

44 Capital Boulevard 10044 108 Street NW Edmonton, AB

High Profile Retail and Office Space in Downtown

Up to 36,186 SF Available

Triovest



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Triovest Realty Advisors Inc., Brokerage

Availabilities

Suite 140	1,114 SF	Immediately	
Suite 170	4,479 SF	Immediately	
Suite 407	2,924 SF	Dec 1, 2025	
Suite 408	13,303 SF	Dec 1, 2025	
Suite 500	36,186 SF	Immediately	Virtual Tour

Building Information

Basic Rent	Market
2025 Est. Op Costs	\$16.33 PSF

Amenities & Access

- Public transit located directly on Jasper Avenue in front of the building
- Nearby amenities include Scratch Baking & Cafe onsite, many restaurants and bars, Save-On Foods and Shoppers Drug Mart
- 5 minute walk from Legislature Grounds and Warehouse District Park (under construction)



Introducing Capital Suites, premium private offices on the 4th Floor available January 2026!



Availabilities

Suite 401	2,364 SF	Jan 1, 2026	3 offices, 12 open workstations
Suite 402	1,037 SF	Jan 1, 2026	2 offices, 6 open workstations
Suite 403	1,272 SF	Jan 1, 2026	2 offices, 8 open workstations
Suite 404	632 SF	Jan 1, 2026	1 office, 4 open workstations
Suite 405	1,636 SF	Jan 1, 2026	3 offices, 10 open workstations
Suite 406	1,471 SF	Jan 1, 2026	3 offices, 6 open workstations

Building Description

44 Capital Boulevard is a Class A office building in the Government District of downtown Edmonton. Located on the recently streetscaped Capital Boulevard (108 Street), it is just one block from the Legislature grounds. Tenants enjoy convenient access to an LRT stop located almost directly in front of the building and the amenities on Jasper Avenue, including restaurants, bars and retail. The immediate area is part of a downtown revitalization plan which includes multifamily residential developments, pedestrian friendly walkways and art installations that increase neighbourhood vibrancy and create a funky urban node.

Building Details

Legal Description	Plan NB; Block 8, Lot 47 & 48
Zoning	Commerical Mixed Use (CMU)
Year Built	1983
Rentable Area	372,610 SF
Average Floorplate	31,105 SF
Number of Floors	12
Parking Ratio	1 stall per 1,100 SF
Parkade	Underground
Building Hours	24/7 secured access

