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# ENERGY SQUARE

10109 - 106 Street, Edmonton

**NOW 98% LEASED!**

Significant Building **Renovations Now Complete**, Including New Lobby & Entrance, Fitness Centre, Conference Centre, Outdoor Patio, and the new Bar Oro!

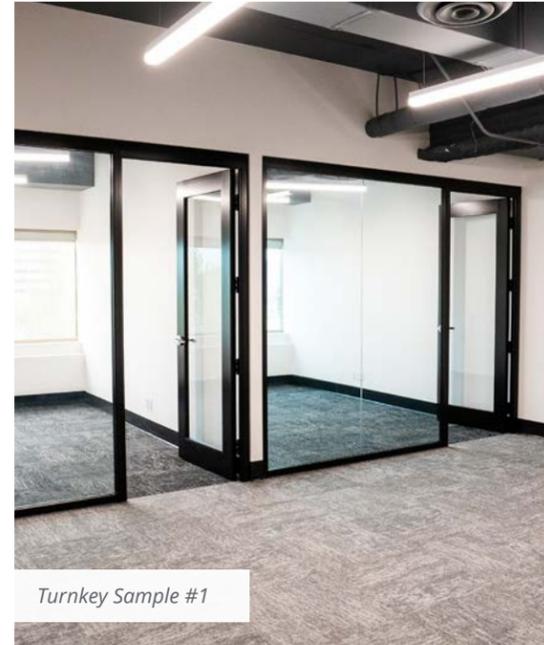
# PROPERTY DETAILS

## LEASE DETAILS

<b>Address:</b>	10109 - 106 Street NW
<b>Net Rent:</b>	Market
<b>Operating Costs:</b>	\$14.04 / SF (2024)
<b>Improvements:</b>	Turnkey options available! 1:1,000 SF underground parking stalls @ market rates
<b>Parking Ratio:</b>	Additional surface parking stalls available upon request!
<b>Zoning:</b>	Jasper Avenue Main Street Commercial Zone (JAMSC)

## AVAILABLE SPACE

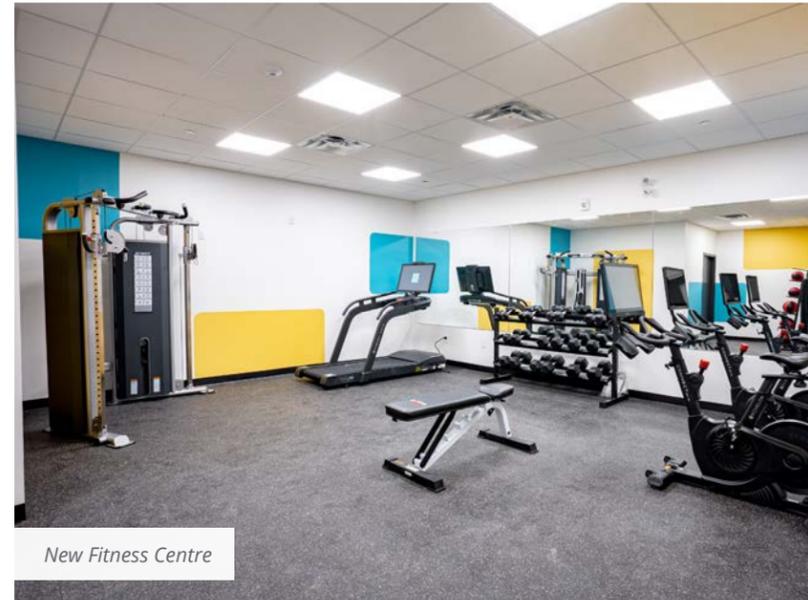
<b>2nd Floor</b>	Unit 200: 900 SF	Unit 202: 948 SF
<b>3rd Floor</b>	Unit 304: 1,838 SF	Available June 2025



