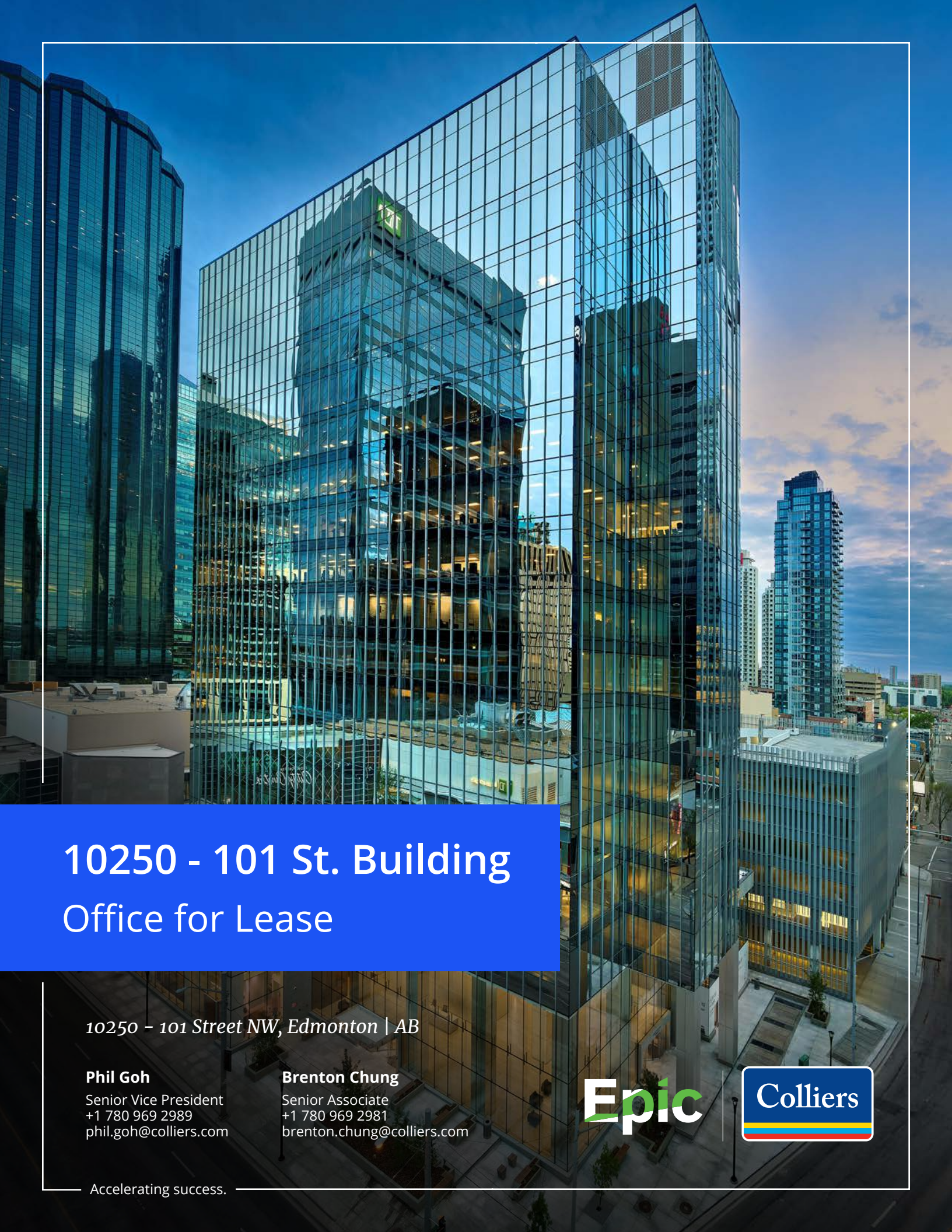




10250 - 101 St. Building Office for Lease

10250 - 101 Street NW, Edmonton | AB

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Welcome to 10250 – 101 St. Building

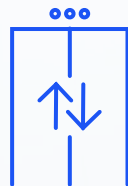
Your Hub for Business, Lifestyle and Connection



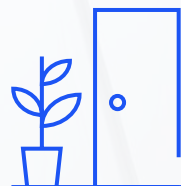
**Prime Downtown
Location**



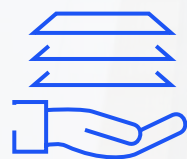
**Revitalized,
Modern Design**



**Efficient Single
Elevator Bank**



**Designed for Comfort
& Sustainability**



**Flexible Spaces for
Growing Businesses**



**A Dynamic Hub for Top
Talent & Innovation**

Leading the Way in Sustainability



LEED® Gold

The leading international program for sustainable building design and construction



