

Office For Lease

# Sun Life Place

10123 - 99 Street NW, Edmonton, AB

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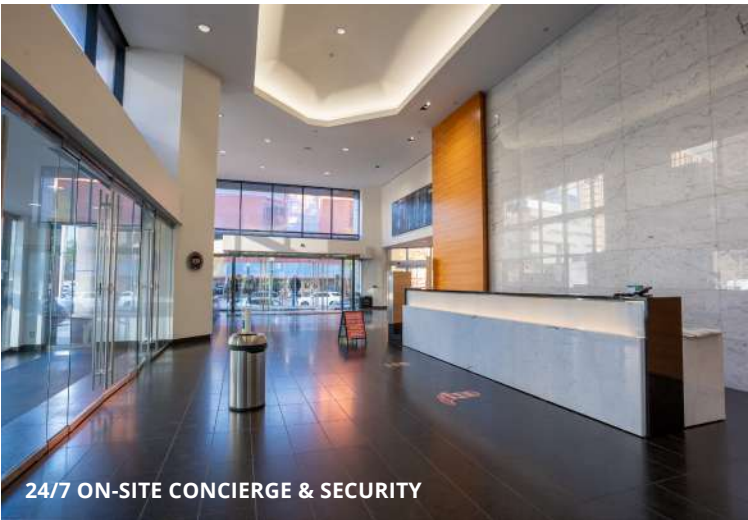
# Sun Life Place

Professional office space located within the heart of the Arts District, offering tenants an ideal balance of work & play

Address	10123 - 99 Street NW
Net Rent	\$17.00 / SF
Additional Rent	\$18.10 / SF (2025)
Tenant Inducements	Turnkey packages available!
Parking Ratio	Up to 4 stalls per 1,000 SF (0.5:1,000 SF underground, with additional stalls available in Canada Place located next door!)
Parking Rates	\$315/stall/month



Excellent on-site tenant amenities, including a brand new Lui-Chi's Coffee, fitness centre, daycare, and conference centre