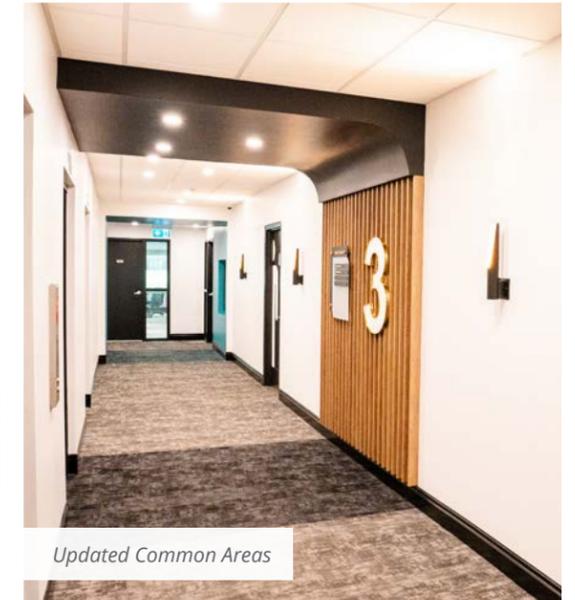
Turnkey Sample #1



Turnkey Sample #2



New Fitness Centre



Updated Common Areas



Bar Oro Caffé & Roastery



New Lobby & Seating Area

## KEY PROPERTY HIGHLIGHTS



Significant, brand new building renovations are well underway



Turnkey options are available for immediate occupancy



Centrally located near numerous trendy new restaurants and bars!



Fitness centre, shared boardroom, outdoor patio & bike storage

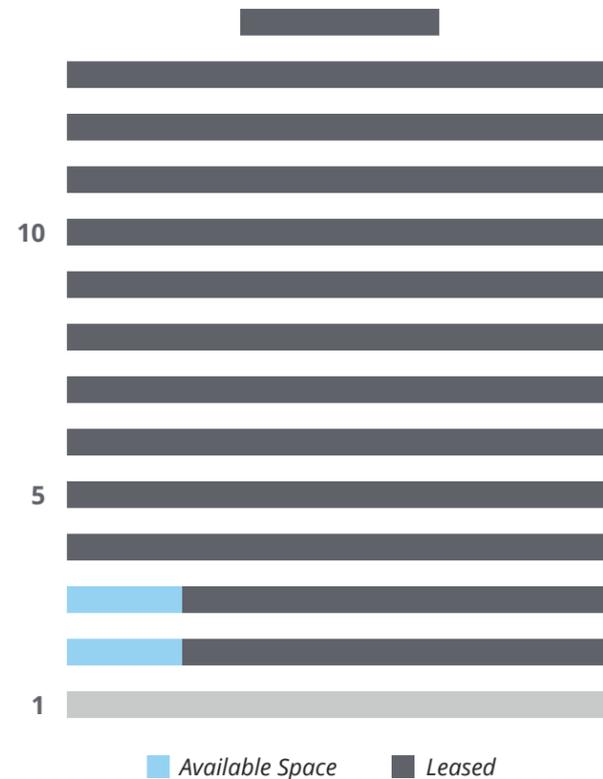


Brand new main floor retail amenities now open!



Flexible demising options available

## AVAILABILITY STACKING PLAN



Available Space Leased

# BUILDING UPGRADES

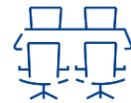
## WHAT'S HAPPENING AT ENERGY SQUARE?



