



106 STREET TOWER

AFFORDABLE OFFICE SPACE IN THE HEART OF EDMONTON

10055 - 106 Street
Edmonton, Alberta



Available for Lease

Suite 201	1,029 SF*
Suite 301	3,217 SF*
Suite 400	1,255 SF
Suite 430	966 SF
Suite 550	1,229 SF
Suite 610	1,346 SF
Suite 630	597 SF
Suite 810	7,215 SF*

*Flexible Size Options Available

Leasing Details



Asking Rent
\$12.00 / sq.ft.



Operating Costs (2025)
\$11.72 / sq.ft.



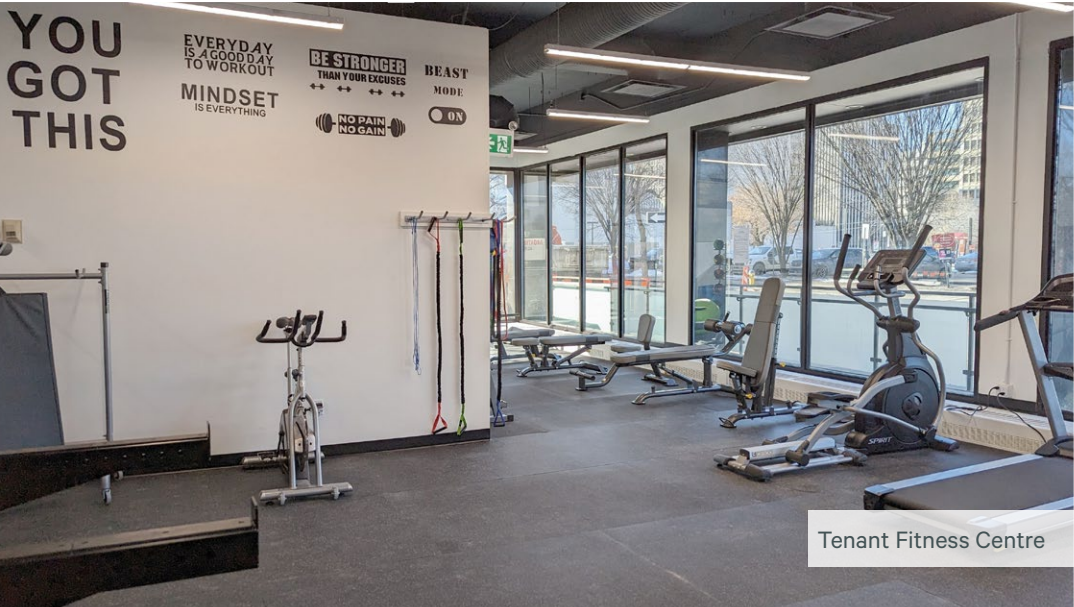
Parking Ratio
1 per 1,500 sq.ft.



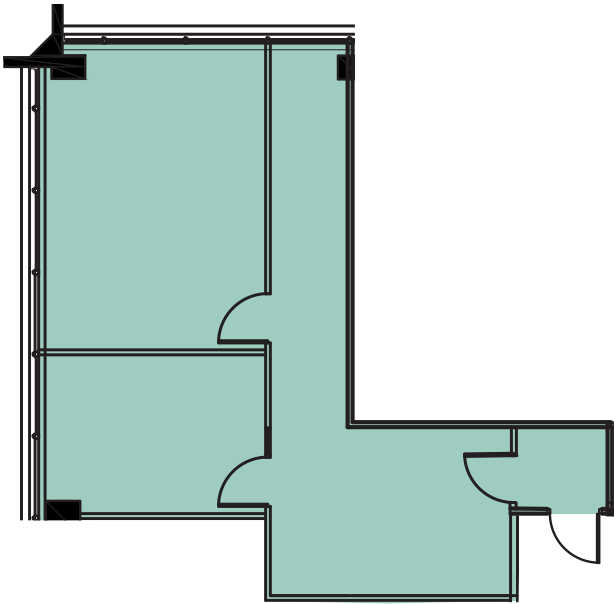
Parking Rate
\$250.00 per stall/month

The Opportunity

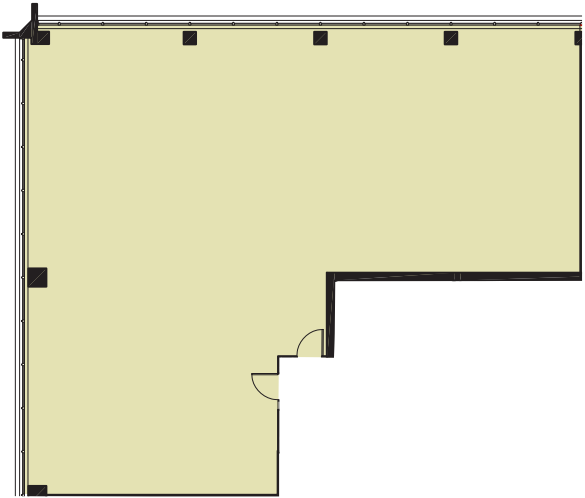
106 Street Tower is located at the intersection of Jasper Avenue and 106 Street with convenient access to numerous parking and public transit options including Corona LRT station. The building has undergone numerous renovations including a new tenant gym, updates to the lobby, common areas and façade. Flexible options are available including move-in-ready spaces and build-to-suit office designs in a wide variety of sizes. Excellent incentives and competitive offers available.