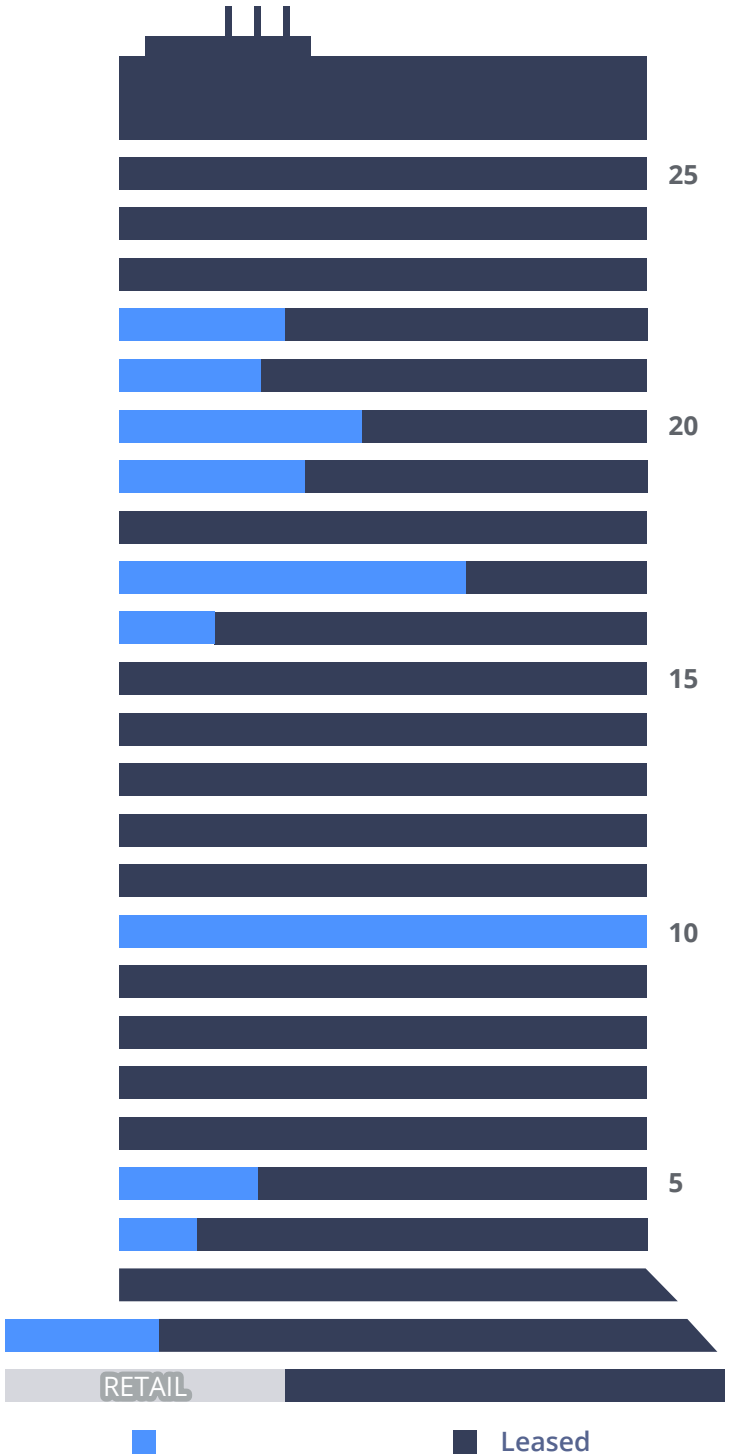


## Available Spaces

**Sun Life Place** has various demisable and contiguous office options available immediately, well-suited for a variety of professional users.

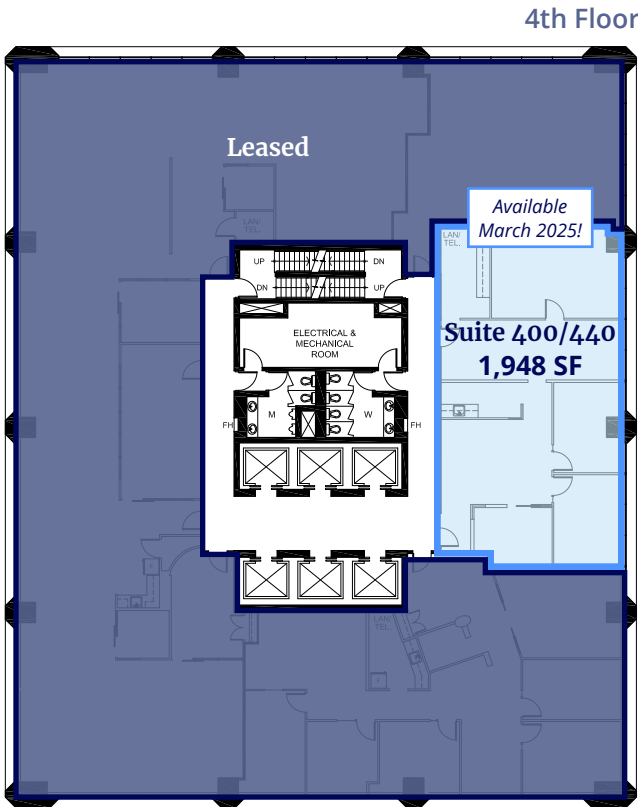
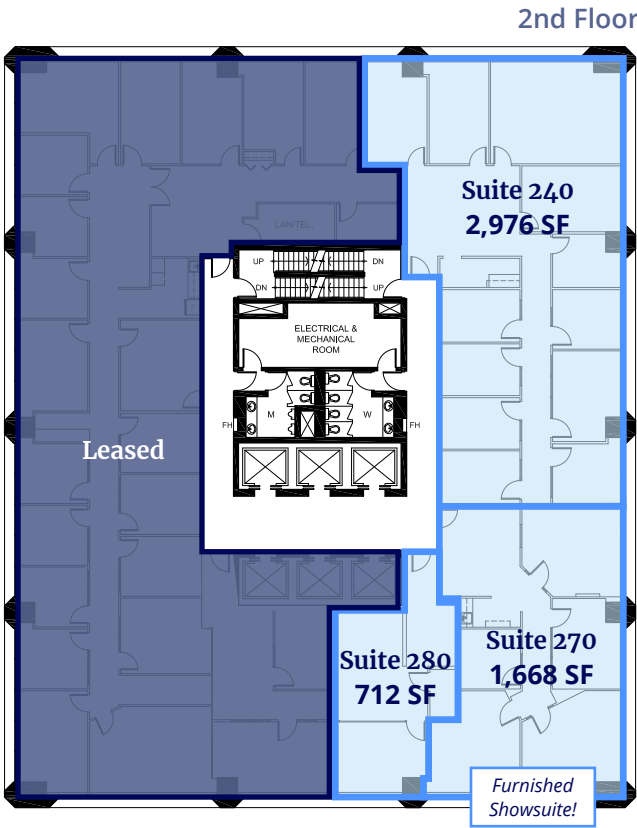
Suite 2200	3,999 square feet
Suite 2180	2,411 square feet
Suite 2140	1,086 square feet
Suite 2070	2,861 square feet
Suite 2040	711 square feet
Suite 2010	1,056 square feet
Suite 2000	1,282 square feet
Suite 1970	2,900 square feet
Suite 1920	2,090 square feet
Suite 1910	1,465 square feet
Suite 1750	1,745 square feet
Suite 1746	1,161 square feet
Suite 1745	1,447 square feet
Suite 1730	916 square feet
Suite 1700	2,560 square feet
Suite 1610	2,471 square feet
Suite 1000	11,615 square feet
Suite 520	3,247 square feet
Suite 400/440*	1,948 square feet
Suite 280	712 square feet
Suite 270*	1,668 square feet
Suite 240*	2,976 square feet

