

CN Tower

A Landmark Building in
Downtown Edmonton

10004 - 104 Avenue NW
Edmonton, Alberta
www.cbre.ca

Virtual
Tour Suite
1401



CN Tower

10004 - 104 Avenue NW | Edmonton, Alberta



CN Tower

A Landmark Building in Downtown Edmonton

At the intersection of 100 Street NW and 104 Avenue sits a 27-storey landmark building in the Edmonton skyline. Today the building is occupied by a diverse range of tenancies and is professionally managed by Canderel.

Located in the Edmonton Arts District, adjacent to the brand new Royal Alberta Museum and beside Edmonton's ICE District, CN Tower is in the middle of the action. A 10-minute walk to the River Valley and right across the street from the law courts, City Hall, and Sir Winston Churchill Square. CN Tower is surrounded by a wealth of restaurants and retail amenities.

Recent improvements bring an updated feel to the building, including a newly completed fitness facility. The available vacancies are ready for tenant customization with excellent views, high ceilings and plenty of natural light.

\$25

Gross Rental Rate

27

Storeys

13,412

Sq. Ft. Max Available Area

Join:

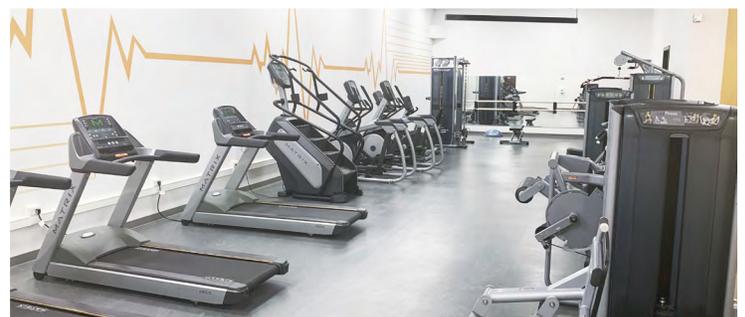
- + City of Edmonton
- + Mowbrey Gil LLP
- + Bredin Centre for Learning

Leasing Details

Gross Rental Rate	\$25.00 / sq. ft.
Parking Ratio	1 / 2,800 sq. ft.
Parking Rate	\$235.00 / month Above ground covered reserved

Available Suites

Suite 104	4,445 sq. ft.	6 offices, 2 boardrooms, reception kitchen, open work area, copy room, file room.
Suite 850	up to 8,009 sq. ft.	'Size your own' show suite.
Suite 860	2,322 sq. ft.	Open concept office plan with a kitchenette.
Contiguous Option - Suites 850 & 860	up to 10,331 sq. ft.	
Suite 1100	13,360 sq. ft.	Full floor fully developed office space with furniture.
Suite 1200	13,412 sq. ft.	Full floor opportunity.
Suite 1401	6,007 sq. ft.	High quality build out with roller cabinet storage
Suite 1405	3,790 sq. ft.	Base building condition, ready for tenant improvements.



1st Floor Availabilities

Available Suites

Suite 104	4,445 sq. ft.	6 offices, 2 boardrooms, reception kitchen, open work area, copy room, file room.
-----------	---------------	-----------------------------------------------------------------------------------