Brand new, modern lobby with seating area and security desk



Convenient and eye-catching entrance off Jasper Avenue



Shared, bookable conference centre for tenants' exclusive use



Tenant exclusive fitness centre with shower facilities



Secure bike storage and bicycle repair stations



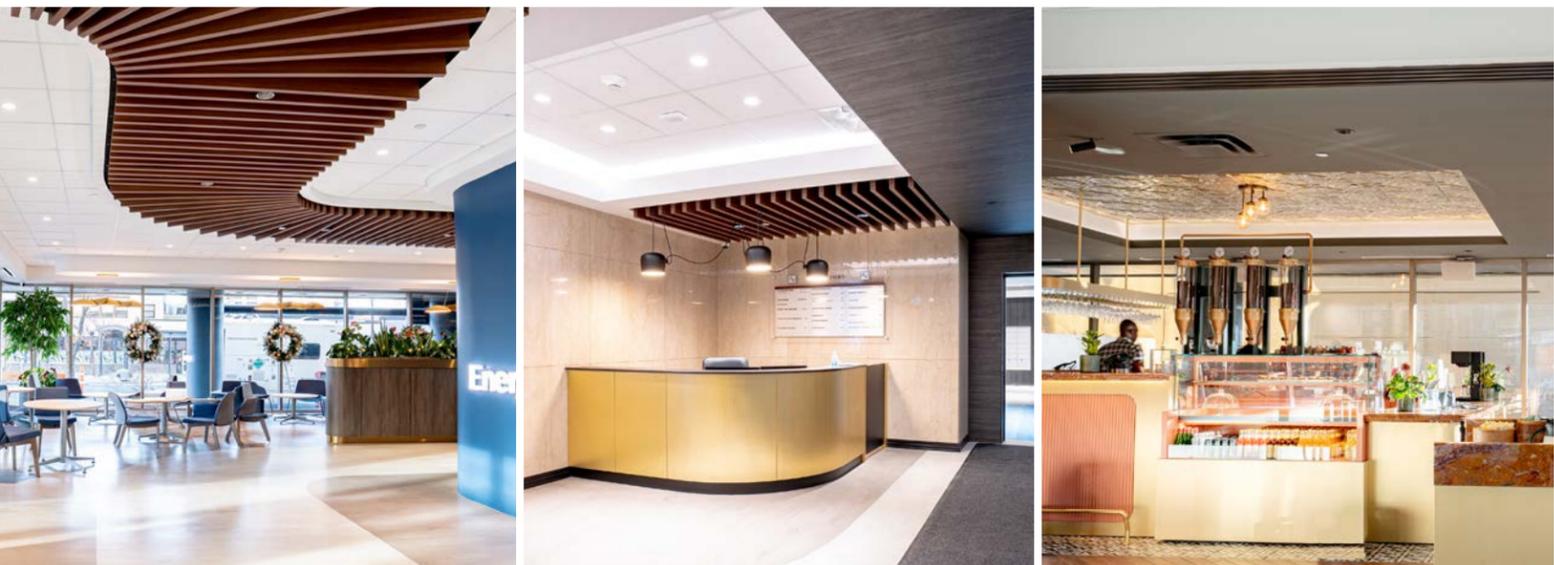
Outdoor patio area provides tenants with access to greenspace and fresh air



Secure, underground parking facility with high parking ratio for downtown



**Bar Oro Caffé & Roastery is Now Open!**  
Serving coffee, pizza and wine!



**Building renovations are now complete, and Bar Oro is now open!**

# AREA UPGRADES

## Warehouse Park:

*From parking lots to paradise!*

[Click Here to View More Information](#)

## DOWNTOWN WAREHOUSE PARK



Warehouse Park Concept Rendering

**Warehouse Park is a new park coming to the heart of downtown Edmonton in 2025.**

Designed for all ages and abilities, Warehouse Park will provide space to be active, relax and gather with friends and neighbours surrounded by green trees and a large open lawn. Located between 106 Street & 108 Street, and Jasper Avenue & 102 Avenue, Warehouse Park will cover 3.6 acres, and replace the currently existing surface parking lots. **The vision for this park is an urban oasis and an inclusive, multi-use green space featuring large, open areas that invite citizens and visitors to reflect and explore.** This park will serve as a major public amenity for downtown residents, workers and visitors as the downtown population is expected to significantly increase in the next decade.



Dog Off-Leash Area



Dedicated Playground



Public Art Feature



Fitness Area and Basketball Court



107 Street Pedestrian Promenade



Park Pavilion with Public Washrooms



West Plaza with Warming Zone



Ornamental Campfire Water Feature



Park Lighting and Northern Light Feature

# LOCATION OVERVIEW

1	Boston Pizza	6	I Love Sushi	11	Bar Bricco/Uccellino	16	KB & Co	21	The Banquet	26	Let's Grill Sushi & Izakaya	31	GRETA Bar YEG	36	Earl of Sandwich
2	Lock Stock Coffee	7	Ayco Cafe	12	Second Cup Cafe	17	Campio Brewing Co	22	Loblaws City Market	27	El Furniture Warehouse	32	Booster Juice	37	Splash Poke
3	Farrow Sandwiches	8	Cora Breakfast & Lunch	13	Remedy Cafe	18	Baiju	23	JOEY Bell Tower	28	Phoenix Diner	33	Blenz Coffee	38	Central Social Hall
4	Fu's Repair Shop	9	Carne Asada	14	Credo Coffee	19	Home & Away Bar	24	City Centre Mall	29	Subway	34	Save-On-Foods	39	District Cafe & Bakery
5	Rocky Mountain Icehouse	10	Shoppers Drug Mart	15	DOSC	20	The Canadian Icehouse	25	The Marc	30	The Pint Public House	35	Mucho Burrito	40	Olly Fresco's