\*Suite is available on 30-90 days notice

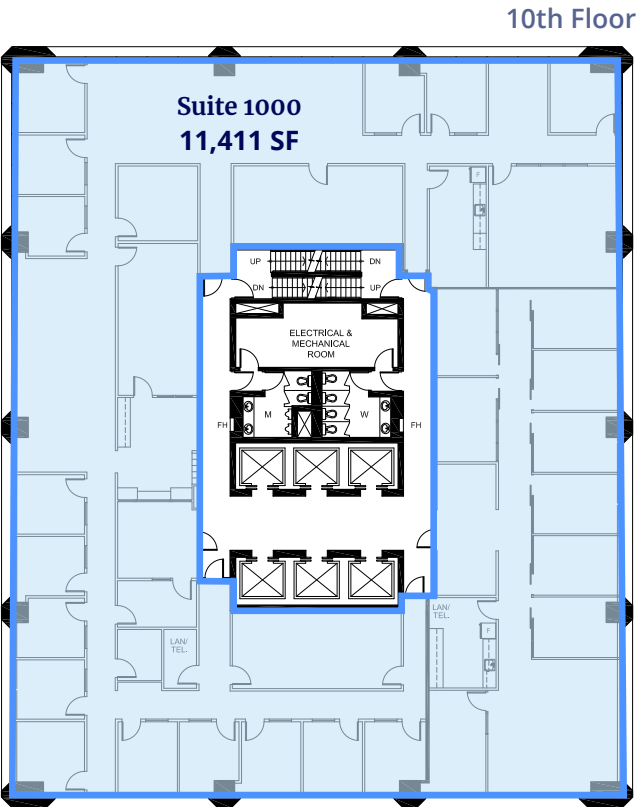


# Sun Life Place

## Available Floor Plans

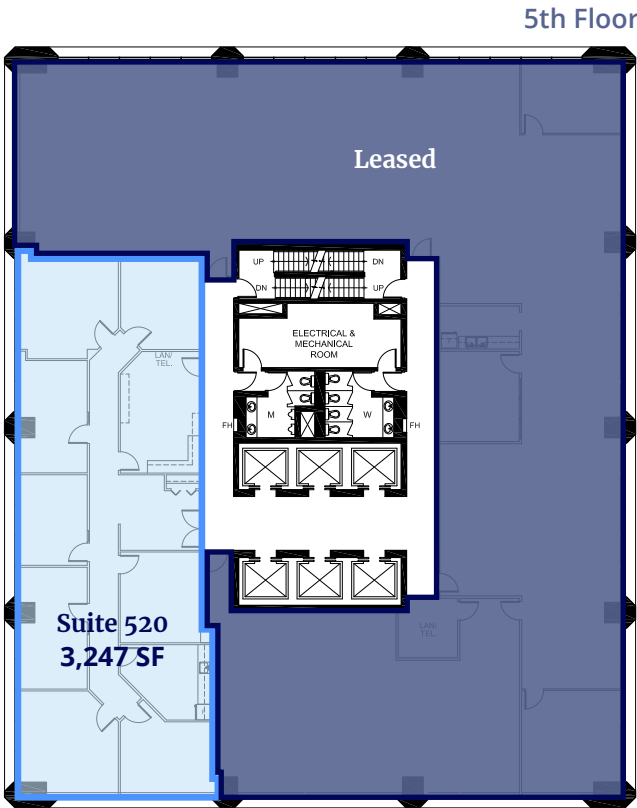
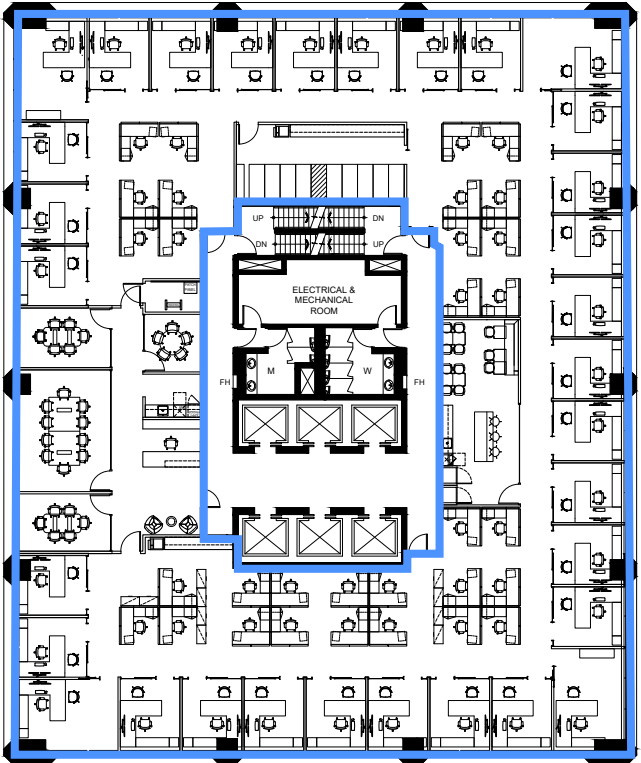