BOMA BEST Platinum

Platinum is awarded to buildings that have met the BEST Practices in sustainability and climate change



WIRED® Platinum

WIRED® Certification identifies strong internet connectivity to ensure 10250 - 101 Street NW is optimized for the needs of tomorrow's office



WELL CORE Certified™ Gold

Covering seven core concepts of health and hundreds of features, focusing on the wellness of the people who work and visit 10250 - 101 Street NW



Rick Hansen Foundation Accessibility

The certification ensures that the building provides meaningful accessibility in different categories



Energy Star Certified®

Achieved an Energy Star® score of 97/100

Energy Star Score identifies the efficiency of the 10250 - 101 Street NW ranking performance and energy consumption



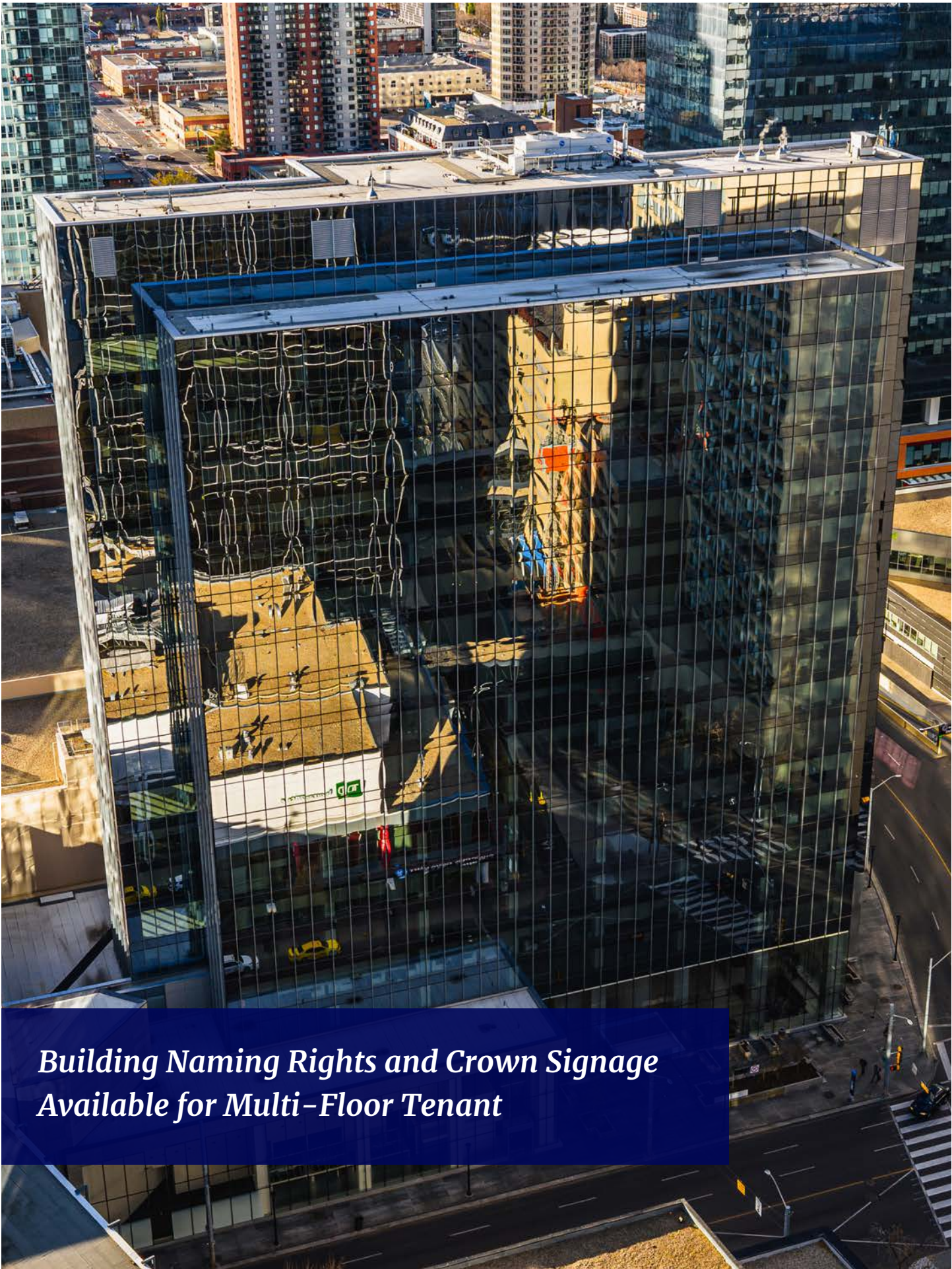
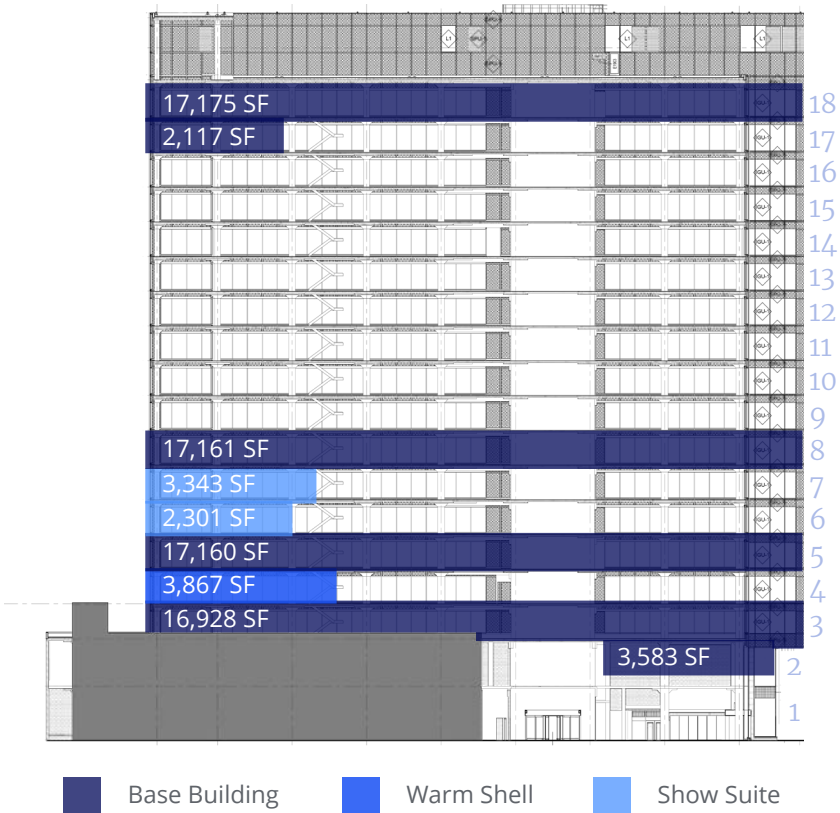
Outstanding Building of the Year

