

GREAT LOCATION. EVEN BETTER BUSINESS.

OFFICE SPACE FOR LEASE

10130 103<u>s</u>

ONE BUILDING FITS ALL

103 Street Centre is a 22-story, class "A" office tower in the heart of downtown Edmonton. No matter the size, stage, or shape – your business fits here. From a small business incubator, to flexible move-in-ready offices, to build-to-suit floors, we're ready for your business.



BOMA BEST CERTIFIED GOLD

CENTRAL & CONNECTED

PROPERTY DETAILS

251,254 SQ. FT. CLASS "A" BUILDING WITH LOBBY & TENANT AMENITIES

AVERAGE FLOOR SIZE IS 11,029 SQ.FT. (APPROX.)

ABILITY TO PROVIDE SUITES RANGING FROM 1,000 SQ.FT. TO 22,000+ SQ.FT.

TURN-KEY IMPROVEMENT PACKAGES AVAILABLE

24 HR ON-SITE SECURITY & AFTER HOURS PROXY CARD ACCESS

PRESENTATION AREA/SOCIAL STAIR

ON-DEMAND MEETING SPACE

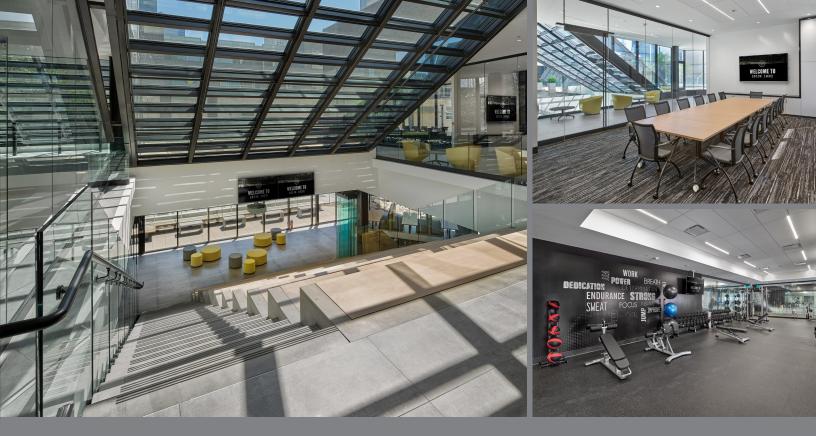
EXCLUSIVE TENANT LOUNGE

FIRST CLASS FITNESS CENTRE

CONFERENCE CENTRE

SECURE UNDERGROUND BIKE PARKING





LOCATION

PUBLIC TRANSIT VIA BUS AND LRT SERVICE (BAY/ENTERPRISE Square) on-demand meeting space

PEDWAY CONNECTED TO ENTERPRISE SQUARE, CITY CENTRE MALL AND COMMERCE PLACE

JUST OFF JASPER AVENUE

LEASING INFORMATION

BASIC RENT \$16.00 - \$18.00 PSF

OPERATING COSTS \$22.51 PSF (2025)

TI ALLOWANCE \$50.00 - \$80.00 PSF **250 FT FROM BAY ENTERPRISE SQUARE LRT**

ON THE CYCLING NETWORK

STEPS TO 104TH STREET PROMENADE

FLOOR GROSS UP

16% AVERAGE

PARKING

- ONE (1) 24/7 RESERVED UNDERGROUND PARKING STALL PER 1,400 SQ.FT. LEASED
- \$350 PER STALL PER MONTH

CAMERON MARTIN Director, Leasing

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