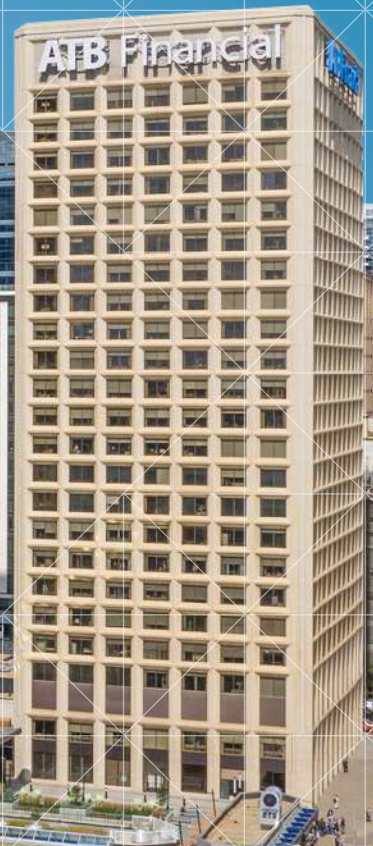


# ATB Place

## 10025 Jasper Avenue & 10020 100 Street

Class A Office Space in Downtown Edmonton

### Up to 40,579 SF for Lease



**Marc Harden**  
Vice President, Leasing  
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[mharden@triovest.com](mailto:mharden@triovest.com)

Trioest Realty Advisors Inc., Brokerage

ATB Place offers amazing views of the river valley and the historic Hotel Macdonald. Tenants enjoy on-site amenities including common boardrooms, fitness facility, daycare centre, food court, pedway and a new tenant-exclusive lounge. ATB Place focuses on sustainability, evident through its certifications for BOMA Best Platinum, LEED v4.1 Platinum, BOMA 360, Fitwel and its two co-gen plants in the complex.

## Availabilities

### ATB North Tower

Suite 102	2,587 SF	Immediately	<a href="#">Virtual Tour</a>
Suite 920	3,653 SF	Immediately	<a href="#">Virtual Tour</a>

### TELUS House (ATB South Tower)

Suite 3200	23,709 SF	2026	<a href="#">Virtual Tour</a>
Suite 3300	16,870 SF	2026	<a href="#">Virtual Tour</a>

## Building Information

Basic Rent	Inquire
Est. Op Costs (2025)	\$19.04 PSF (North) \$18.85 PSF (South)

## Parking Details

- ▶ Parking Ratio: 1 stall per 2,523 SF
- ▶ Heated, underground parkade
- ▶ **Random:** \$374.00/month/stall
- ▶ **Reserved:** \$425.00/month/stall
- ▶ **Tandem:** \$225.00/month/stall

All rates subject to change.



## Location

- Directly connected to Central LRT station and a major transit bus stop
- Downtown Edmonton pedestrian walkway connections
- Recently renovated outdoor plaza deck for tenant use
- Direct access to Macdonald Drive river valley overlook

## Amenities



On-site fitness centre open from 5:00 AM - 8:00 PM daily



On-site daycare open from 6:45 AM - 6:00 PM daily parking for drop-off and pick-up, meals included and outdoor play area



Concourse meeting room and boardrooms available for tenant use



4 electric vehicle (EV) charging stations in the heated underground parkade



ATB Branch on main level and ATM machine on concourse level



Food court with a variety of vendors located on concourse level



Newly opened tenant lounge



Fully enclosed bike lockup cages



24/7 manned security desk and card access system



Other amenities include massage therapy, tailor/drycleaning





LEED v4.1  
Platinum



BOMA Best  
Platinum



2 Star Certified  
(out of 3)



2023: TOBY® The Outstanding Building of the Year  
2023: BOMA 360 Performance Program  
2020: Edmonton Building Operators Team of the Year  
2019: Pinnacle Award for Innovation