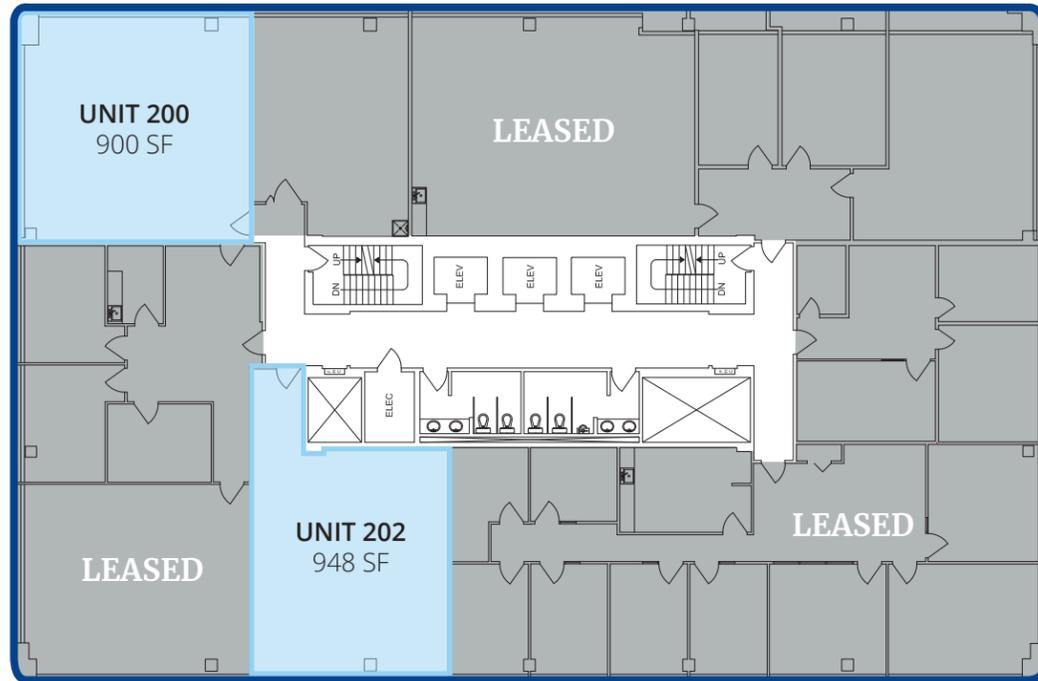
# FLOOR PLANS

*Flexible Floor Plans:  
Demising and Contiguous Options Available*

## 2nd Floor

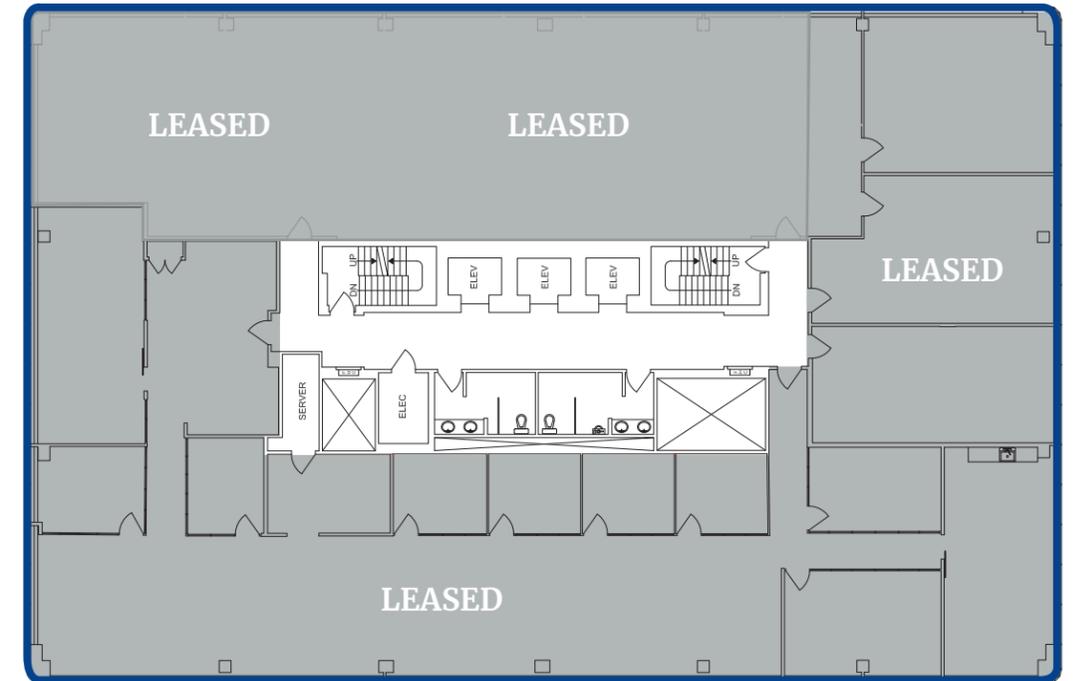