Awards and Certifications



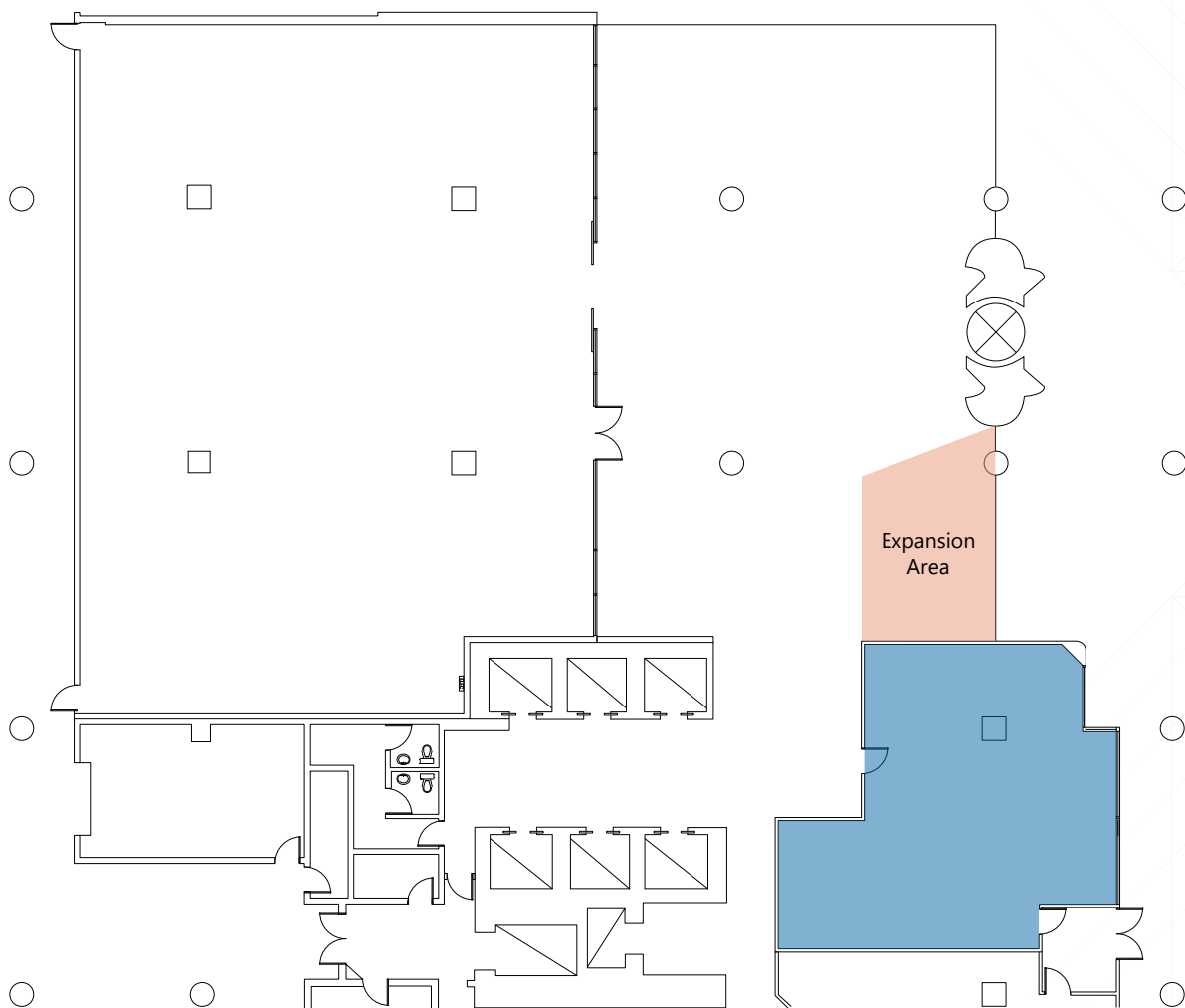
2021-2024

44 Capital Blvd.
10044-108 Street



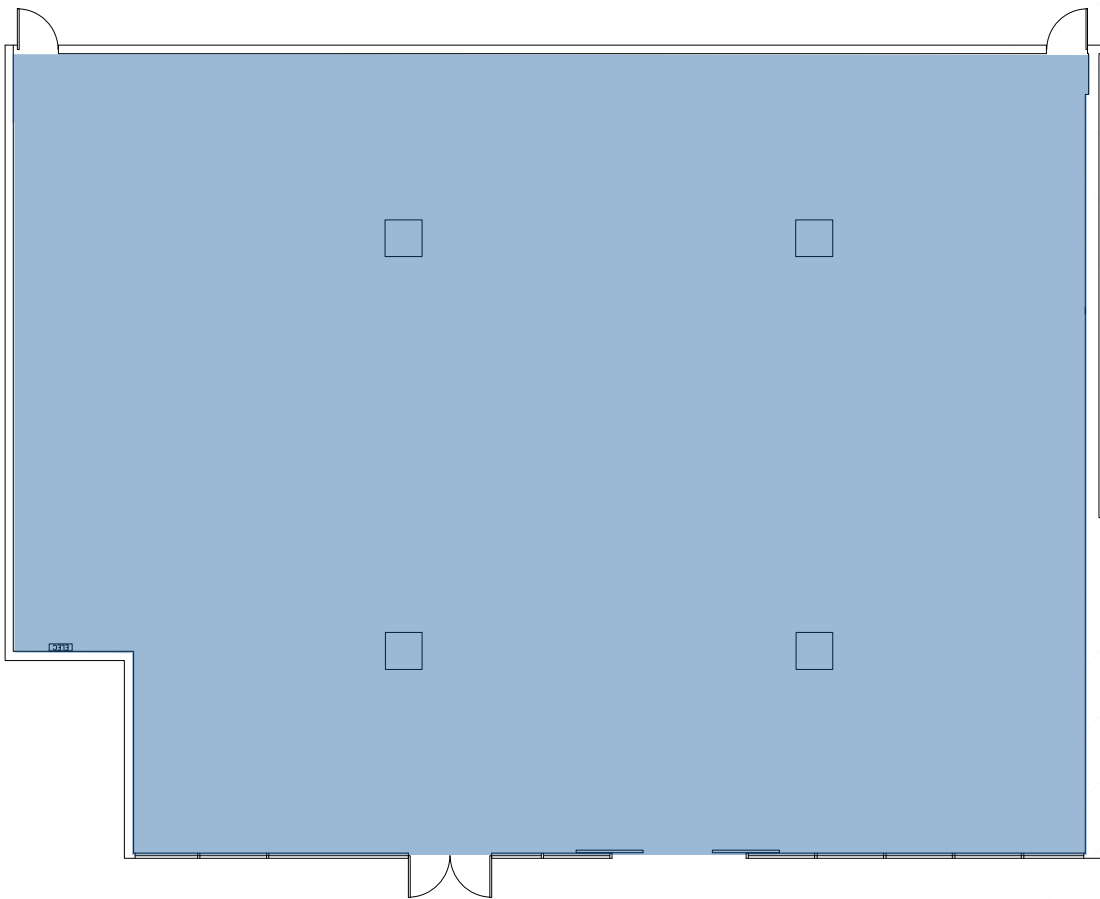
1,114^{SF}

- Main floor office or retail
- Whiteboxed
- Expansion area of ± 500 sf
- Office lobby and exterior access
- Signage options available



4,479^{SF}

- ▶ Whiteboxing recently completed
- ▶ Glass front facing into building lobby
- ▶ Great daycare, education, fitness or other quasi-retail space



Shared amenities include:

- Kitchen
- Lounge
- Meeting rooms
- Prayer room