- 2023 TOBY - BOMA International
- 2022 TOBY - BOMA Edmonton
- 2022 TOBY - BOMA Canada
- 2022 Certificate of Excellence Award



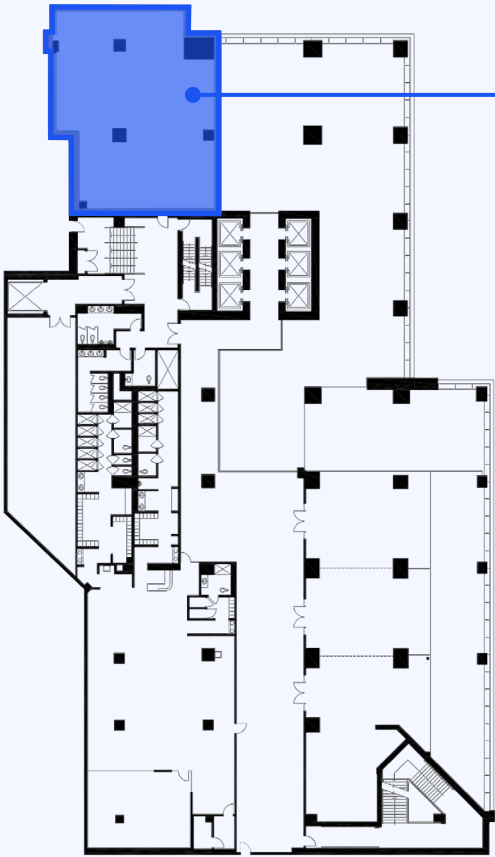
Property Overview

Municipal Address	10250 - 101 Street NW
Available Area	Flexible demising potential from 2,117 SF to 68,424 SF (includes move-in ready show suites)
Net Rent	Contact listing agents to discuss
Additional Rent	\$20.82 / SF (2025)
Parking	1.9 stalls per 1,000 SF leased: Above ground: 1 stall per 711 SF at \$250 per stall per month Underground: 1 stall per 2,025 SF at \$320 per stall per month
Improvement Allowance	Negotiable <i>Build-to-suit options available for larger tenants seeking custom solutions</i>