Unit 200: 900 SF

Unit 202: 948 SF



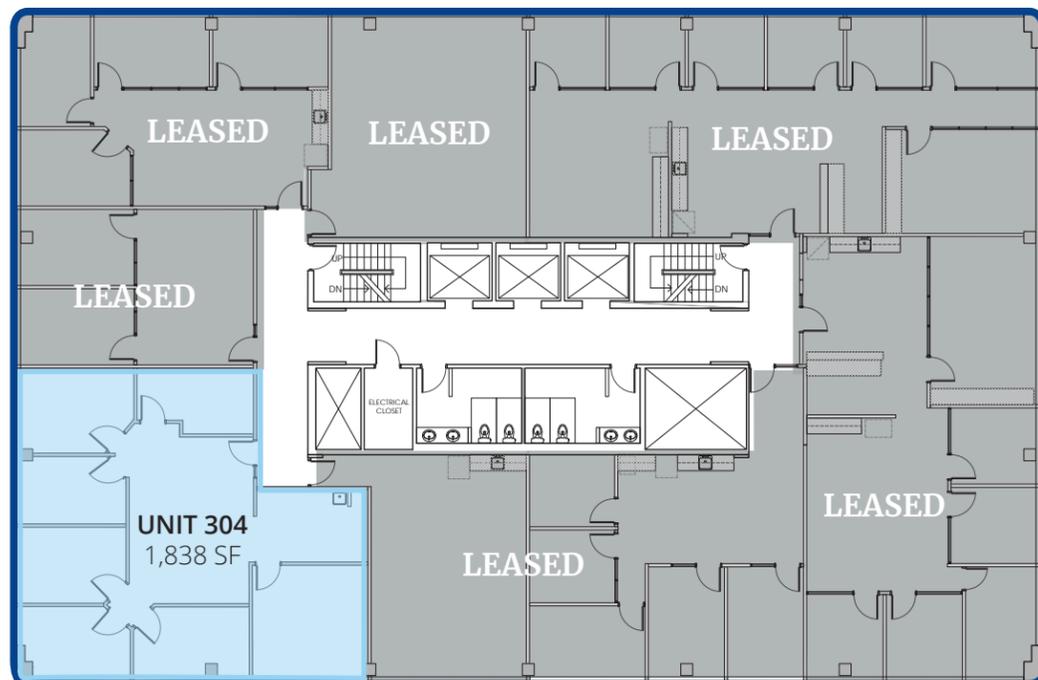
## 4th Floor

**NOW FULLY  
LEASED!**