2020: Leadership in Environmental Advancement Program

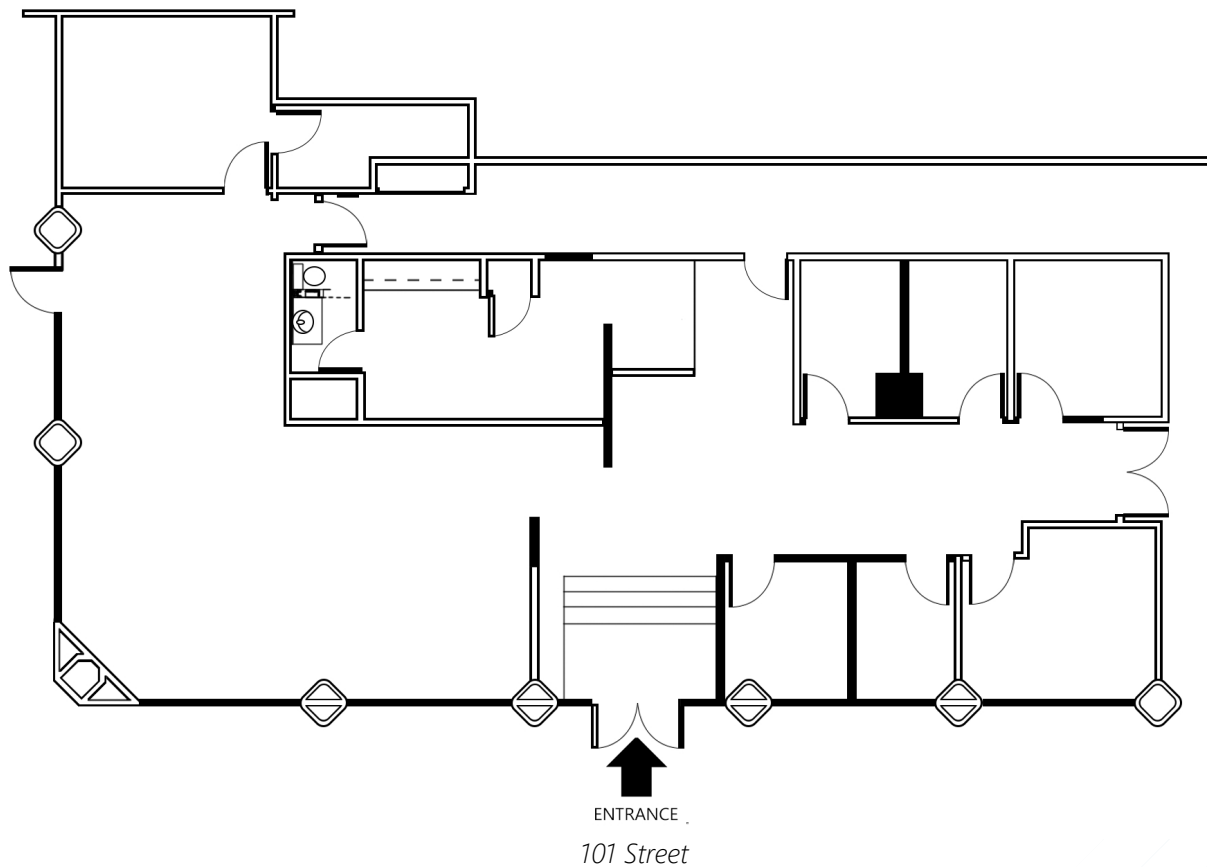


2023: Energy Star certification, score of 83  
2022: Energy Star certification, score of 81  
2021: Energy Star certification, score of 80


2,587<sup>SF</sup>

 [Virtual Tour](#)

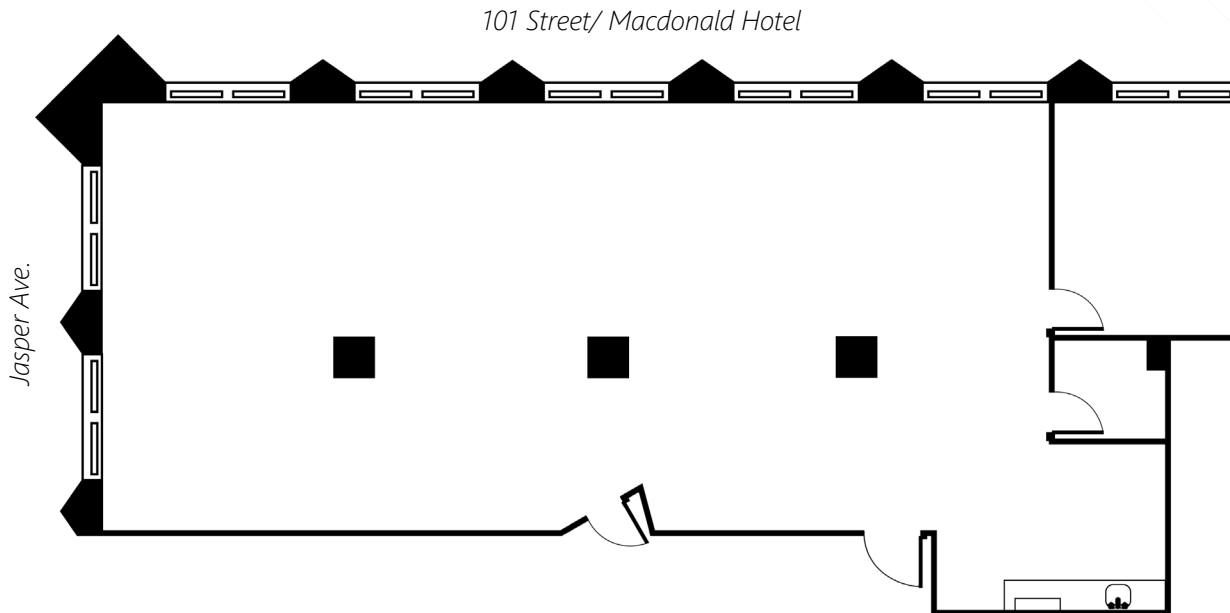
- ▀ Open office
- ▀ Kitchenette
- ▀ In-suite washrooms
- ▀ Accessible via private street level entrance and building lobby
- ▀ Access to all building amenities
- ▀ Opportunity for building signage




