



Taylor Riar
Vice President
+1 780 969 3022
taylor.riar@colliers.com

Brenton Chung
Senior Associate
+1 780 969 2981
brenton.chung@colliers.com

ENERGY SQUARE

10109 - 106 Street, Edmonton

NOW 98% LEASED!

Significant Building **Renovations Now Complete**, Including New Lobby & Entrance, Fitness Centre, Conference Centre, Outdoor Patio, and the new Bar Oro!

PROPERTY DETAILS

LEASE DETAILS

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

AVAILABLE SPACE

2nd Floor	Unit 200: 900 SF	Available Now!
	Unit 202: 948 SF	
3rd Floor	Unit 304: 1,838 SF	Available Now!



Turnkey Sample #1



Turnkey Sample #2



New Fitness Centre



Updated Common Areas



Bar Oro Caff  & Roastery



New Lobby & Seating Area

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!



Fitness centre, shared boardroom, outdoor patio & bike storage

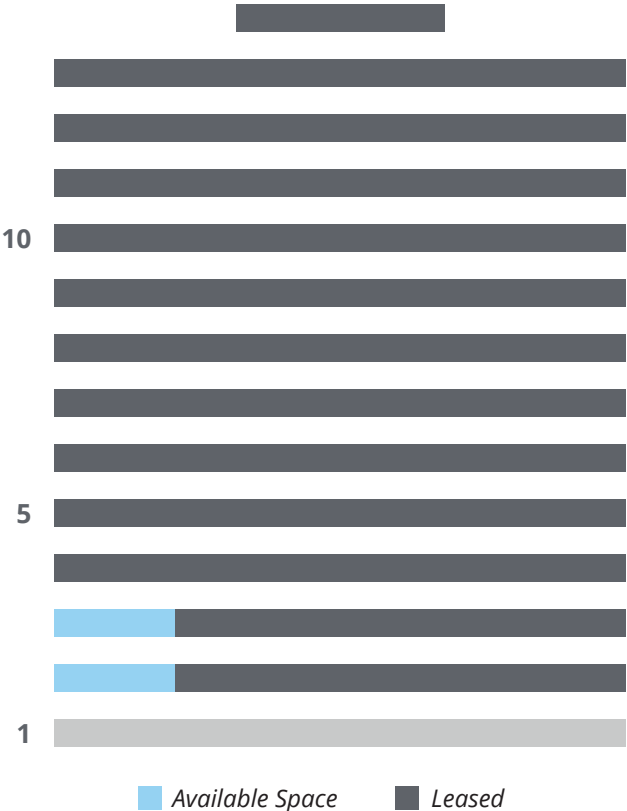


Brand new main floor retail amenities now open!




