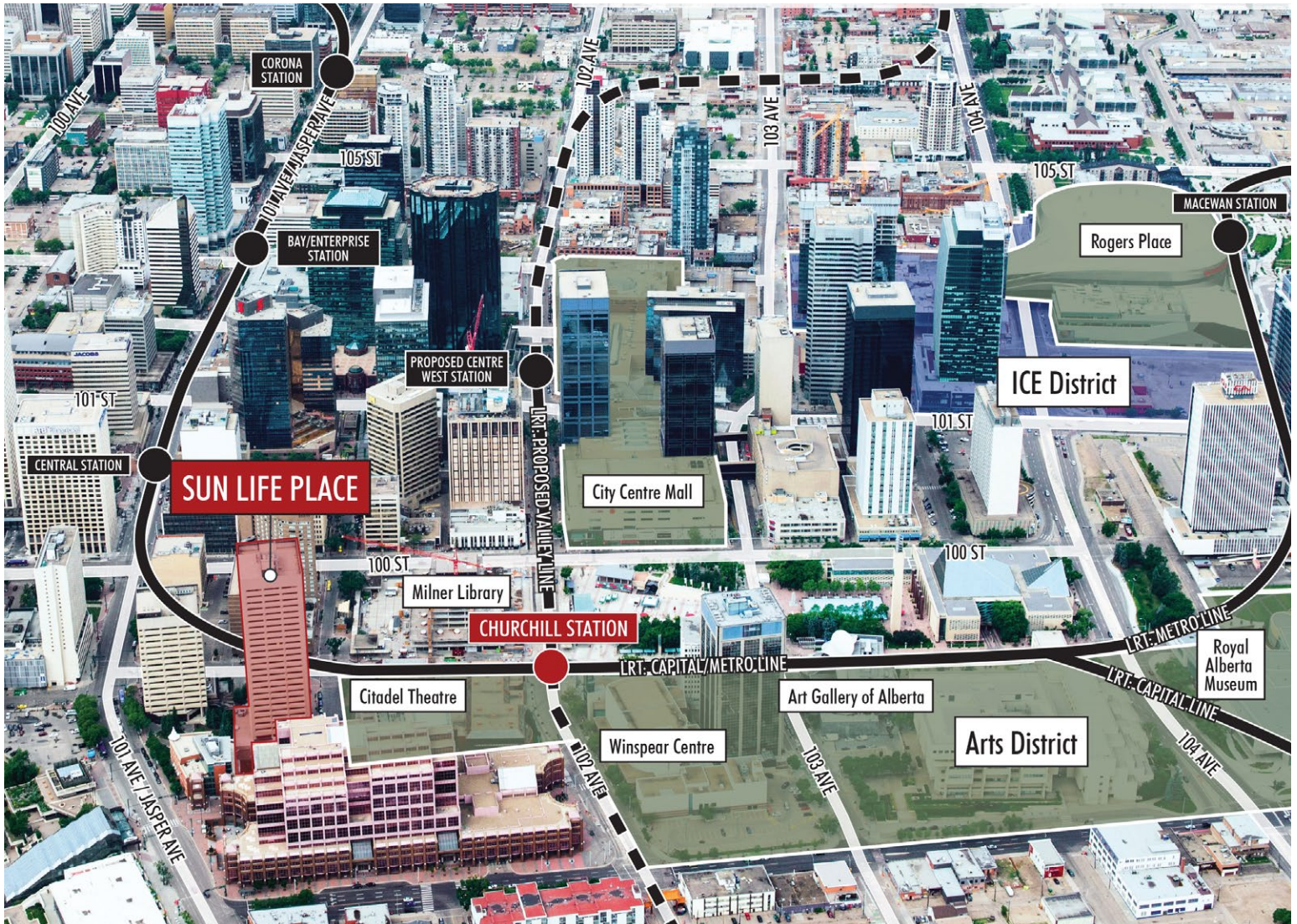
Sun Life Place is one of the closest commercial buildings to the City of Edmonton's planned upgrades to 99th Street.

- Pedestrian Walk
- Roadway
- ▤ Crossing
- Planter
- Overhead Decorative Lighting (Option)
- Two-Way Protected Raised Bike Lane
- Loading Zone
- Tactile Boundary
- New Tree
- Existing Streetscape (not in scope)
- Future Protected Bike Lane
- Light Pole
- Bench

Sun Life Place

10123 - 99 Street, Edmonton

FOR LEASE



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