## Full Floor Opportunity!

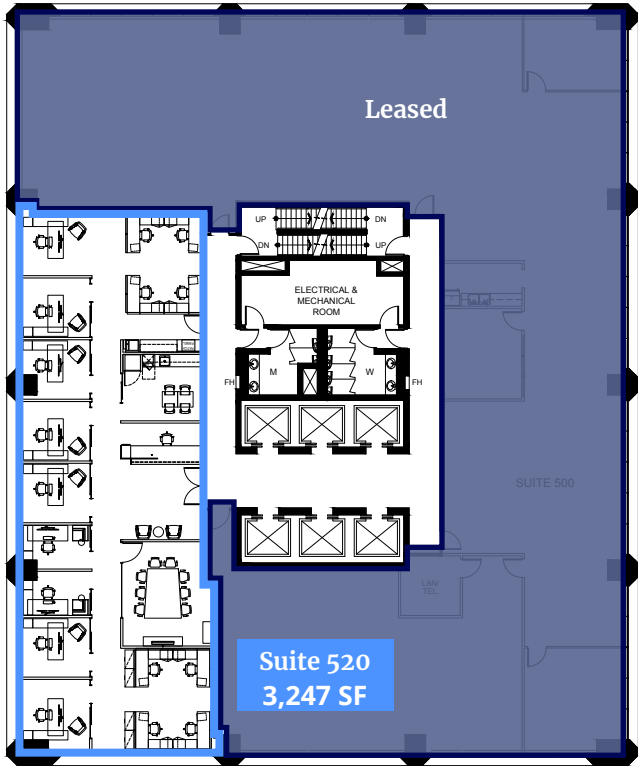


## 10th Floor Potential Buildout: Traditional Office Layout

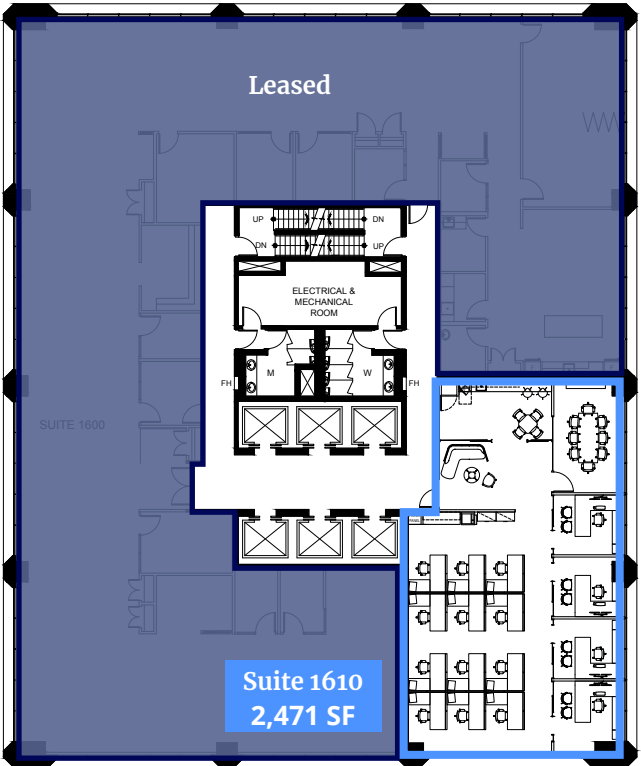
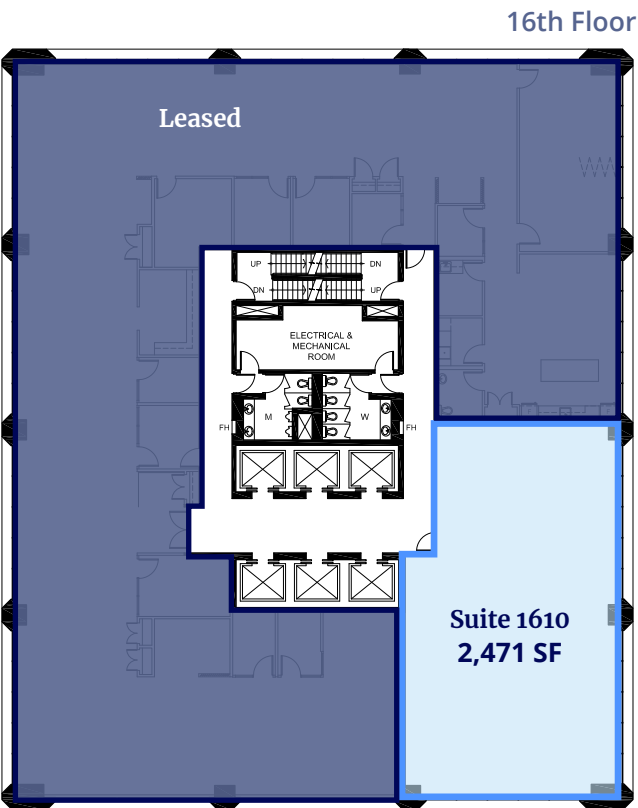
Additional full floor layouts available upon request!