3,653<sup>SF</sup>

 [Virtual Tour](#)

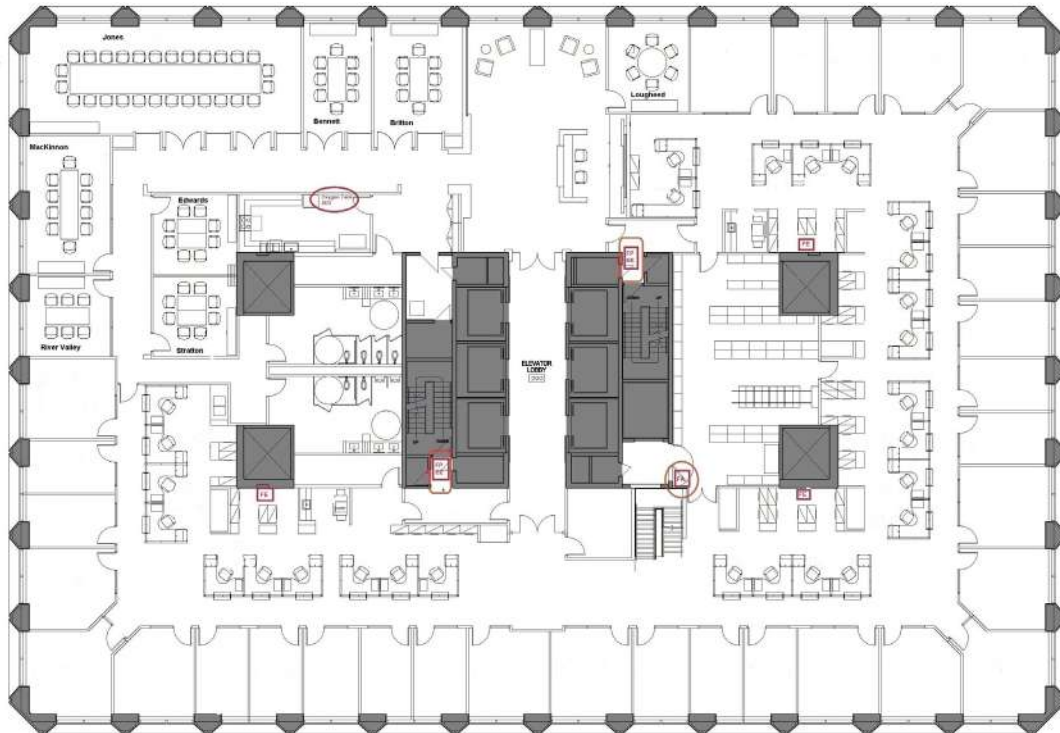
- ▀ Open plan
- ▀ Office and meeting room
- ▀ Further buildout available
- ▀ Kitchenette
- ▀ Stunning views
- ▀ Access to all building amenities




23,709<sup>SF</sup>

 [Virtual Tour](#)

- Top tier law/professional services firm space
- Best views in the city
- Fully built out with offices, meeting rooms and lounge areas
- Internal staircase between floors
- Access to all amenities



16,870<sup>SF</sup>

 [Virtual Tour](#)

- Top tier law/professional services firm space
- Best views in the city
- Fully built out with offices, meeting rooms and lounge areas
- Internal staircase between floors
- Access to all amenities