- Mothers' room
- Common area wifi
- Barrier-free washrooms with showers

Rental Rate:
\$32.50 Gross



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- Whiteboxed space
- Available December 1, 2025



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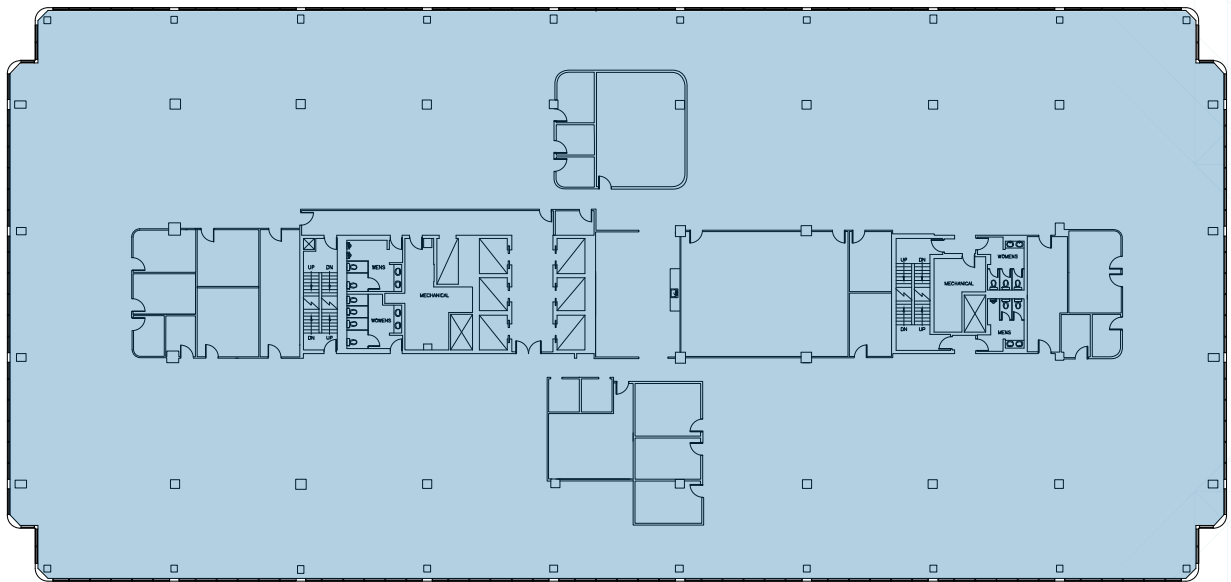
- Whiteboxed space
- Available December 1, 2025



36,186^{SF}

 [Virtual Tour](#)

- Space is move-in ready
- Offices
- Phone rooms
- Boardrooms
- Open area for workstations
- Large kitchen
- File/storage rooms
- Data/server rooms