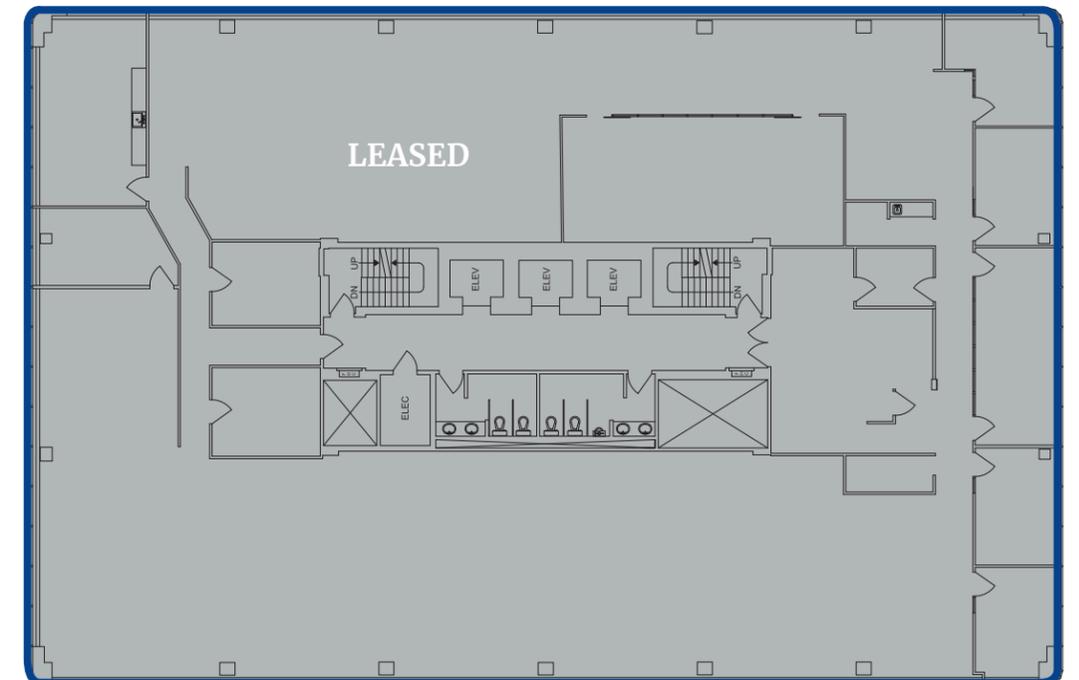
## 3rd Floor

Unit 304: 1,838 SF



## 6th Floor

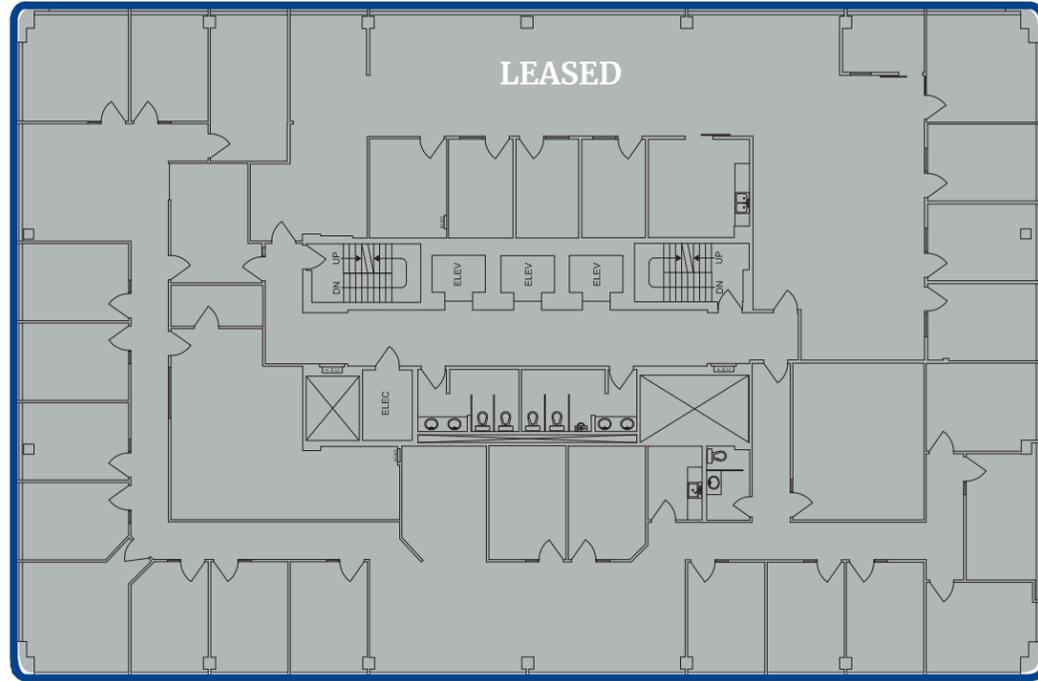
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