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
- 

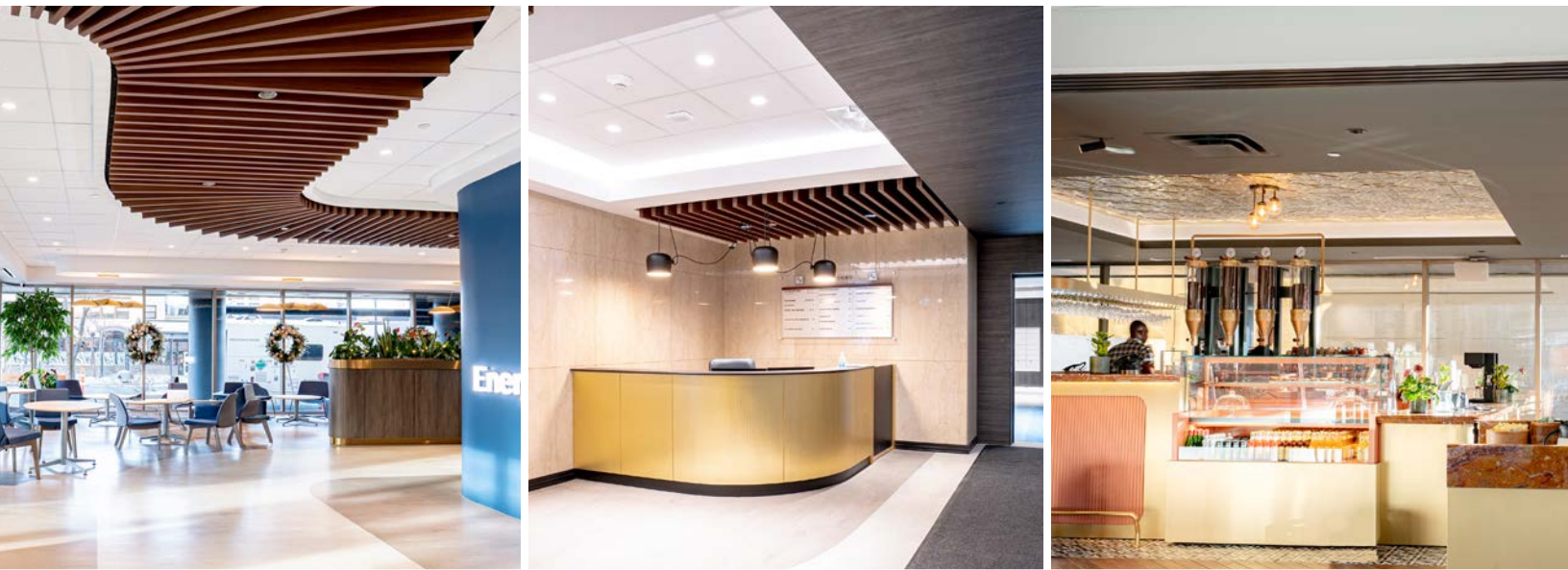
Outdoor patio area provides tenants with access to greenspace and fresh air
- 