Capital Suites (4th Floor) Rendering



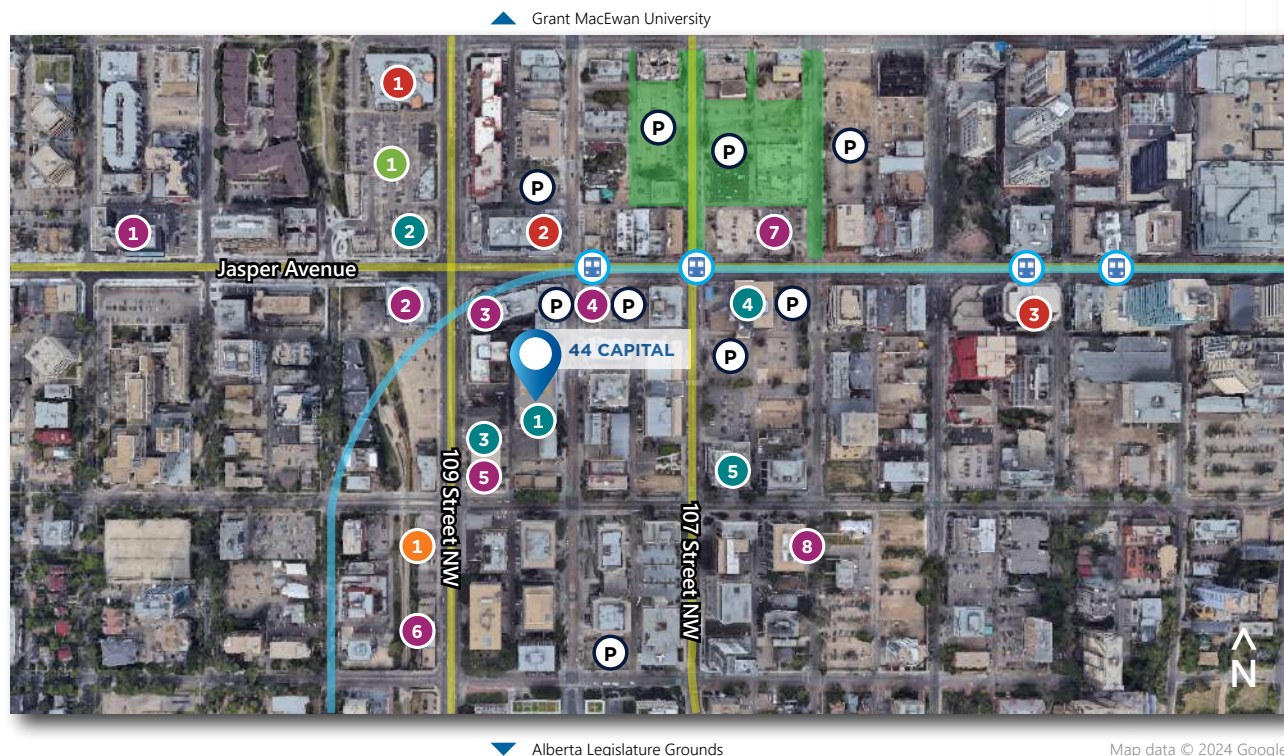
Capital Suites (4th Floor) Rendering



Suite 500







▲ Grant MacEwan University

▼ Alberta Legislature Grounds

Map data © 2024 Google



Dining

1. Cactus Club
2. Central Social Hall
3. El Furniture Warehouse
4. Subway
5. Shoyu Sushi
6. The Common
7. Boston Pizza
8. The Marc



Coffee Shops

1. Scratch Baking & Cafe
2. Blenz Coffee
3. District Cafe & Bakery
4. Tim Hortons
5. Starbucks



Services

1. Save-On Foods
2. Rexall
3. Shoppers Drug Mart



Retail

1. Canterra Centre



Gas Stations

1. Petro Canada



LRT Line



Parking



Future Warehouse District Park

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

Triovest is committed to achieving

Net Zero
GHG Emissions
BY 2050

Building Opportunities

Dedicated Property Management Teams

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

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.

By The Numbers*

\$3B

Under Development

\$12B

Under Management

38M SF

Under Management

345

Properties

6

Offices
Canada-Wide

460

Employees

*As at Q2 2023

Our Mission

We create sustainable places that enhance communities and enrich relationships.

About Triovest

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



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