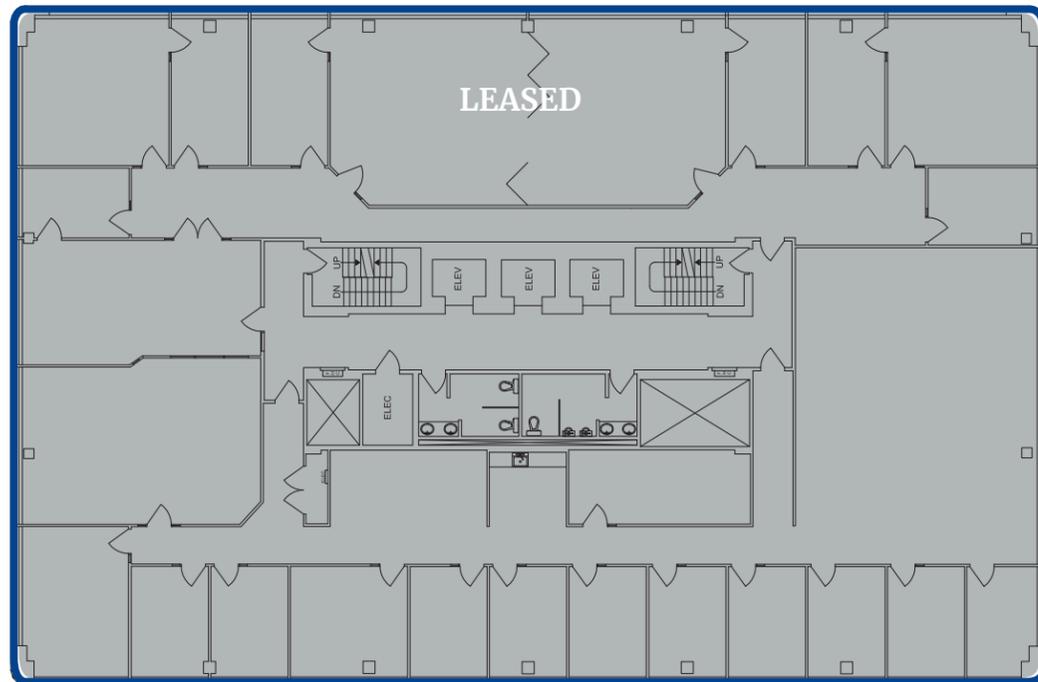
## 7th Floor

NOW FULLY  
LEASED!



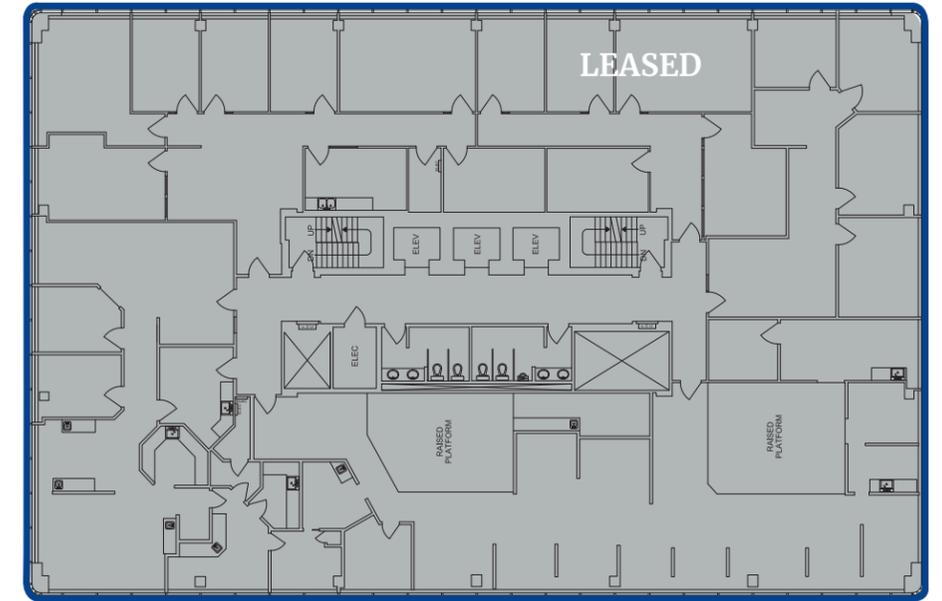
## 9th Floor

NOW FULLY  
LEASED!