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

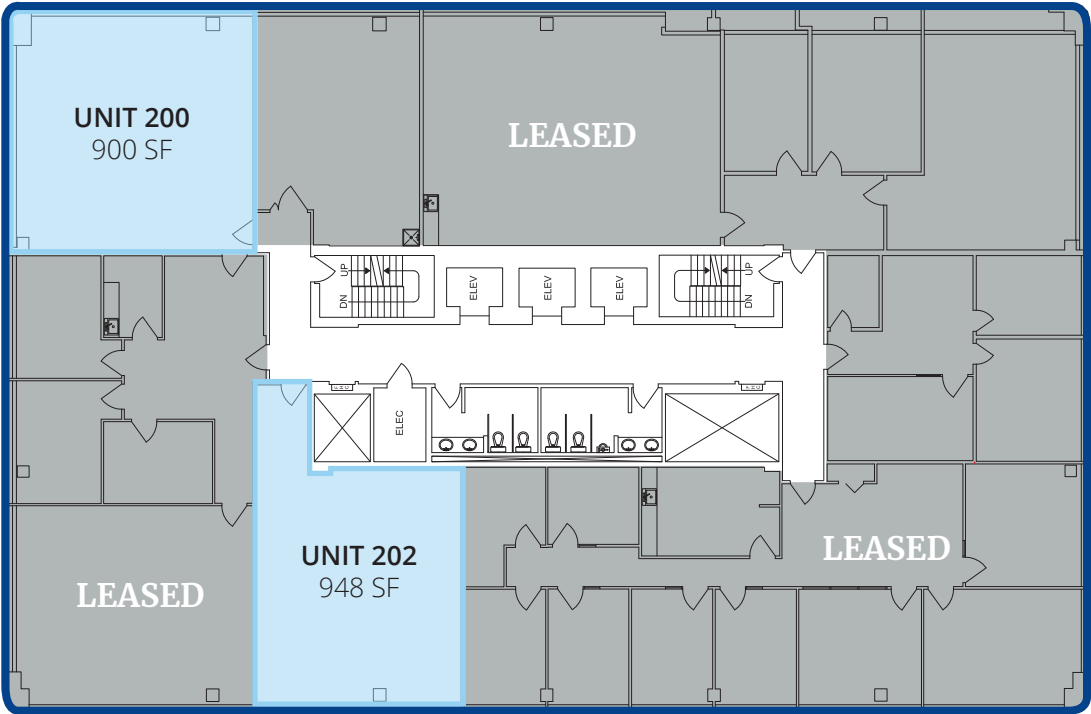
LOCATION OVERVIEW



FLOOR PLANS

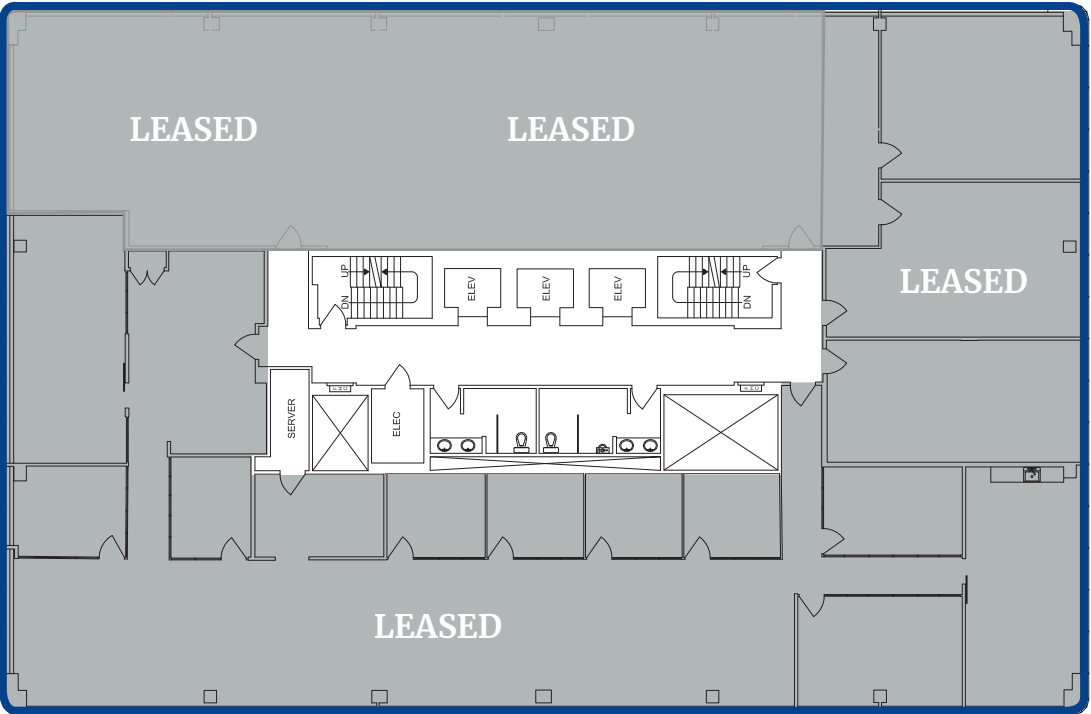
2nd Floor

- Unit 200: 900 SF