Building Naming Rights and Crown Signage Available for Multi-Floor Tenant

Floor Plans

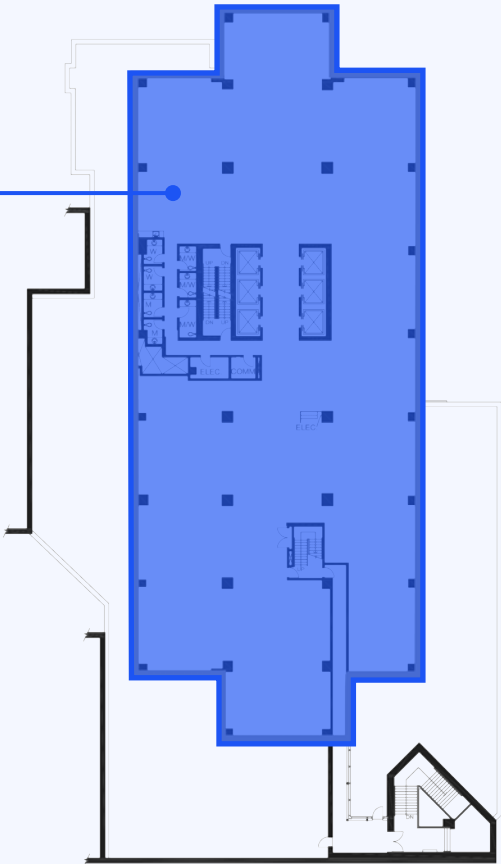


Suite 250
3,583 SF

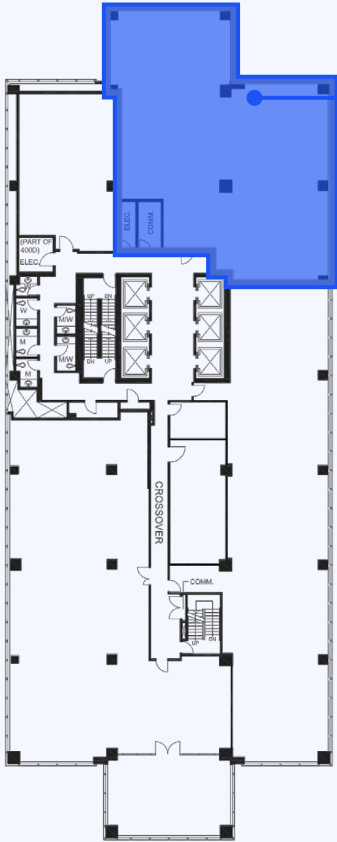
- Unique 2nd floor space
- High ceilings
- Base building condition
- Ideal for service based providers looking for space with character and flexibility

Suite 300
16,928 SF

- Full floor opportunity
- Base building condition
- Demising options available
- Available immediately



Floor Plans



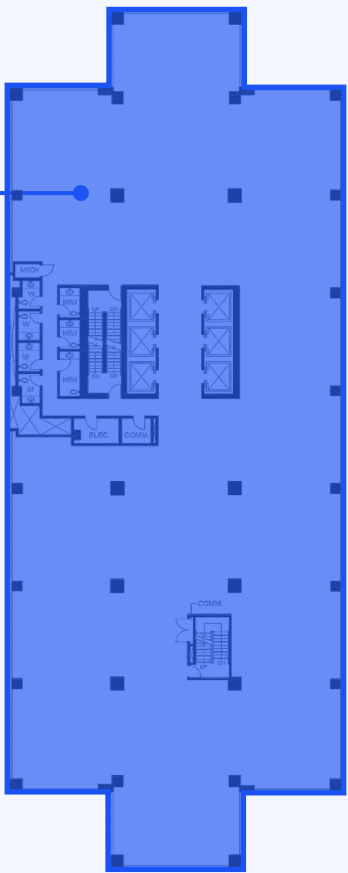
Suite 480
3,867 SF

- Corner unit
- Warm-shell condition
- Turnkey options available
- Available immediately

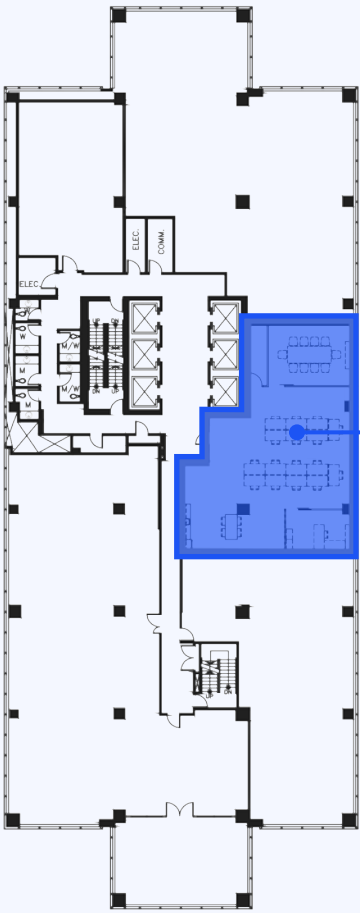
360°  [Click to view virtual tour](#)