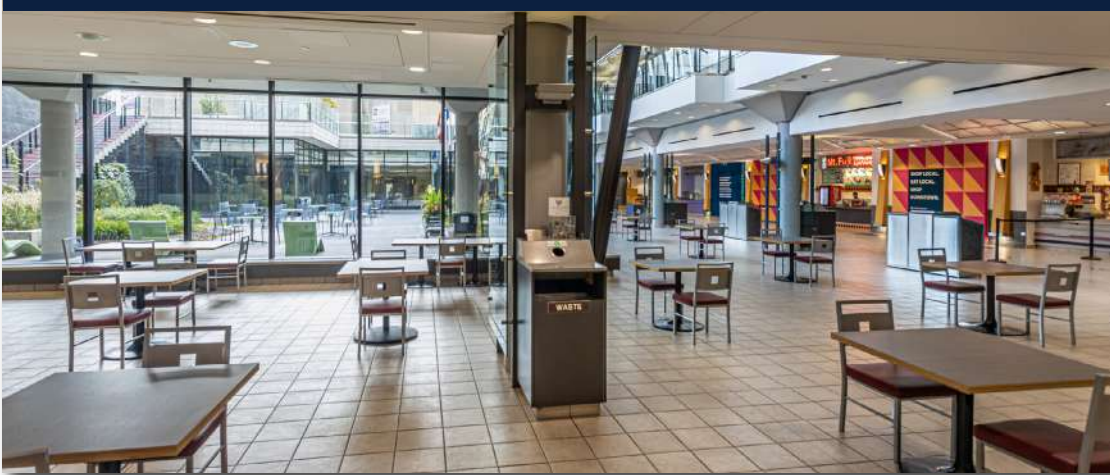
Courtyard



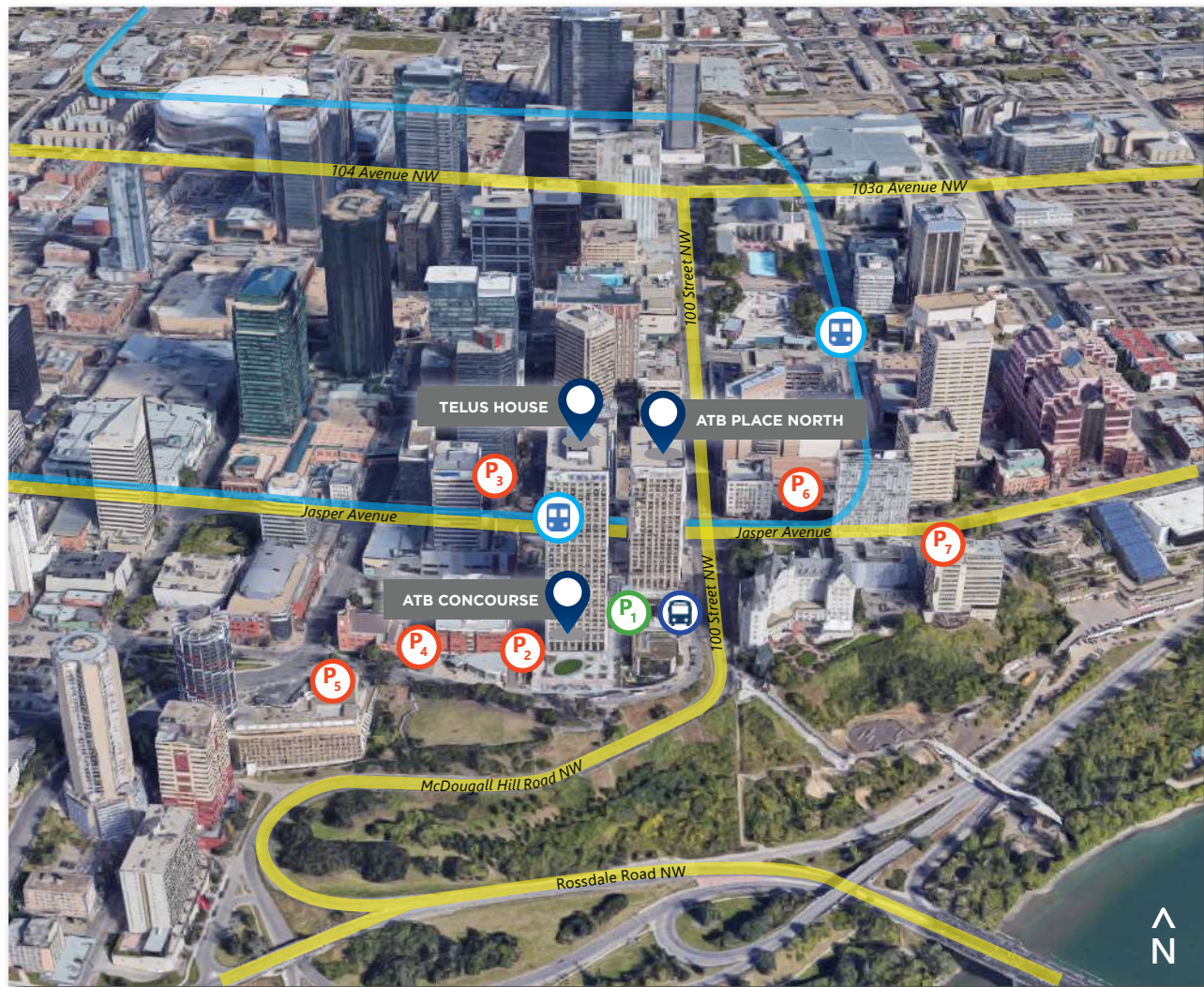
Tenant Lounge



Food Court







- P<sub>1</sub> **ATB Place Lot 101**  
Heated underground with EV charging stations
- P<sub>2</sub> **ATB Place Exterior**
- P<sub>3</sub> **Rice Howard Place Parkade**  
Underground
- P<sub>4</sub> **Centre High-Alberta College**  
Parking Lot

- P<sub>5</sub> **Chateau Lacombe Hotel Lot 6**  
Open air parkade
- P<sub>6</sub> **9924 Jasper Avenue Lot 4**
- P<sub>7</sub> **5 Thorton Court Lot 1**
- 100 Street & Jasper Avenue ETS**  
Stop ID: 1542

## Sustainability Excellence

Triovest Sustainability Solutions (TSS) is a centre of excellence providing leadership, resources, and services to both internal Triovest teams and external clients. Our expertise incorporates the full spectrum of sustainability, energy management, technology integration, and health and safety. TSS is guided by a proactive outreach strategy, focused on holistic sustainability and wellness principles to help our properties achieve their operational efficiency, green certifications, and net zero emissions objectives.

## Accessibility

Triovest treats every property we manage as a community, a workplace that embodies diversity, equality, and inclusion. Our assets are inclusive environments that support diverse perspectives and accessibility, delivering the best possible experience to those who interact within our buildings.

## Smart Buildings

Our cloud-based tenant experience app, Triovest Access, seamlessly connects tenants with their building and community. It facilitates communication, allowing tenants to quickly and easily submit service requests, find out what is happening in their building and surrounding neighbourhood, take advantage of exclusive offers, and connect with others within the building community. The app also allows property managers to post news and notices, scheduled maintenance alerts, and tenant handbooks.

TSS is using digital platforms to continuously pull data from building automation systems and identify operational improvement opportunities that drive sustainability performance and financial optimization. We strive to achieve smart building standards across our portfolio in an effort to reduce operating expenses, improve environmental metrics and enhance tenant experiences.

## Our Commitments

We have set science-based aligned targets for our properties to manage utility costs, greenhouse gas (GHG) emissions, and waste.

We are committed to:

- ▼ Net Zero Operations by 2050
- ▼ 50% reduction in Carbon footprint by 2030 in our office portfolio
- ▼ Waste Diversion rate of 70% by 2030
- ▼ Occupational health and safety of our employees, tenants, contractors, and visitors

For more information and to view our latest ESG report, visit [triovest.com/sustainability](https://triovest.com/sustainability)

Triovest is committed to achieving

Net Zero  
GHG Emissions  
BY 2050

## Building Opportunities

### Dedicated Property Management Teams

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Triovest recognizes that our tenants must feel sincerely heard and supported. It is our responsibility to listen and meet your needs to the best of our ability. Our Property Management Teams are there to ensure your workspace is running efficiently for your people, provide assistance, and encourage tenant engagement so you can focus on your core business.

### We Are Where You Are

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Our in-house Leasing Teams possess local market expertise in all asset classes to support any real estate need you have. We work with you to understand your requirements to deliver built-to-suit custom solutions. This, combined with our national scale, local knowledge, and strong relationships, keeps us ahead of market dynamics and trends to deliver value-add insights.

### About Triovest

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Triovest is one of the largest privately-owned commercial real estate companies in Canada. We are a fully integrated real estate platform with 25+ years' experience in real estate investment, development, and management offering a full spectrum of capabilities including acquisition and dispositions, asset management, construction management, property management, leasing services, and sustainability advisory services.

Triovest builds partnerships, manages commercial real estate projects from concept to completion, and delivers sector-leading returns, offering a full range of management services throughout the lifecycle of the asset. Our clients benefit from the combined expertise and integration of our Capital and Advisors teams, paired with Triovest's national scale, unsurpassed local knowledge, and deep understanding of every stage of the real estate lifecycle.

For more information, visit [triovest.com](https://triovest.com)

## Our Mission

**We create sustainable places that enhance communities and enrich relationships.**





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