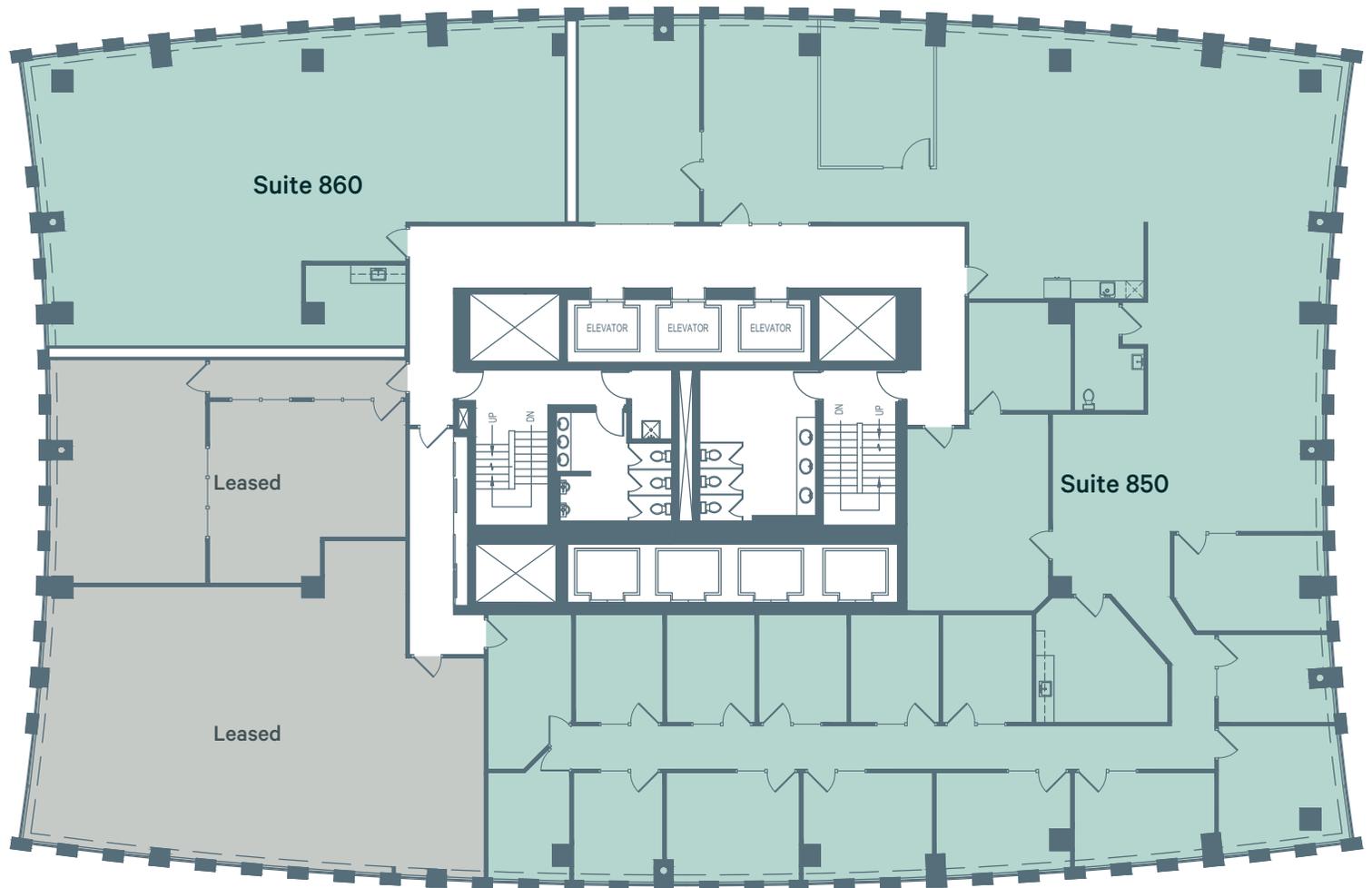
8th Floor Availabilities

Available Suites

Suite 850	up to 8,009 sq. ft.	'Size your own' show suite.
Suite 860	2,322 sq. ft.	

Contiguous Options

Suites 850/860	up to 10,331 sq. ft.	
----------------	----------------------	--



11th Floor Availabilities

Available Suites

Suite 1100	13,360 sq. ft.	Full floor fully developed office space with furniture.
------------	----------------	---------------------------------------------------------