Suite 500
17,160 SF

- Full floor opportunity
- Base building condition
- Demising options available
- Available immediately



Floor Plans



Suite 620
2,301 SF

- *Show suite!*
- Features warehouse inspired open ceiling
- Reception area, kitchen, one private office, open work area, storage space
- Available immediately

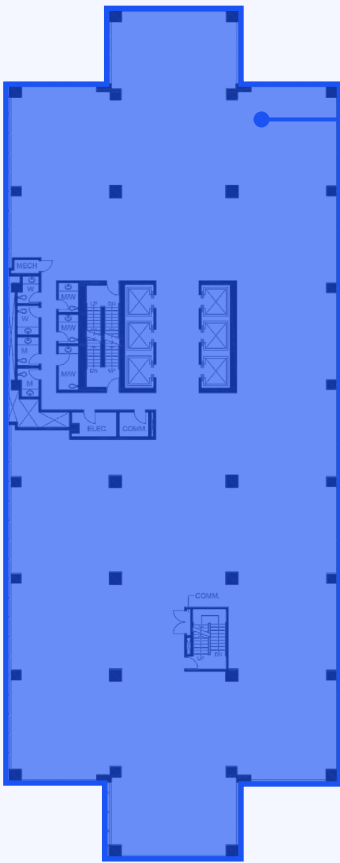
 [Click to view virtual tour](#)

Suite 730
3,343 SF

- *Show suite!*
- Modern space with stylish finishes
- Two offices, kitchenette, large open work area, meeting room, flex area, storage space
- Short-term or long-term option available
- Available immediately



Floor Plans

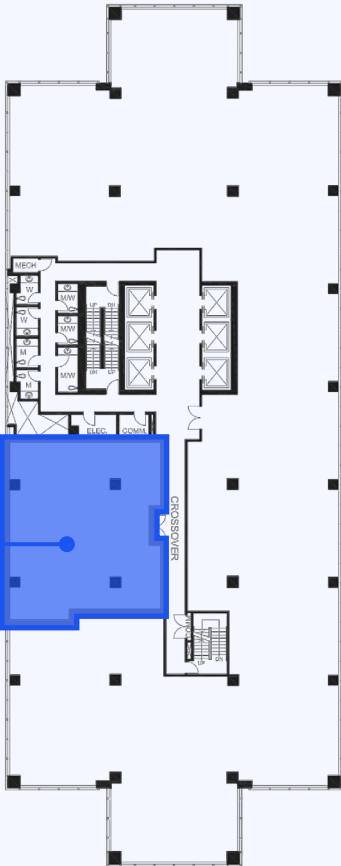


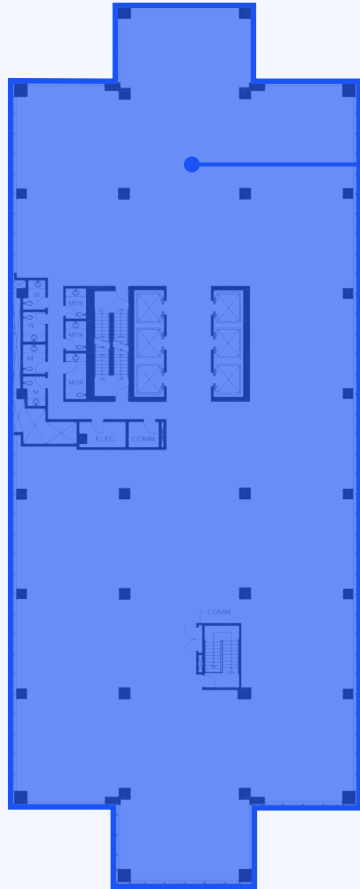
Suite 800
17,161 SF

- Full floor opportunity
- Base building condition
- Turnkey options available
- Available immediately

Suite 1710
2,117 SF

- West facing unit
- Base building condition
- Turnkey options available
- Available immediately



