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Canadian Western Bank Place

**Exciting renovations are now
complete, elevating this iconic
downtown office space.**





A Complete Transformation

Significant renovations to modernize Canadian Western Bank Place are **now complete**, making this premium office building in Downtown Edmonton the ideal space for your business.

This is the perfect time to for potential tenants to take advantage of current and future availabilities to provide staff with a workplace they can enjoy and be proud of.

Completed Upgrades



Lobby modernization and revitalization



Common area upgrades to finishings throughout the building



Conference centre modernization



New tenant amenity lounge



Multiple break-out meeting areas



Bike Storage



Shower facilities



More details on the renovation can be found on pages 6 to 11

Availability

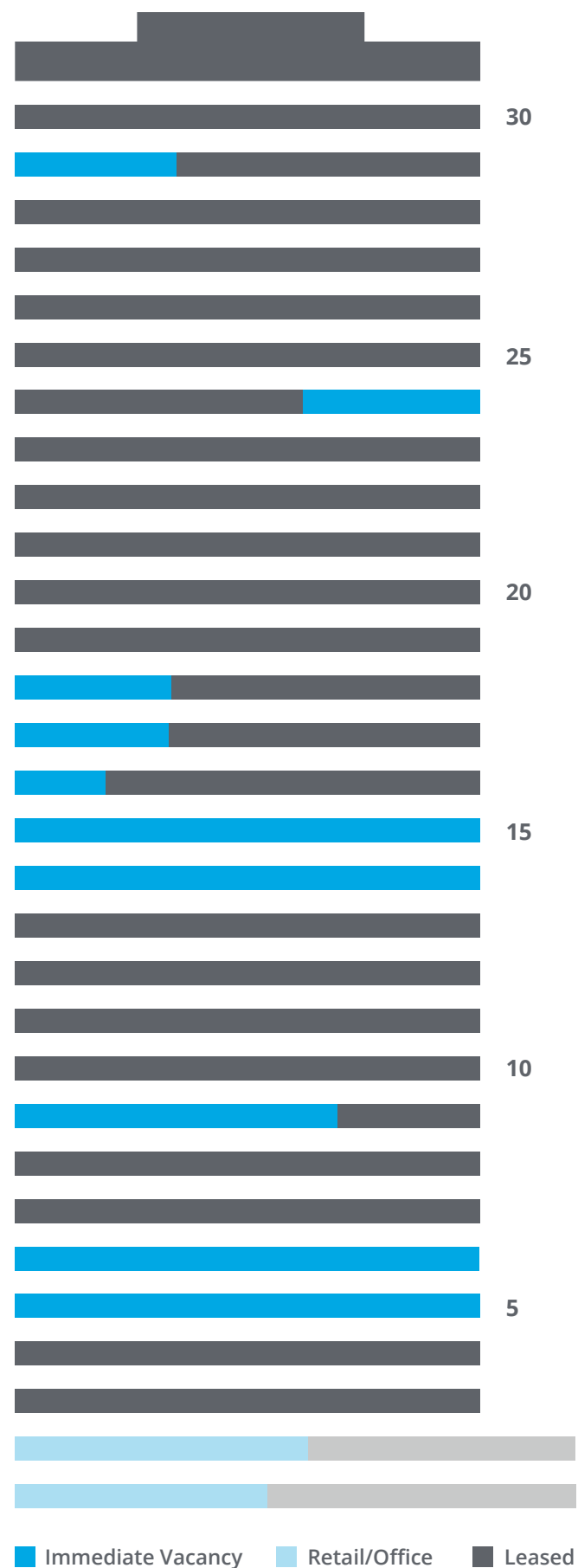
CWB Place has an array of lease options available immediately, as well as opportunities to come. Talk to us today to see what works best for you.