12th Floor Availabilities

Available Suites

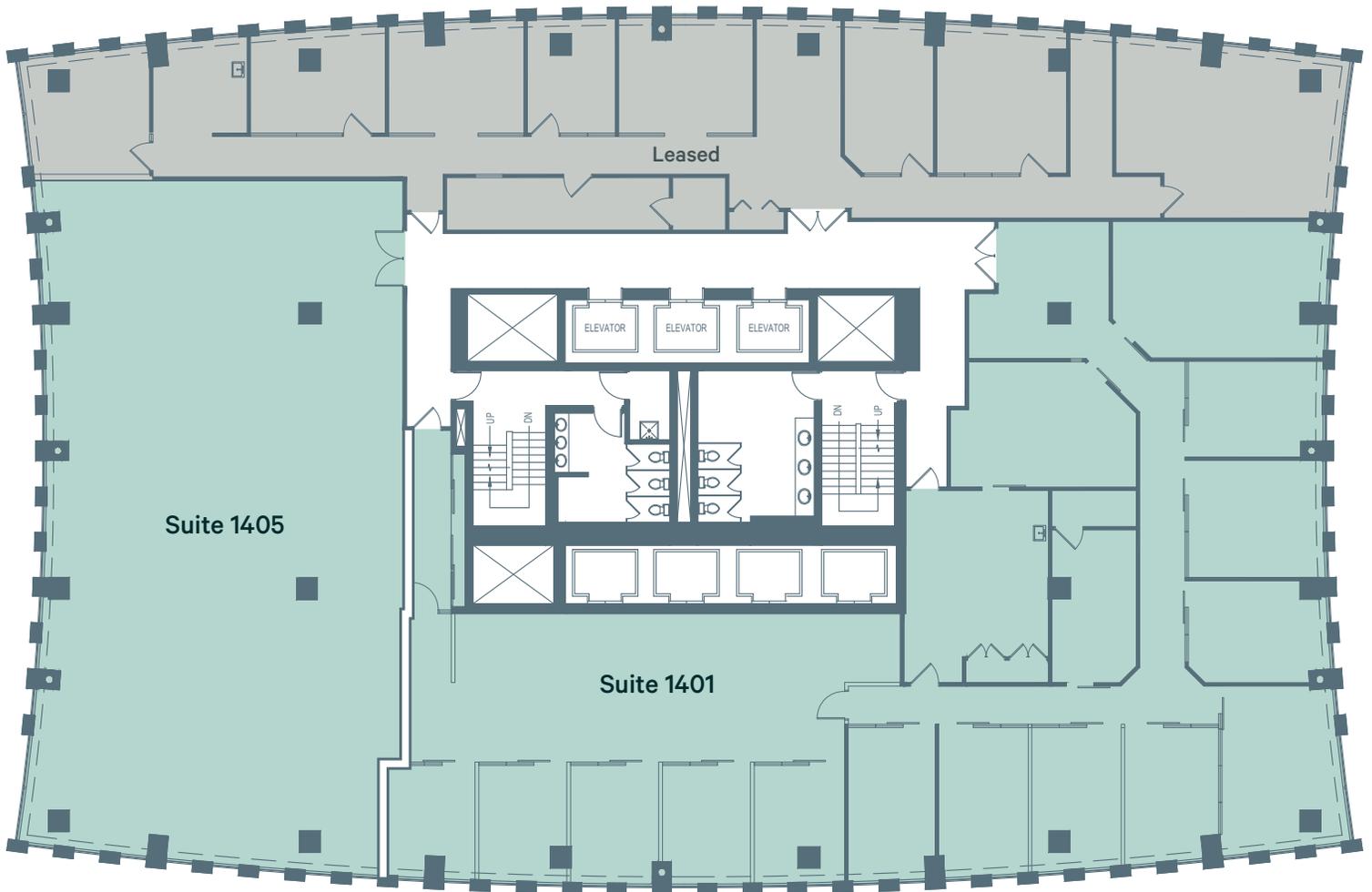
Suite 1200	13,412 sq. ft.	Full floor opportunity.
------------	----------------	-------------------------



14th Floor Availabilities

Available Suites

Suite 1401	6,007 sq. ft.
Suite 1405	3,790 sq. ft.





Suite 1401



Suite 1401



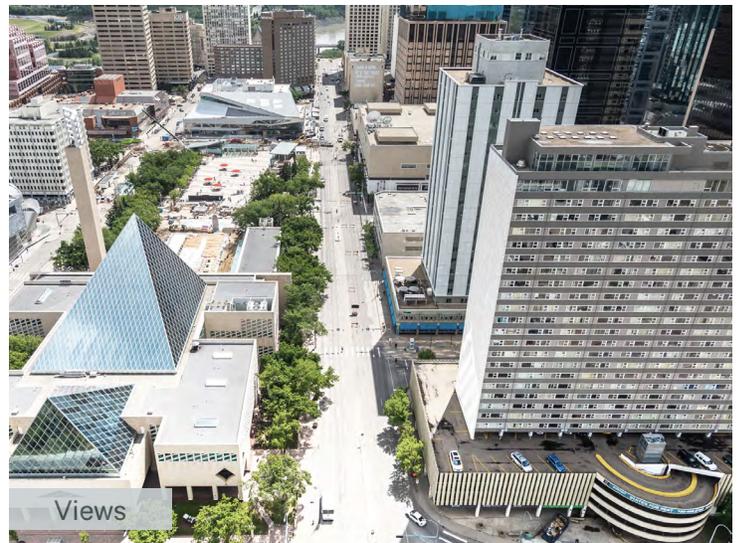
Suite 1401



Suite 1401



Views



Views

CN Tower

10004 - 104 Avenue NW | Edmonton, Alberta

For Lease



Contact Us

Mark Anderson

Vice President
+1 780 229 4652
mark.anderson2@cbre.com

Ryan O'Shaughnessy

Senior Associate
+1 780 229 4686
ryan.oshaughnessy@cbre.com

Matteo Marocco

Sales Representative
+1 780 229 4691
matteo.marocco@cbre.com

This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.