- Unit 202: 948 SF



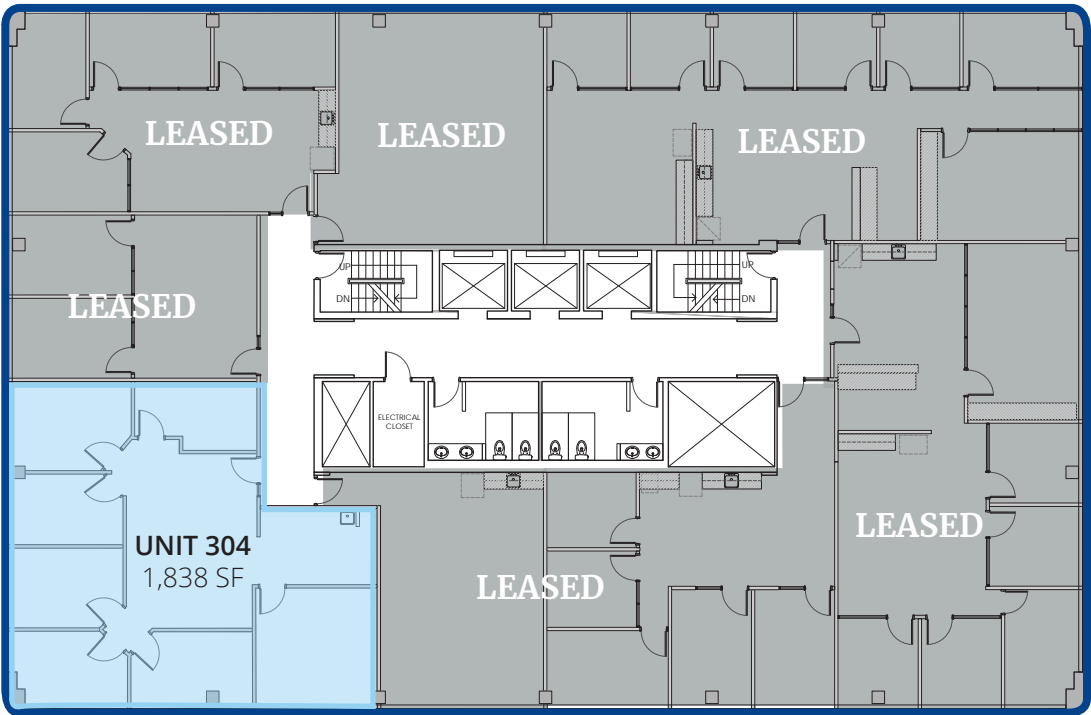
4th Floor

NOW FULLY
LEASED!



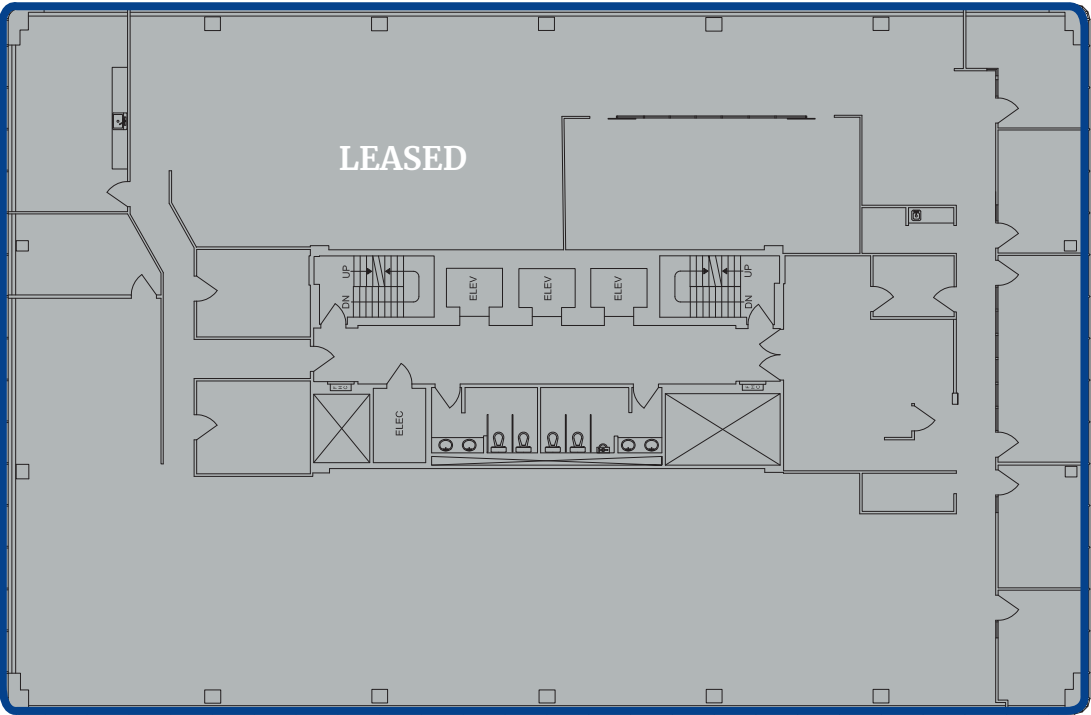
3rd Floor

- Unit 304: 1,838 SF



6th Floor

NOW FULLY
LEASED!