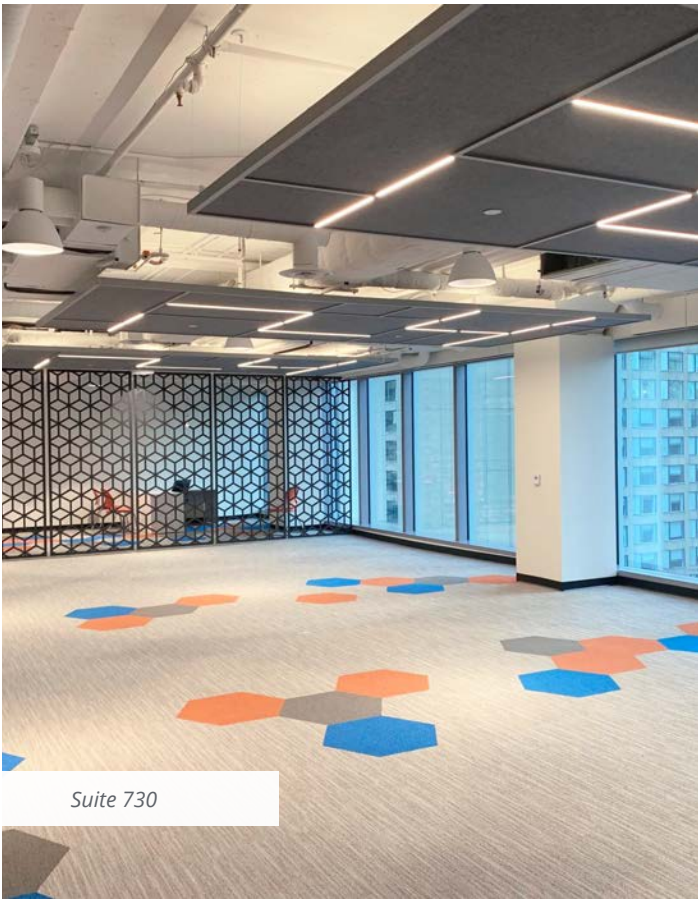


Suite 1800

17,175 SF

- Full floor opportunity at the top of the building
- Base building condition
- Turnkey options available
- Available immediately

 [Click to view virtual tour](#)



Building Amenities

Fitness Centre

- Professionally staffed and managed
- Personal training available
- Live and virtual on demand fitness classes
- Includes towel service
- High quality locker rooms and showers
- All gender & accessible change room available



Conference Centre

- 3 individual conference rooms that can be combined
- Can accommodate 10-80 guests
- Served area for catering
- AV equipment included



Restaurant

Fennec Kitchen & Bar is a new local restaurant and craft cocktail bar located on the main floor of the building. A charming and intimate venue dedicated to providing exceptional dining experiences through innovative cocktails and high-quality service.