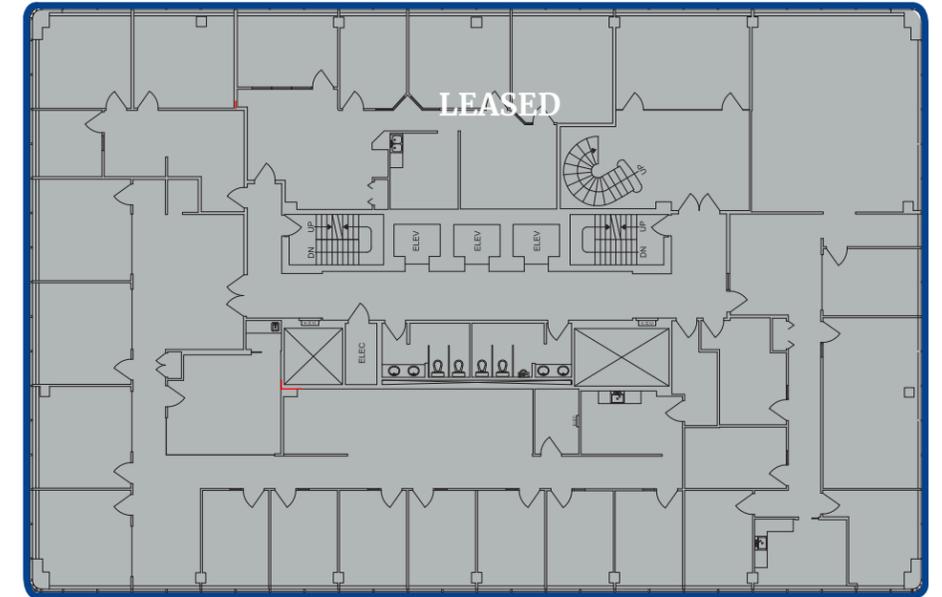
## 10th Floor

NOW FULLY  
LEASED!



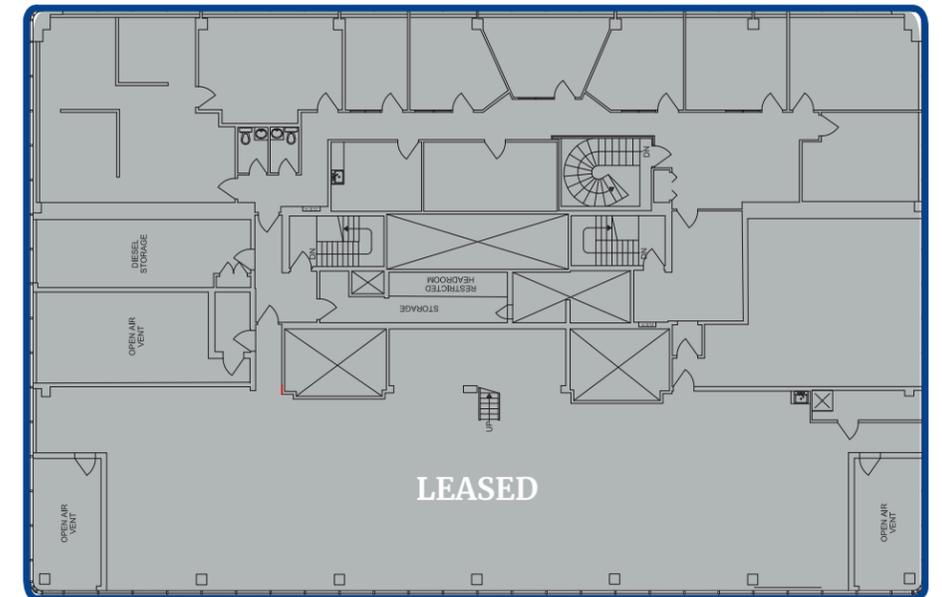
## 12th Floor

NOW FULLY  
LEASED!



## 13th Floor

NOW FULLY  
LEASED!





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Accelerating success.