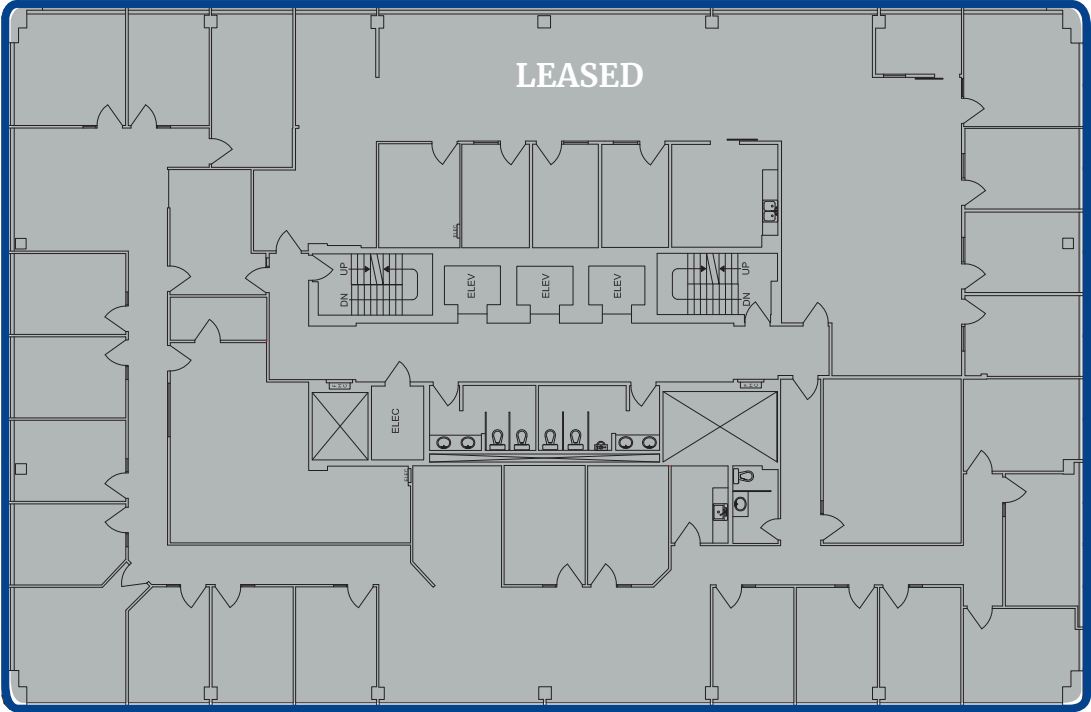


*Flexible Floor Plans:
Demising and Contiguous Options Available*

FLOOR PLANS