www.fennecyeg.com



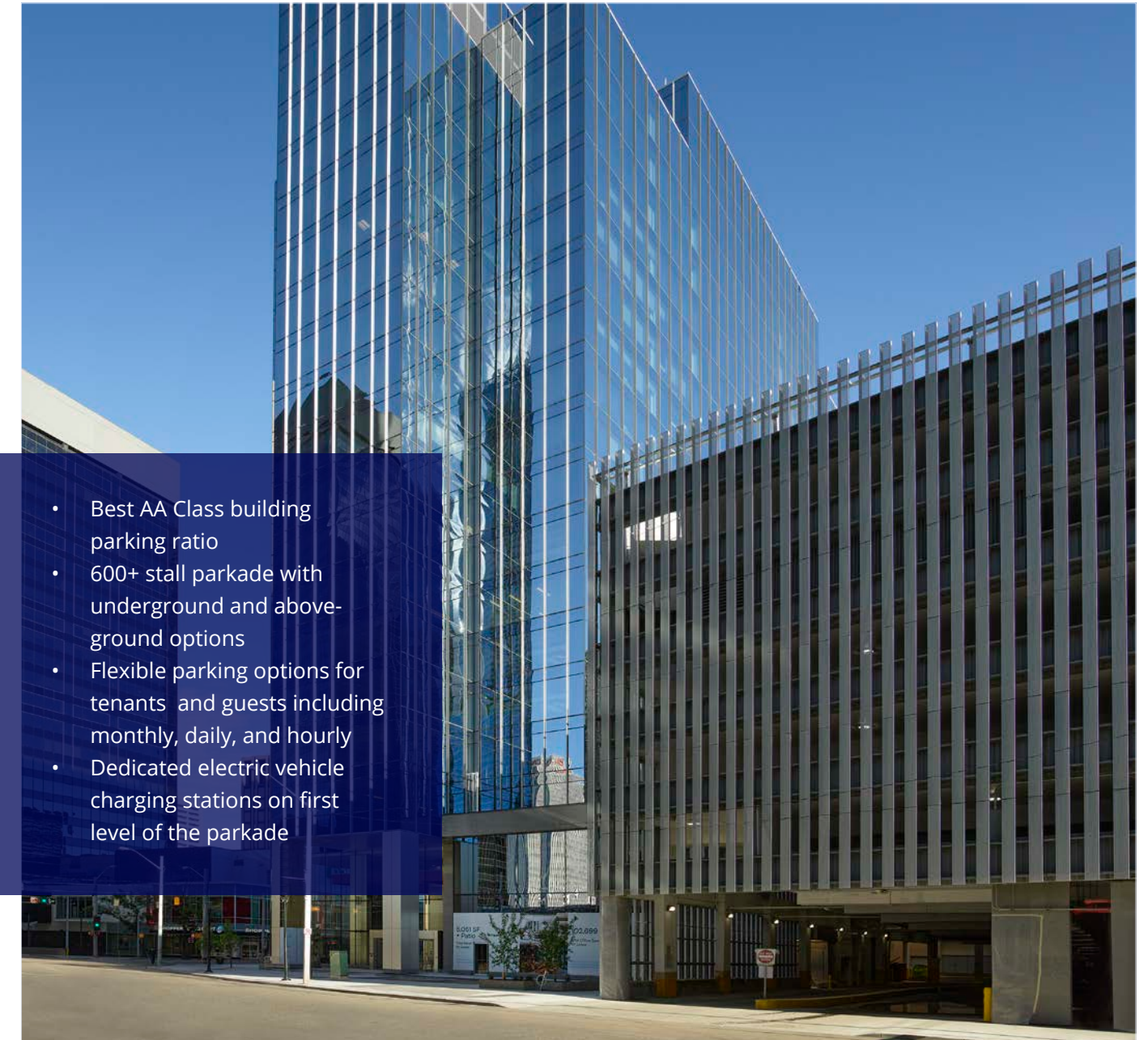
Expanded Property Management Services

- On-site property management
- Concierge service available for all tenants, located on the main level lobby, Monday to Friday 7:30am to 4:30pm
- 24/7/365 security throughout the building and the parkade



Parking

- Best AA Class building parking ratio
- 600+ stall parkade with underground and above-ground options
- Flexible parking options for tenants and guests including monthly, daily, and hourly
- Dedicated electric vehicle charging stations on first level of the parkade



Bicycle Parking

- Dedicated and secure bicycle parking located on P2 of the above-ground parkade
- Complete with repair mount benches and pumps
- Equipment storage lockers



Location Overview

Prime Downtown Location

- Seamlessly links Edmonton's Financial District and the vibrant ICE District
- Steps from Rogers Place, home to the Edmonton Oilers, concerts, and major events
- Surrounded by cultural landmarks: Royal Alberta Museum, Art Gallery of Alberta, Winspear Centre, Citadel Theatre

Unmatched Connectivity

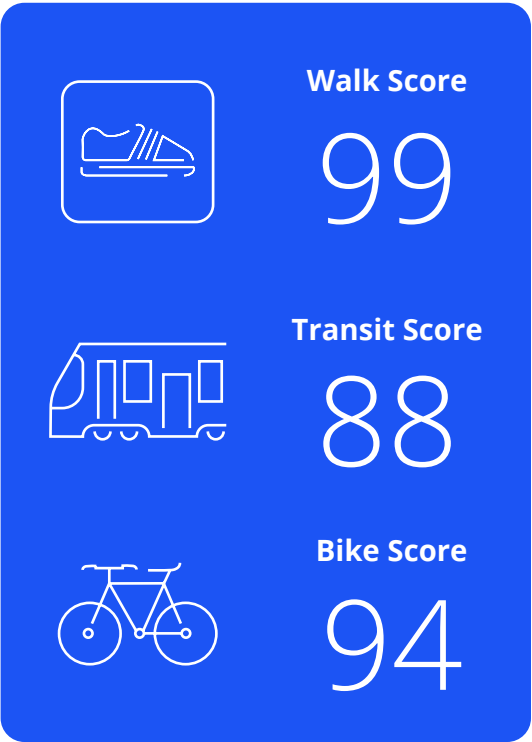
- Integrated into Edmonton's 13.5 km pedway network connecting 40+ buildings
- Direct indoor access to Edmonton City Centre for retail, dining, and essential services