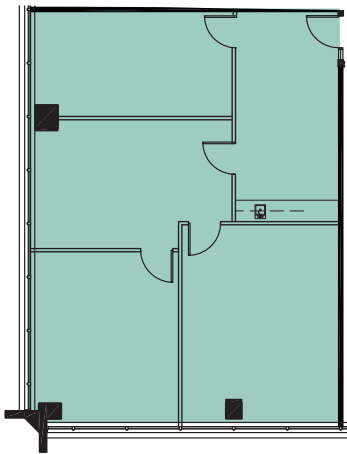
Availabilities



Suite 201
1,029 SF
FEATURES + Corner unit
+ 2 offices

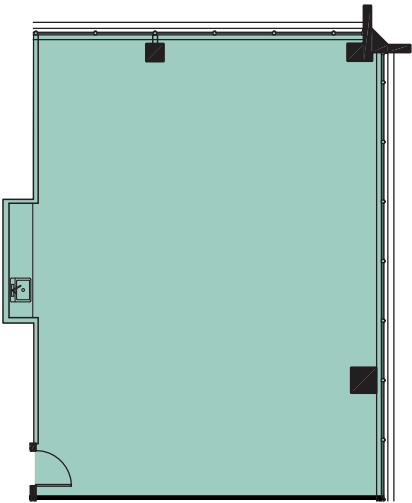


Suite 301
3,217 SF
FEATURES + Raw space
+ Ready for tenant improvements
+ Flexible size options available



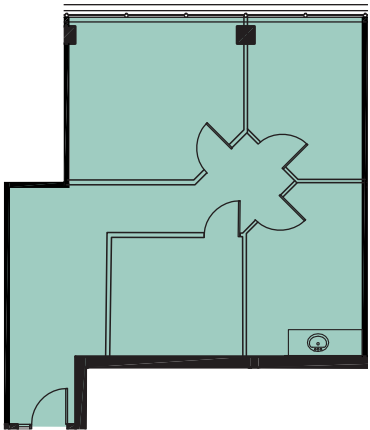
Suites 400
1,255 SF

- FEATURES
- Available November 2025
 - + 3 large offices
 - + Boardroom
 - + Kitchenette
 - + Reception/waiting area



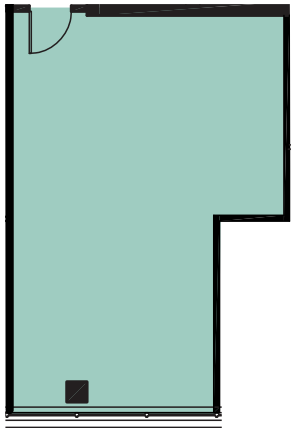
Suite 610
1,346 SF

- FEATURES
- + Corner unit
 - + Large open work area
 - + Kitchenette
 - + Ready for tenant improvements