Available Spaces

Suite 101	8,574 SF
Suite 103	6,245 SF (Available 2025)
Suite 200	3,961 SF (Available 2025)
Suite 210	14,675 SF (Available 2025)
Suite 500	15,107 SF
Suite 600	6,605 SF (November 1, 2024)
Suite 650	8,512 SF
Suite 970	1,287 SF
Suite 980	1,994 SF (Showsuite coming soon!)
Suite 905	977 SF (Available on 60 days notice)
Suite 990	3,758 SF (Showsuite coming soon!)
Suite 1400	15,096 SF
Suite 1500	15,115 SF
Suite 1650	2,388 SF
Suite 1750	5,316 SF (Showsuite!)
Suite 1830	2,797 SF (December 1, 2024)
Suite 1850	3,941 SF (September 1, 2024)
Suite 2400	3,159 SF (Showsuite coming soon!)
Suite 2928A	4,400 SF (Showsuite coming soon!)

Up to 166,000 SF available early 2025!

Leasing Details	
Net Rent	\$18.00 — \$20.00 PSF
Operating Costs	\$21.33 PSF (2024)
TI Allowance	Negotiable
Parking	2 covered stalls per 1,000 SF available at market price



Delivering the Best Experience

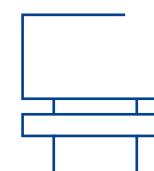
CWB Place offers a welcoming and engaging space in a fantastic downtown location. This amenity-rich building provides the ideal balance between business and well-being. Delivering the best-possible workplace environment, the tower offers abundant natural light on each floor, direct access to the pedway system and LRT, ample parking facilities, a tenant-amenity lounge, on-site fitness and conference centres, as well as concierge and security services.

Feel ownership in your space with the opportunity for signage on the building: both podium and on the top of the building. Elevate your company with the high visibility Jasper Ave. provides.

Rare Anchor Tenant Opportunity

The future departure of Canadian Western Bank presents the opportunity for a single tenant to take advantage of the large available pockets of contiguous space, and the opportunity to play a key role in the re-imagining of the building.

Naming rights, and top of building signage are available for a single anchor tenant, who will become a downtown Edmonton landmark for years to come.



Prominent building signage



Building naming rights



Re-define a prominent Edmonton landmark

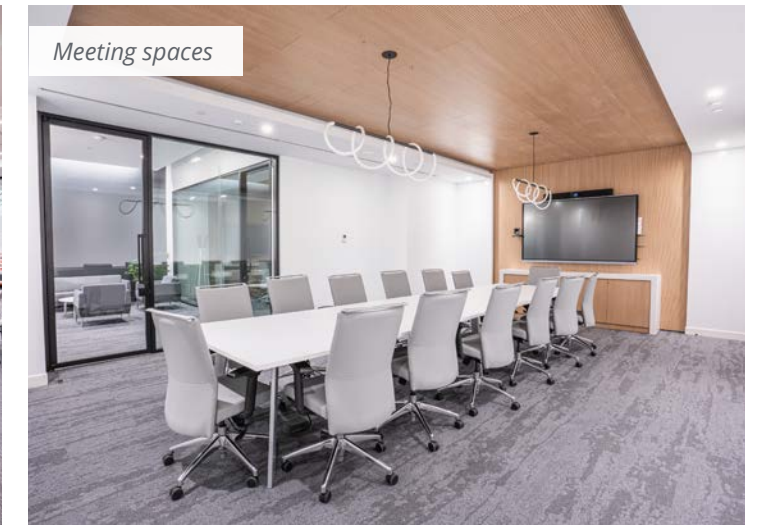


Maximize staff engagement

Prime Location in the Heart of the Core



Conference centre



Meeting spaces



Fitness centre



Fitness centre

Location Highlights



Pedway connected



Direct access to Bay/Enterprise Square LRT Station



Ample pedway-connected covered and heated parking available



A 5 minute walk from the ICE District



Ease of access to/from the downtown core (south side of Jasper Avenue)



Prominent Jasper Avenue exposure



Trendy restaurants on 104th Street



Premium shops on 104th Street



Unencumbered views of the Edmonton River Valley

Building Features



Conference centre (Now complete!)



Tenant lounge (Now complete!)