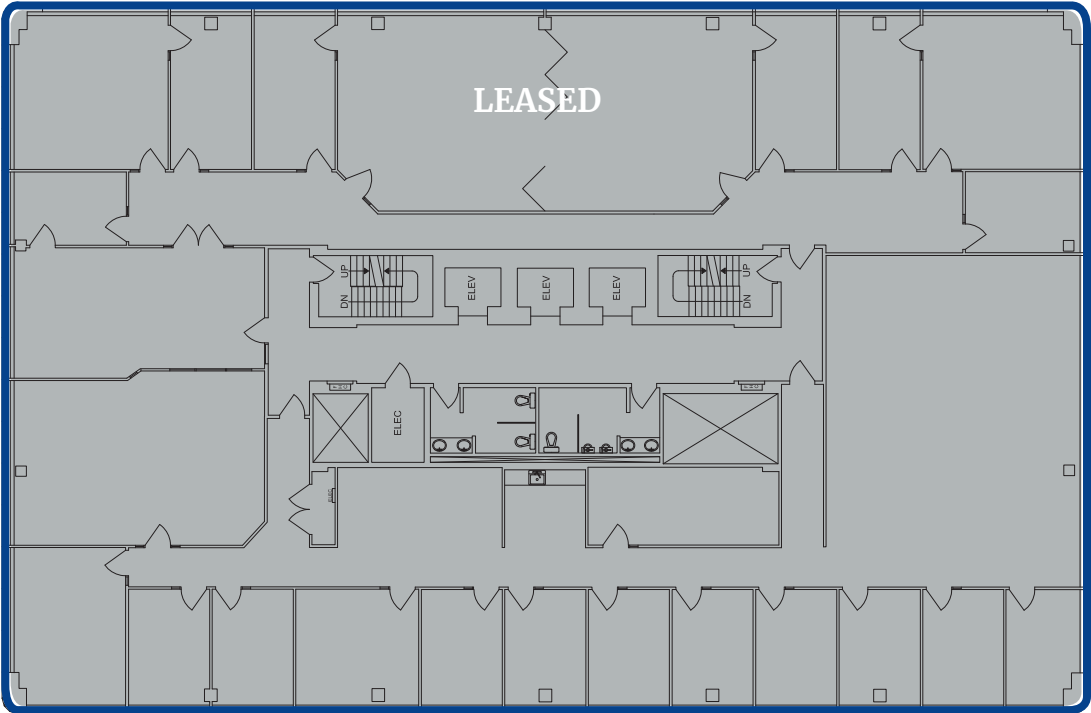
7th Floor

NOW FULLY
LEASED!



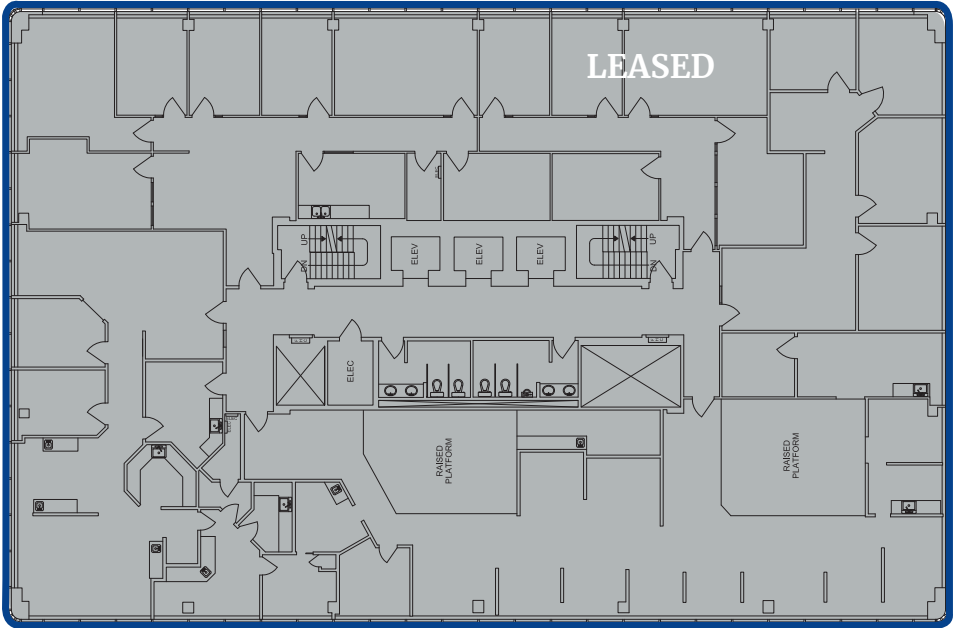
9th Floor

NOW FULLY
LEASED!