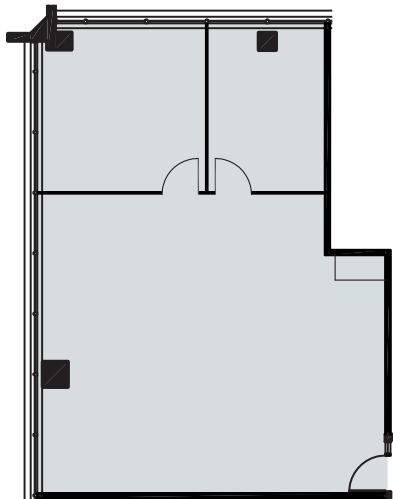
Suites 430
966 SF

- FEATURES
- + 3 offices
 - + Reception/waiting area
 - + Kitchenette



Suite 630
597 SF

- FEATURES
- + Open area
 - + Recent renovation with new carpet and paint

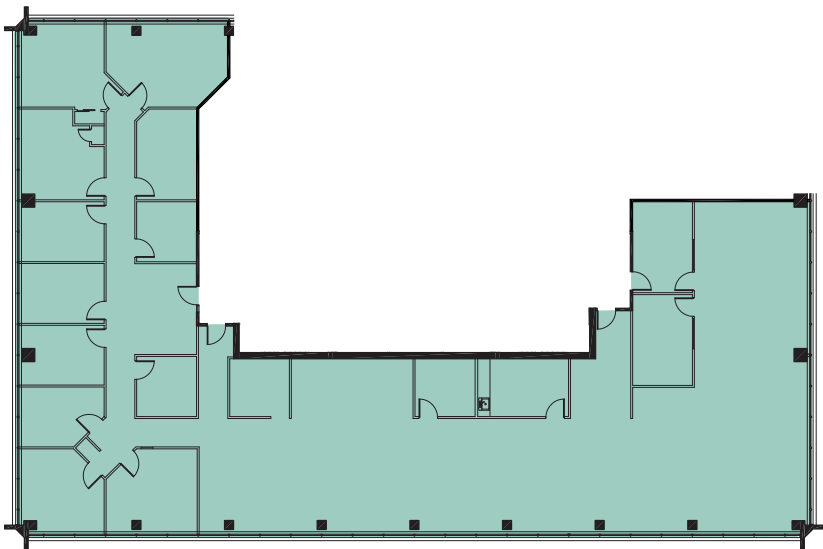


Suite 550
1,229 SF



virtual tour

- FEATURES
- + Move- in ready show suite
 - + Corner unit
 - + 2 offices
 - + Open work area



Suite 810
7,215 SF

- FEATURES
- + Offices & open work area
 - + Kitchenette
 - + Demising options available

Building Highlights



Competitive Leasing Rate

Since 2020 op. costs haven't passed \$11.72



Access to Public Transportation

LRT Station within 1 block



Underground Tenant Parkade



New Tenant Lounge

Coming Summer 2025



On-Site Building Operator



Fitness Facility

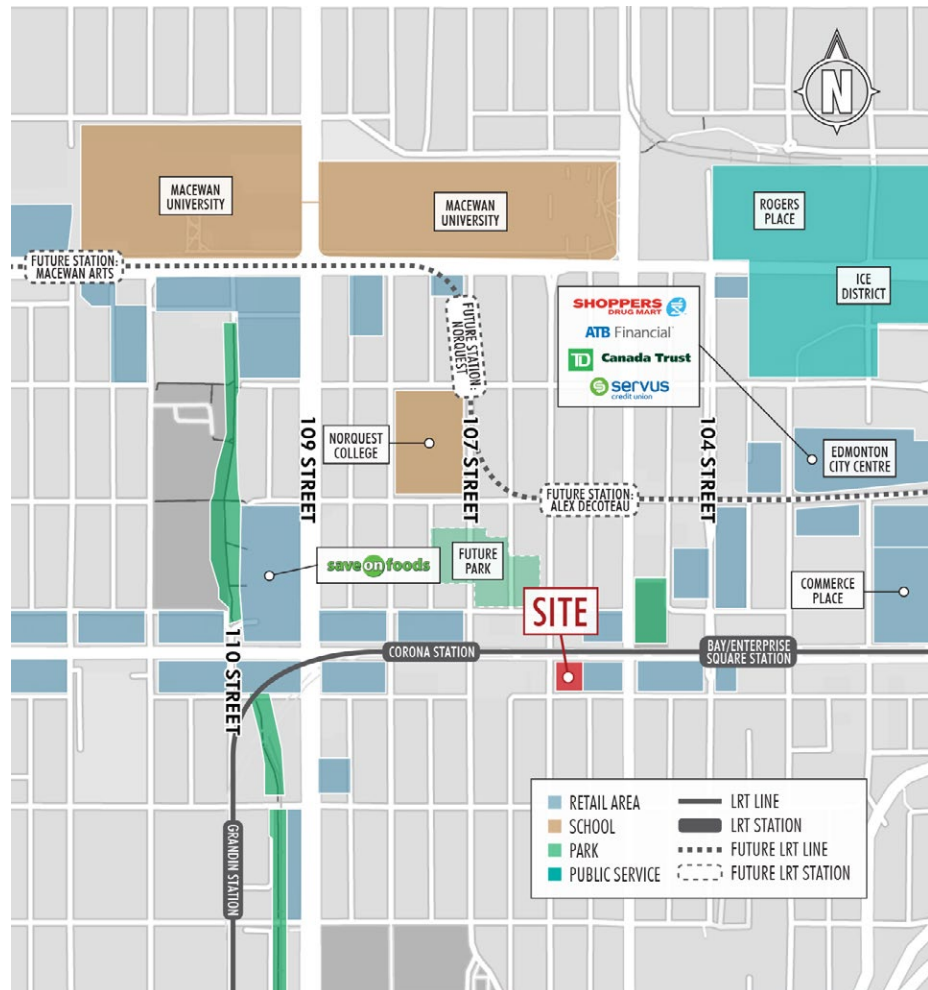


On-Site Café & Bakery

Ayco Café on the main floor



New Common Boardrooms



Find Out More

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