## 5th Floor Potential Buildout: Traditional Office Layout



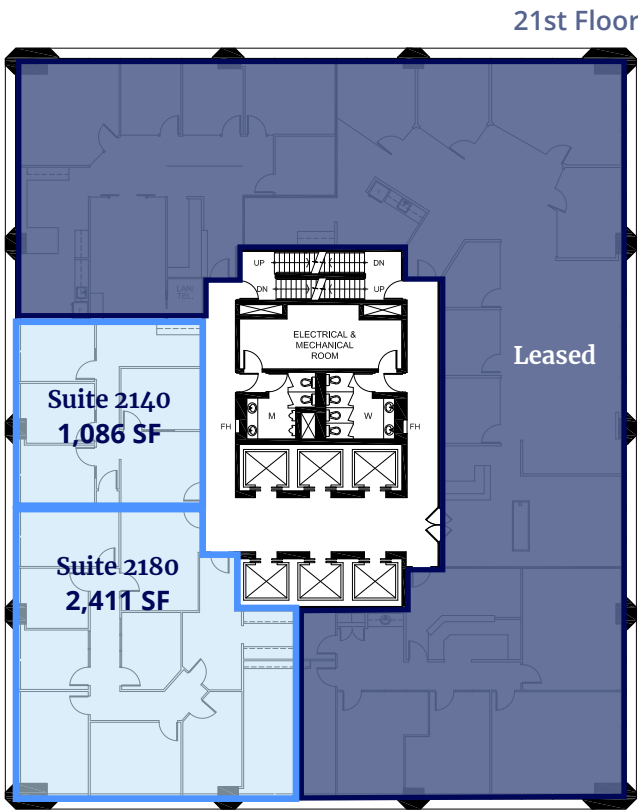
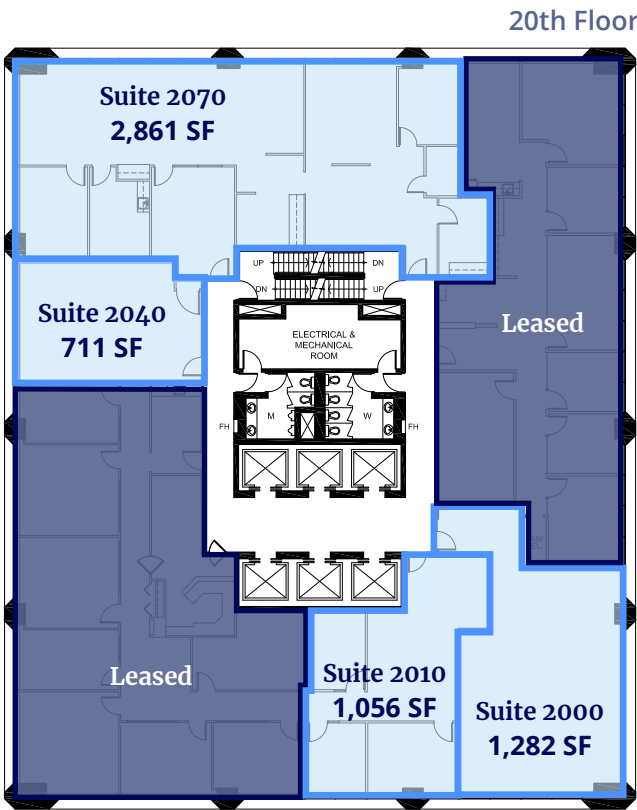
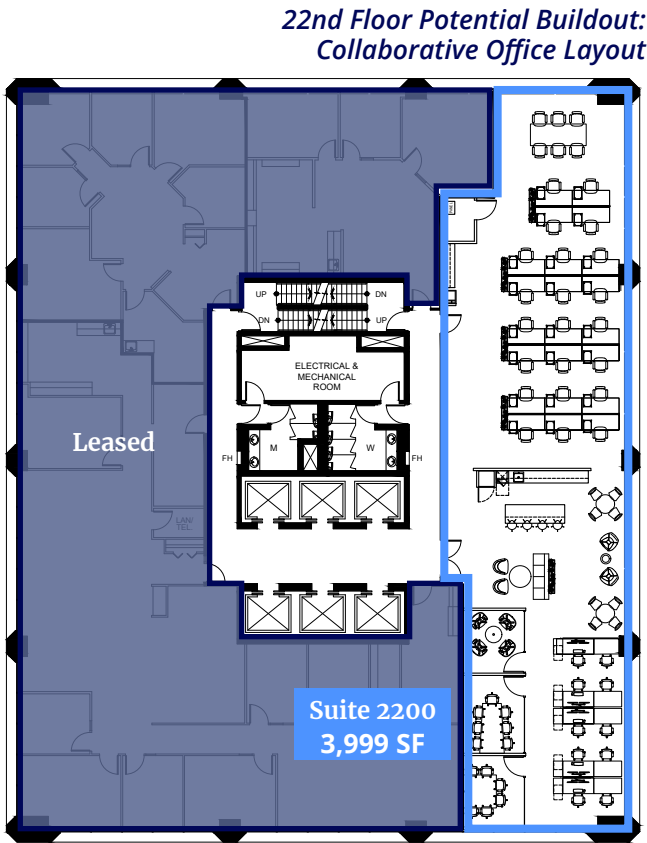