Dynamic Neighborhood

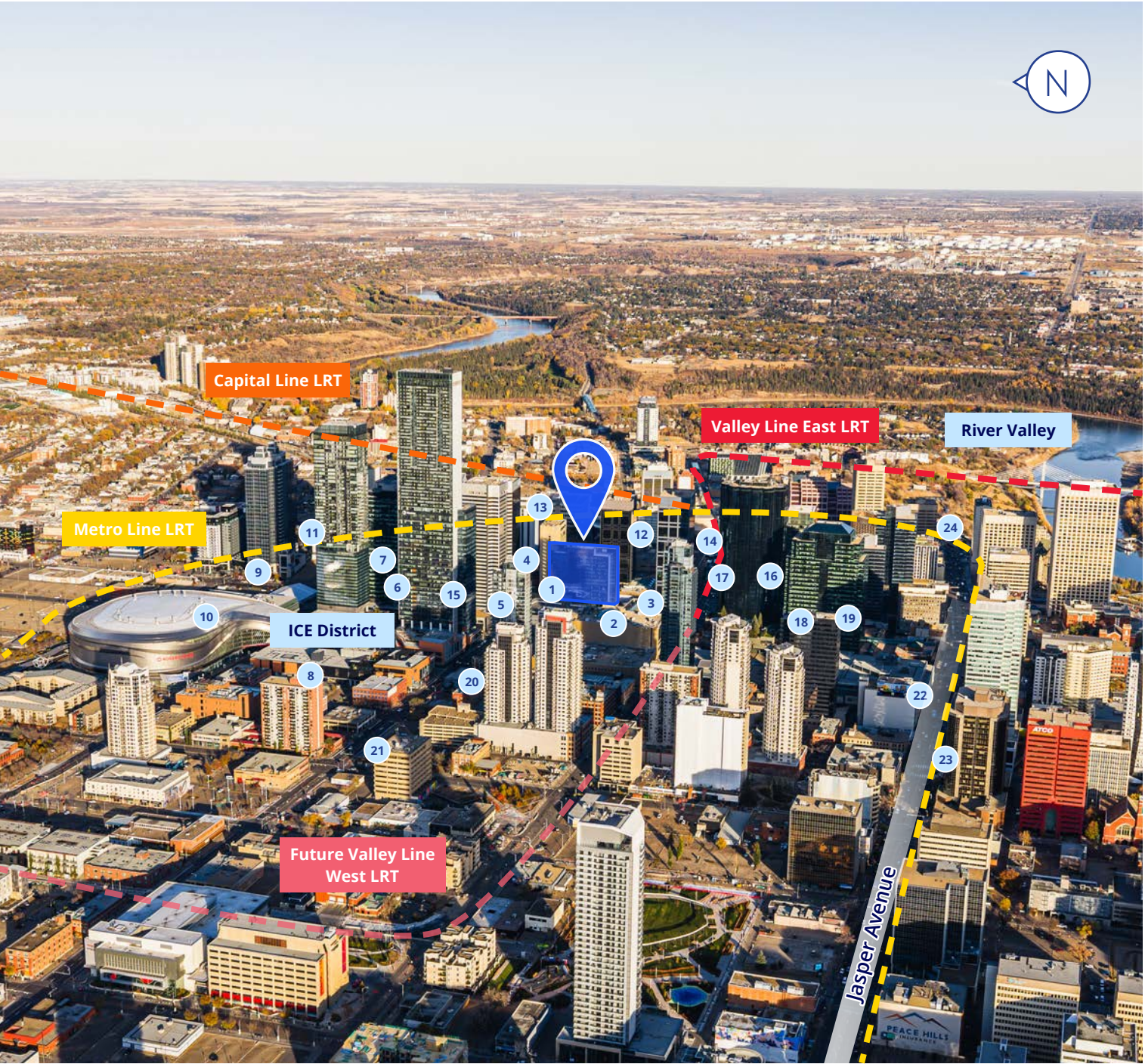
- Close to residential towers, hotels, and entertainment venues
- Ideal for businesses seeking energy and convenience

Easy Accessibility

- Near Churchill and Central LRT stations
- Steps from the new Valley Line LRT 102 Street station and downtown bike lanes
- Attached parkade with above-ground and underground stalls for tenants and visitors



Prominent Downtown Location



1	Fennec (On-site Coming Soon!)	7	MSSM Edmonton	13	Edmonton Law Courts	19	Lux Steakhouse + Bar94
2	City Centre Mall	8	The Canadian Icehouse	14	Stanley A. Milner Library	20	DOSC
3	Caffè Sole	9	Buco Pizzeria & Vino Bar	15	Lui Chi's Coffee	21	Campio Brewing Co
4	O'Byrne's Irish Pub	10	Rogers Place	16	Zymo	22	Wayback Burgers & Bar
5	Joey Bell Tower	11	Royal Alberta Museum	17	Credo Coffee	23	Coffee Bureau
6	Guru Kitchen & Bar	12	City Hall & Churchill Square	18	Starbucks	24	Edmonton Convention Centre



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[View Online Listing](#)

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