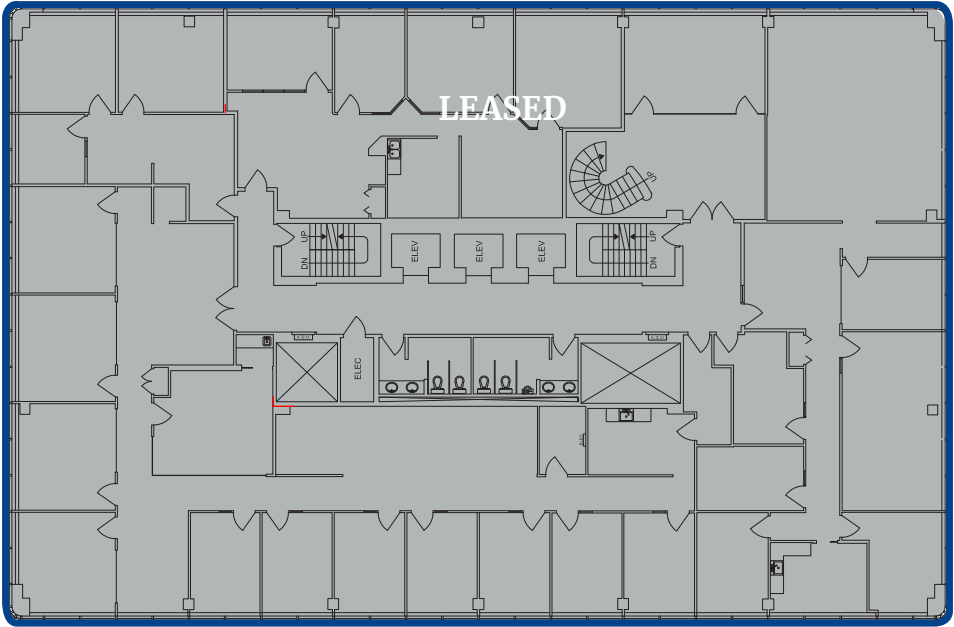
10th Floor

NOW FULLY
LEASED!



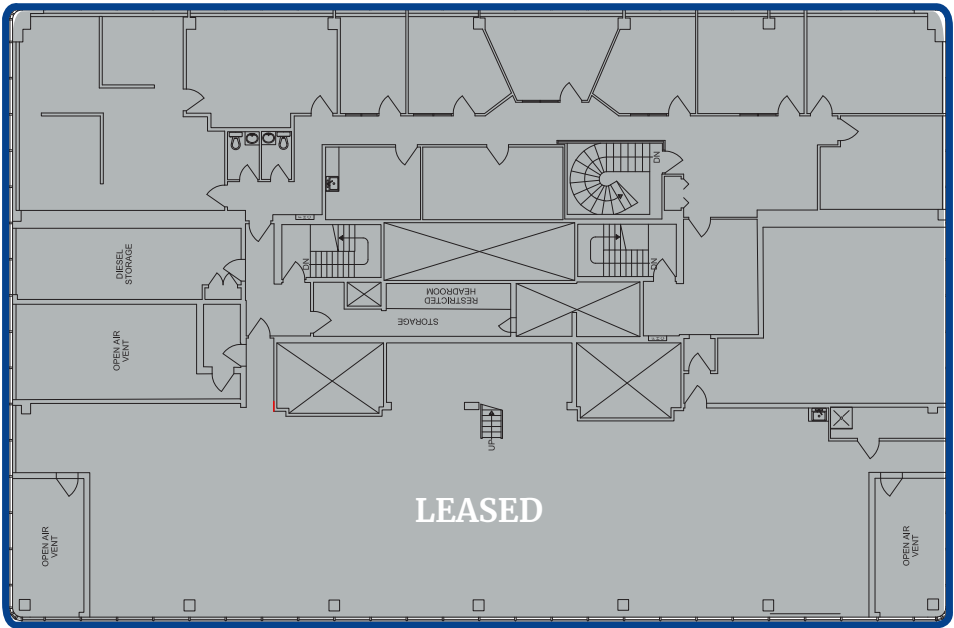
12th Floor

NOW FULLY
LEASED!



13th Floor

NOW FULLY
LEASED!





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