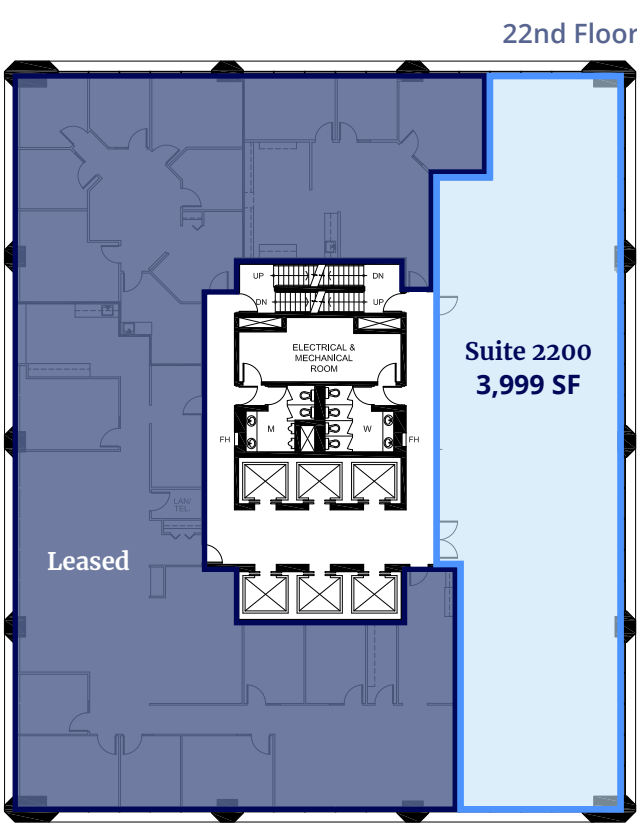
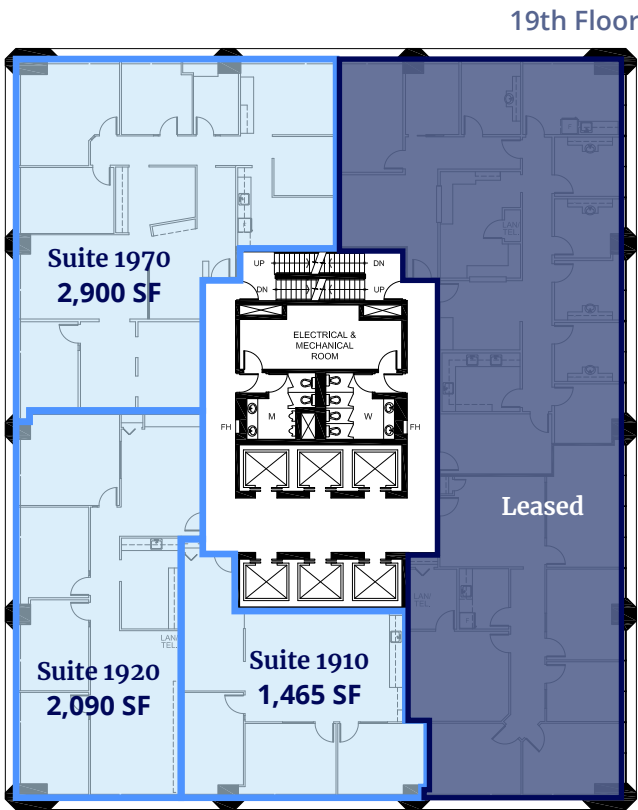
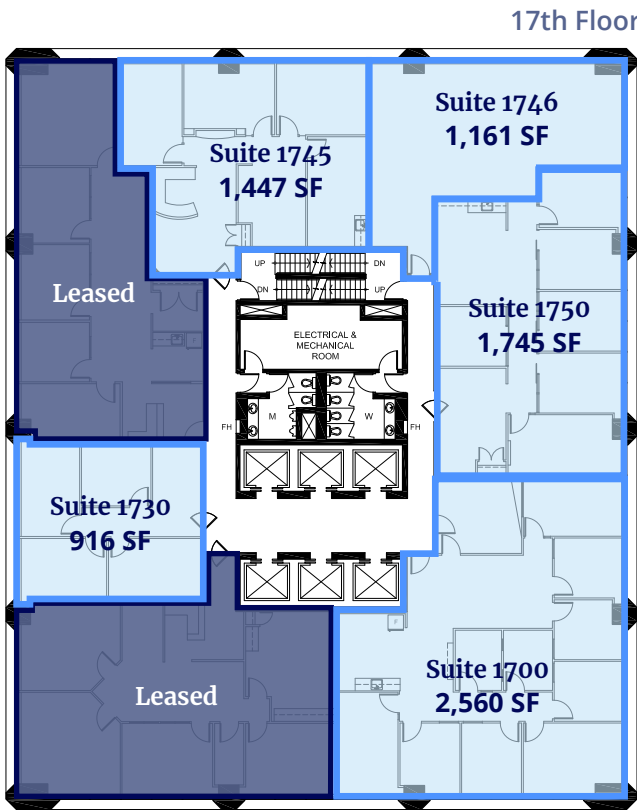
## 16th Floor Potential Buildout: Traditional Office Layout