Shower facilities (Now complete!)



Bike storage (Now complete!)



Signage opportunities



New fitness centre (Now complete!)



24/7 on-site security



Concierge services

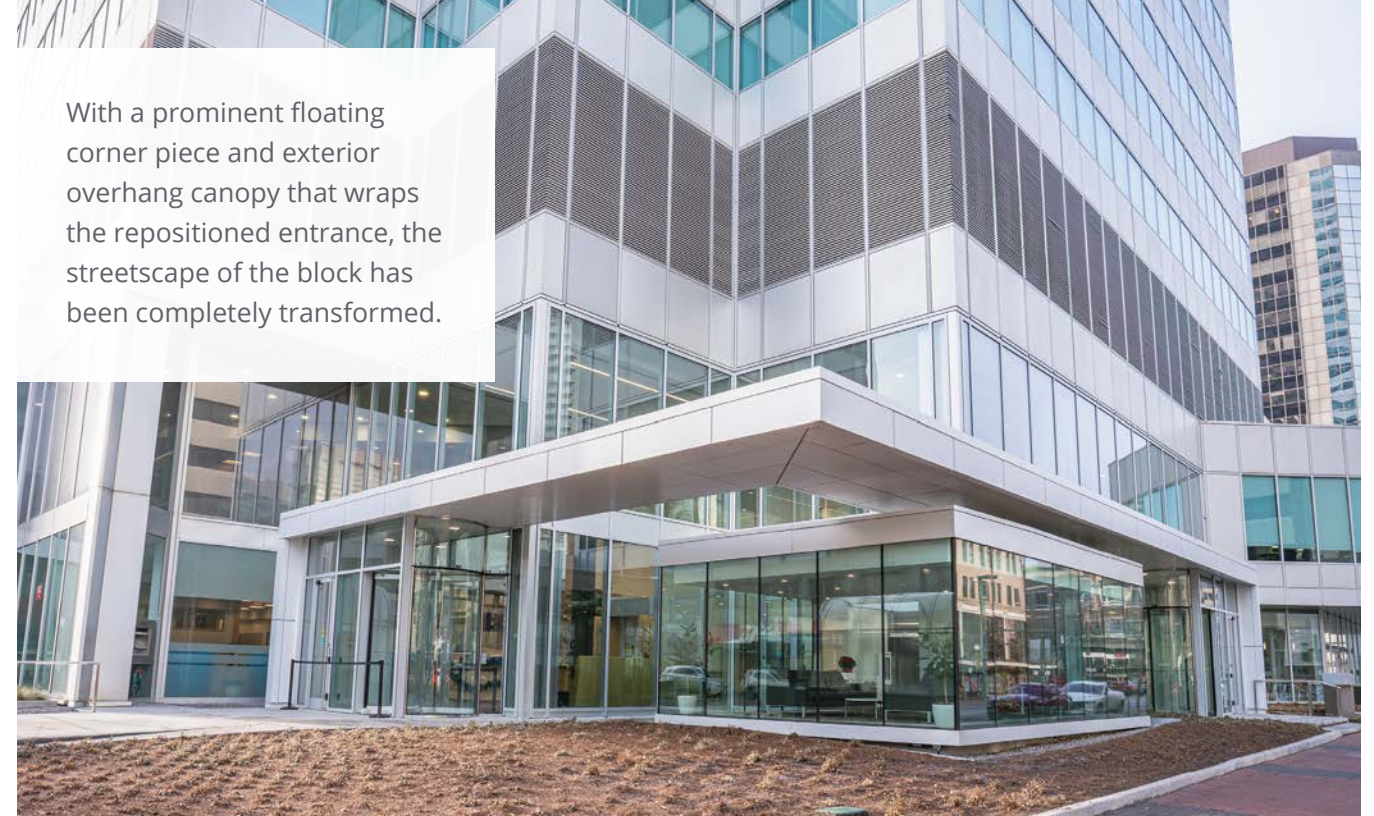


