



## COMMERCE PLACE

10155 - 102 Avenue, Edmonton, AB

### **RETAIL FOR LEASE**

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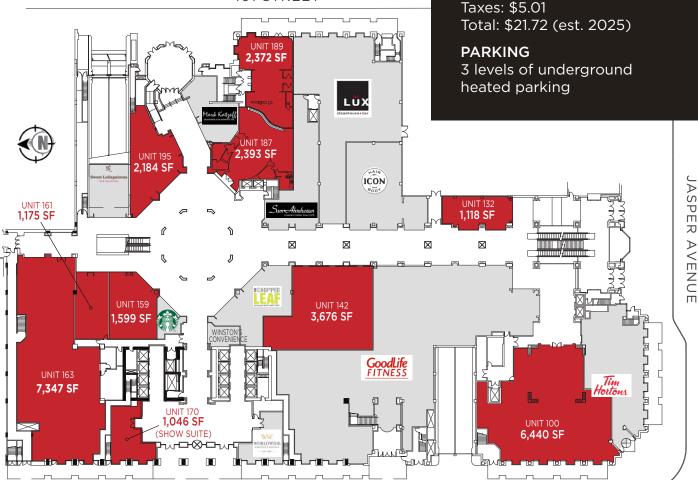
## COMMERCE PLACE

10155 - 102 AVENUE, EDMONTON, AB

#### THE OPPORTUNITY

Commerce Place is a 27-storey AA-class office and retail destination prominently located in the centre of Edmonton's downtown financial core. With over 600,000 square feet of office space and 118,000 square feet of premium mixed use office, restaurants, and retail space, Commerce Place offers convenience, comfort and class to tenants and visitors, alike. Situated on the corner of Jasper Avenue and 102 Street, Commerce Place features heated, underground parking, convenient access to all forms of public transit including the LRT and Edmonton Transit bus service, as well as a direct connection to the temperature controlled, above and below ground pedway system. Tenants enjoy exclusive access to a brand new conference facility and Tenant dedicated bicycle parking.

#### 101 STREET



## MAIN FLOOR RETAIL

AVAILABLE AREA
IMMEDIATE POSSESSION

Unit 100 | 6,440 SF

Unit 132 | 1,118 SF

Unit 142 | 3.676 SF

Unit 159 | 1.559 SF

Unit 161 | 1,175 SF

Unit 163 | 7,347 SF

Unit 170 | 1.046 SF

Unit 187 | 2,393 SF

Unit 189 | 2.372 SF

Unit 195 | 2,184 SF

Up to ± 10,121 SF contiguous

### FOR LEASE

**LEASE RATE** 

Flexible

#### ADDITIONAL RENT

Op Costs: \$16.71

## PROPERTY FEATURES

#### **AMENITIES**

Best-in-class Property Management Team Brand new conference facility 2 storey granite retail pavilion Multiple food and amenity based retailers located in retail pavilion 3 level underground heated parkade Tenant-exclusive bicycle parking facility Good Life Fitness Facility

#### **PARKING**

Total parking stalls: 621 Parking ratio: 1/1,500sq.ft. Parking description: Random \$325.00/month; Reserved \$375.00/month Daily & hourly parking available Electrical vehicle charge stations

#### SUSTAINABLE CERTIFICATIONS

**BOMA Best Certified Platinum** LEED Gold

### 2ND FLOOR RETAIL

**AVAILABLE AREA** IMMEDIATE POSSESSION

Unit 220 | 1.538 SF Unit 244 | 5.050 SF Unit 248 | 1.490 SF Unit 257 | 422 SF Unit 261 | 1,781 SF Unit 274 | 1,232 SF Unit 276 | 216 SF Unit 279 | 379 SF

### FOR LEASE

**LEASE RATE** 

**Flexible** 

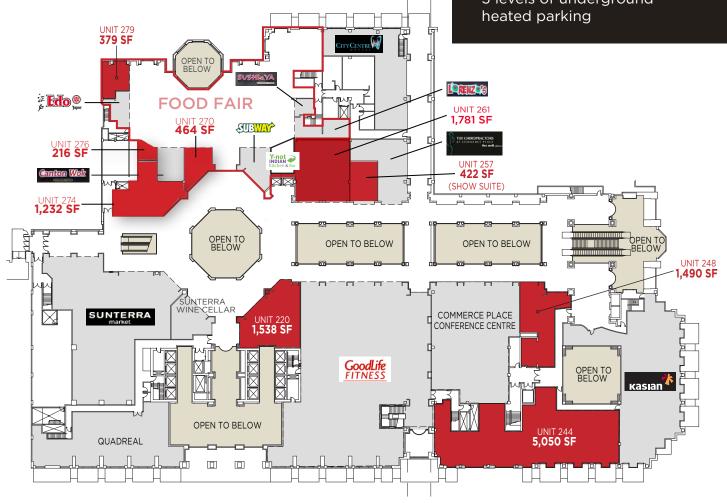
#### ADDITIONAL RENT

Op Costs: \$16.71 Taxes: \$5.01

Total: \$21.72 (est. 2025)