# Sun Life Place

## Available Floor Plans



## On-Site Building Amenities



### Lui-Chi's Coffee

Located on the main floor, Lui-Chi's offers organic, wood-roasted coffee and fine french pastries



### Kepler Academy

The leading educational child care provider, offering daycare and early childhood development



### Fitness Centre

Fitness centre with personal training services offered by renowned SVPT Fitness + Athletics



### Conference Centre

Conference centre with multiple, variously-sized meeting rooms and training rooms



# Sun Life Place

## Property Location

Located within the Arts District, **Sun Life Place** offers tenants immediate proximity to unique downtown amenities, including the Citadel Theatre, Winspear Centre, Art Gallery of Alberta, Royal Alberta Museum and Edmonton Convention Centre, in addition to the general retail, food and service amenities offered within the downtown core.

## Unparalleled Access to Public Transit

**Sun Life Place** is located just two blocks from the Churchill LRT Station, offering tenants access to public transit within immediate walking distance. Churchill Station, or the Churchill Connector, is the only LRT station within the city that serves as an interchange between all three of Edmonton's Metro, Capital and Valley LRT Lines.



# Covenient access to surrounding amenities

Arts District

1 Citadel Theatre

2 Winspear Centre

3 Stanley Milner Library

4 Art Gallery of Alberta

5 Edmonton Convention Centre

6 Royal Alberta Museum

Downtown Attractions

7 City Hall & Churchill Square

8 City Centre Shopping Mall

9 ICE District & Rogers Place

10 Grand Villa Casino

11 Fairmont Hotel MacDonald

12 Edmonton River Valley

13 Canada Place

Food & Service Amenities

14 Hoang Long 888

15 Ruth's Chris Steak House

16 CRAFT Beer Market

17 Second Cup Cafe

18 Rosewood Foods

19 OEB Breakfast Co

20 Dalla Tavola Zenari

21 LUX Steakhouse + Bar

22 Von's Steak House

23 Wok Box

24 Don Wheaton Family YMCA

25 Loblaws City Market

26 Canadian Brewhouse

27 Campio Brewing Co

Public Transit

28 Churchill LRT Station

29 Central LRT Station

30 Bay/Enterprise LRT Station

31 102 Street LRT Station

32 MacEwan LRT Station

A detailed map of downtown Edmonton, Alberta, showing a grid of streets and building footprints. Numbered blue and yellow squares (1-32) are placed throughout the city center to indicate the proximity of various amenities. A red location pin is placed on the map, corresponding to the Sun Life Place building. Major streets like 101st Street, 102nd Avenue, and Jasper Avenue are labeled. The map also shows the proximity to the river and surrounding green spaces.

## Demographics



Current population  
**107,726**



Projected population  
**150,103**



Average HH income  
**\$89,783**



Projected Average HH income  
**\$104,160**



Rental apartment vacancy  
**72.4%**

Demographics based upon a 3-km radius from the Property. Projected figures are 2034 estimates.



# Sun Life Place



OPEN OFFICE SPACE



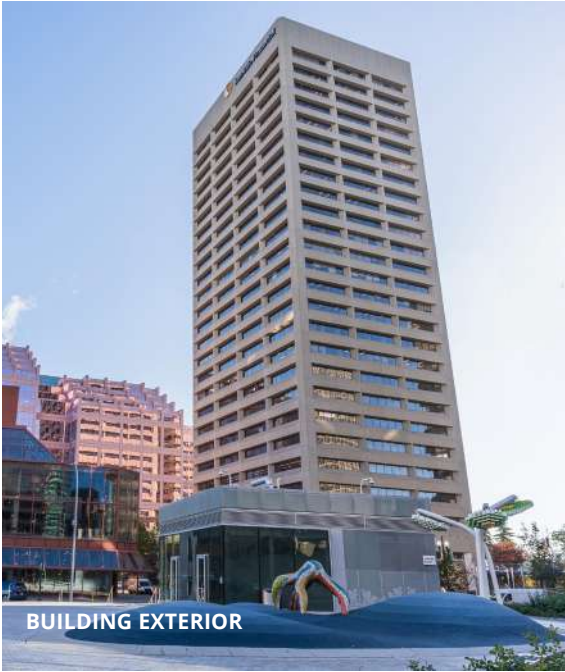
MEETING ROOM



OFFICE INTENSIVE OPTIONS



BUILT OUT OFFICE SPACE



BUILDING EXTERIOR



ENCLOSED OFFICE



UNENCUMBERED VIEWS OF THE RIVER VALLEY





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