

# 10250 101 ST. NW Within Reach



10250 - 101 Street | Edmonton, Alberta

# **10250 101 ST. NW** Within Reach

10250 101 St. NW is an 18-story, class "AA" office tower in the heart of downtown Edmonton's financial district within close proximity to the city's most sought out lifestyle and business destinations.

## **Certifications and Awards**



### LEED<sup>®</sup> GOLD

The new International LEED® standard

The LEED<sup>®</sup> certification program is the leading international program for sustainable building design and construction.



### WIRED® PLATINUM

One of the first in Edmonton

WIRED<sup>®</sup> Certification identifies strong internet connectivity to ensure 10250 101 St. NW is optimized for the needs of tomorrow's office.



#### **BOMA BEST PLATINUM**

Platinum is awarded to buildings that have met the BEST Practices in sustainability and climate change.



#### RICK HANSEN FOUNDATION ACCESSIBILITY

The certification ensures that the building provides meaningful accessibility in different categories.



#### WELL CORE CERTIFIED<sup>™</sup> GOLD

## Prioritize the health and well-being of tenants

Covering seven core concepts of health and hundreds of features, focusing on the wellness of the people who work and visit 10250 101 St. NW.



#### ENERGY STAR CERTIFIED® BUILDING

#### Achieved an Energy Star<sup>®</sup> Score of 98

Energy Star<sup>®</sup> Score identifies the efficiency of 10250 101 St. NW, ranking performance and energy consumption.



#### THE OUTSTANDING BUILDING OF THE YEAR (TOBY)

- 2023 TOBY from BOMA International
- 2022 TOBY from BOMA Edmonton
- 2022 TOBY from BOMA Canada
- 2022 Certificate of Excellence Award



### **Unmatched Building Features**

#### **Exclusive Tenant Fitness Centre**

- Professionally staffed and managed
- $\cdot$  Personal Training available
- · Live and virtual on demand fitness classes
- Includes towel service

#### **Dedicated & Secure Bicycle Parking**

- Complete with repair mount benches & pumps
- Equipment storage lockers

#### **Exclusive Tenant Conference Facility**

- With servery, AV equipment
- Can accommodate 10–80 guests
- 3 individual rooms that can be combined

#### Floor To Ceiling Triple Glazed Vision Glass

- Improved tenant comfort and insulating value
- Better connection to the outside environment
- Light penetrates deeper in building

## Leasing Information

Basic Rent \$21.00 - \$25.00 PSF

Operating Costs \$20.82 PSF (2025)

TI Allowance \$50.00 - \$100.00 PSF

Floor Gross Up 19.5% average

Lindsay Syhlonyk VP, Leasing (Western Canada) 403.668.7205 Isyhlonyk@epicis.com

#### 9' High Ceilings in Office Spaces

7 Private Washrooms Per Floor

#### **Expanded Property Management Services**

- Concierge service available for all tenants, located on the main level lobby, Monday to Friday 7:30am to 4:30pm
- 24/7 security throughout the tower and parkade

#### **Best In Class HVAC Delivery**

- Operating Hours: Monday to Friday 6:00am to 6:00pm

Directly Connected to City Centre Mall & the Pedway Network

#### **Dedicated Electric Vehicle Parking**

#### Parking

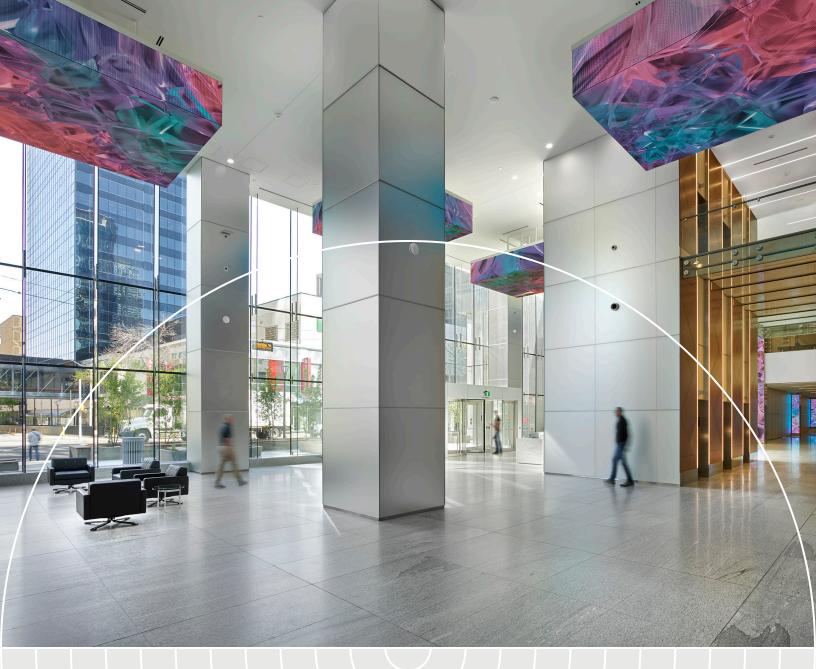
- 1.9 stalls per 1,000 SF leased
- Above Ground: 1 stall per 711 sf leased at \$250 per stall
- Underground: 1 stall per 2,025 sf at \$320 per stall
- Hourly and daily visitor parking available

#### Storage Space

Available in concourse level



Proudly Managed by Epic Investment Services



### 10250 101 ST. NW

# Leasing Inquiries

#### OFFICE

Lindsay Syhlonyk VP, Leasing (Western Canada) 403.668.7205 Isyhlonyk@epicis.com

Epic

#### Joel Wanklyn Manager, Leasing 587.330.6345

587.330.6345 jwanklyn@epicis.com

#### RETAIL

Cam Picketts Partner I Broker 780.437.7654 cam.picketts@omada-cre.com



Alex Fu Associate 780.540.5328 alex.fu@omada-cre.com