#### **PARKING**

3 levels of underground



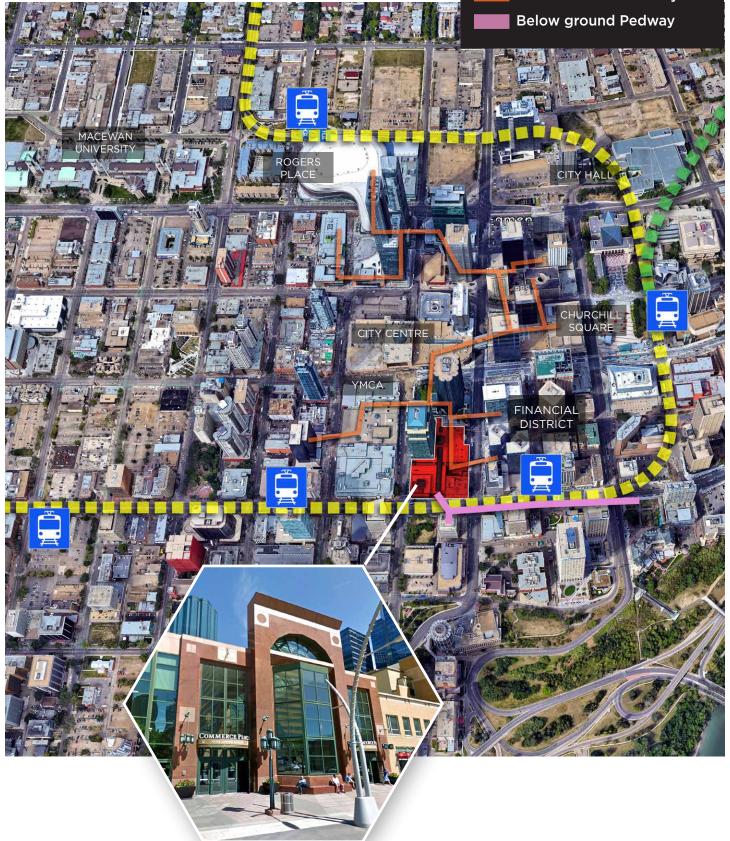
## PROPERTY OVERVIEW

RT Stops

Capital LRT Line

Metro LRT Line

Above Ground Pedway



# CONNECT DOWNTOWN

SHOPPING, RESTAURANTS & SERVICES

Hundreds of retailers within walking distance

ROGERS PLACE & ICE DISTRICT Events, shopping and future plaza

TRANSPORTATION CONNECTIVITY

Parkade, excellent LRT and bus route access

# PEDWAY CONNECTED

- City Centre & Commerce Place
- Rogers Place & Ice District Buildings
- Parkades
- Churchill & Central LRT Stations
- Arts District Buildings
- Restaurants, Services and Shopping





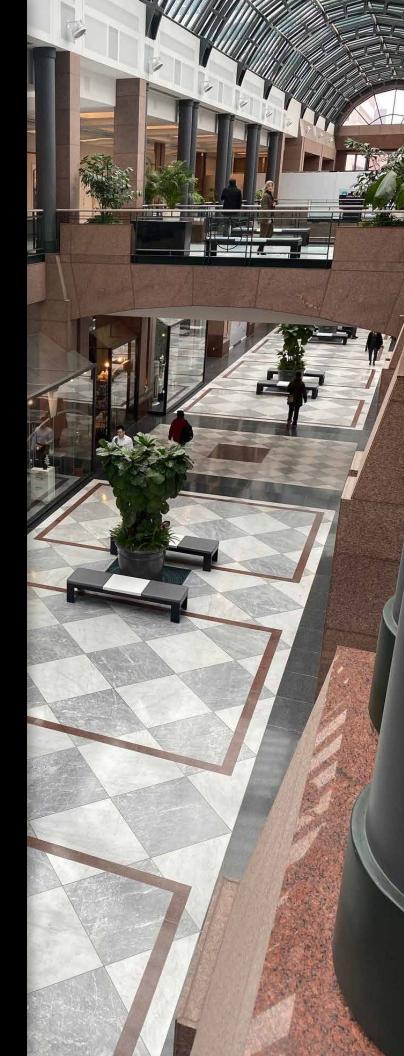


# UNIT 195 PHOTOS **2,184 SF**









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