



10250 101 ST. NW

Within Reach

NOW LEASING

Office & Retail

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® GOLD

The new International LEED® standard

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



WiredScore

WIRED® PLATINUM

One of the first in Edmonton

WIRED® Certification identifies strong internet connectivity to ensure 10250 101 St. NW is optimized for the needs of tomorrow’s office.



BOMA
BEST
SUSTAINABLE
PLATINUM

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™ 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® Score of 98

Energy Star® 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
 - 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

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

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

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

Lindsay Syhlonyk

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Epic Investment Services



10250 101 ST. NW

Leasing Inquiries

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