Large windows delivering excellent natural light

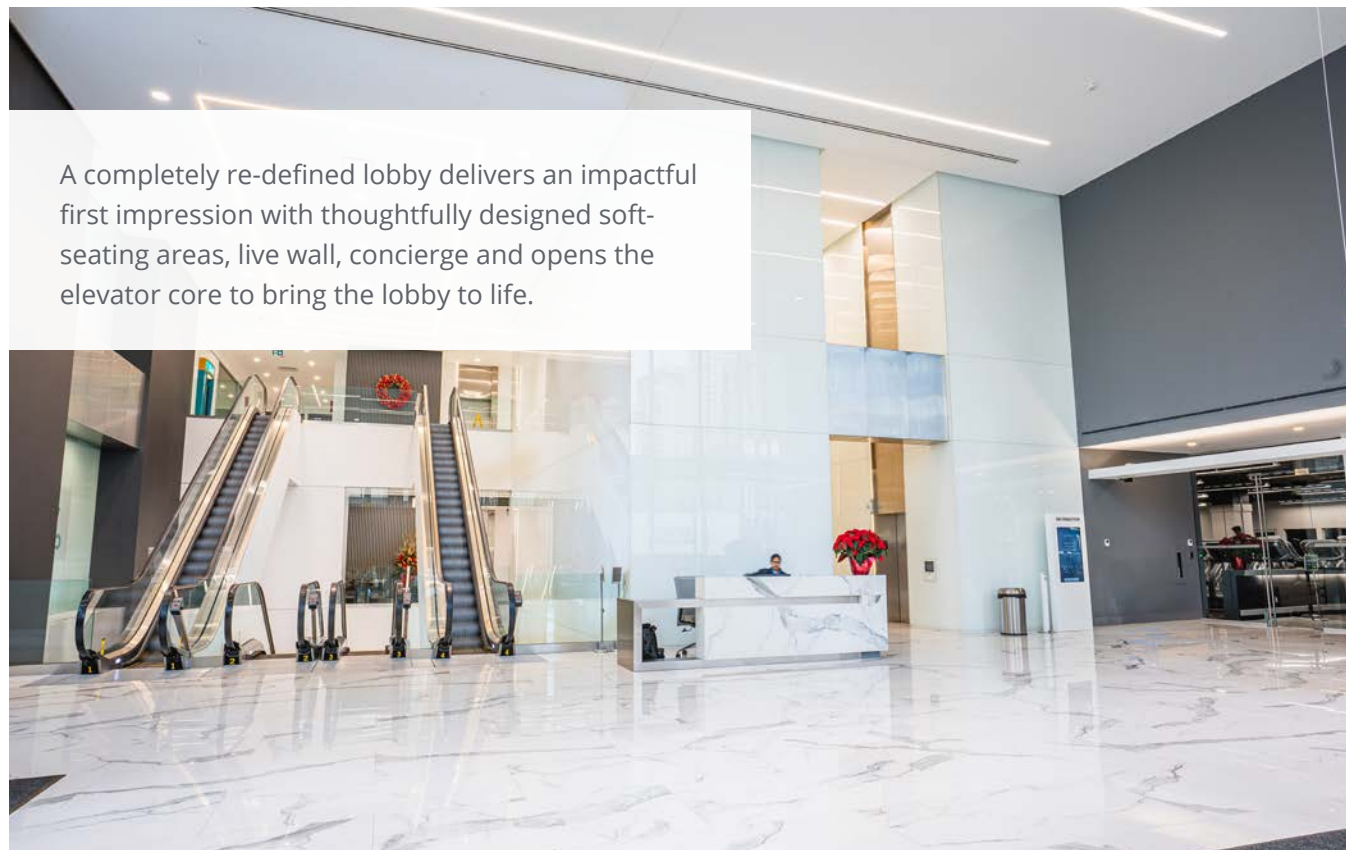
Renewed urban spaces and a re-defined building entrance interact with the public streetscape to create an impactful presence on the corner of Jasper Avenue and 103rd Street.



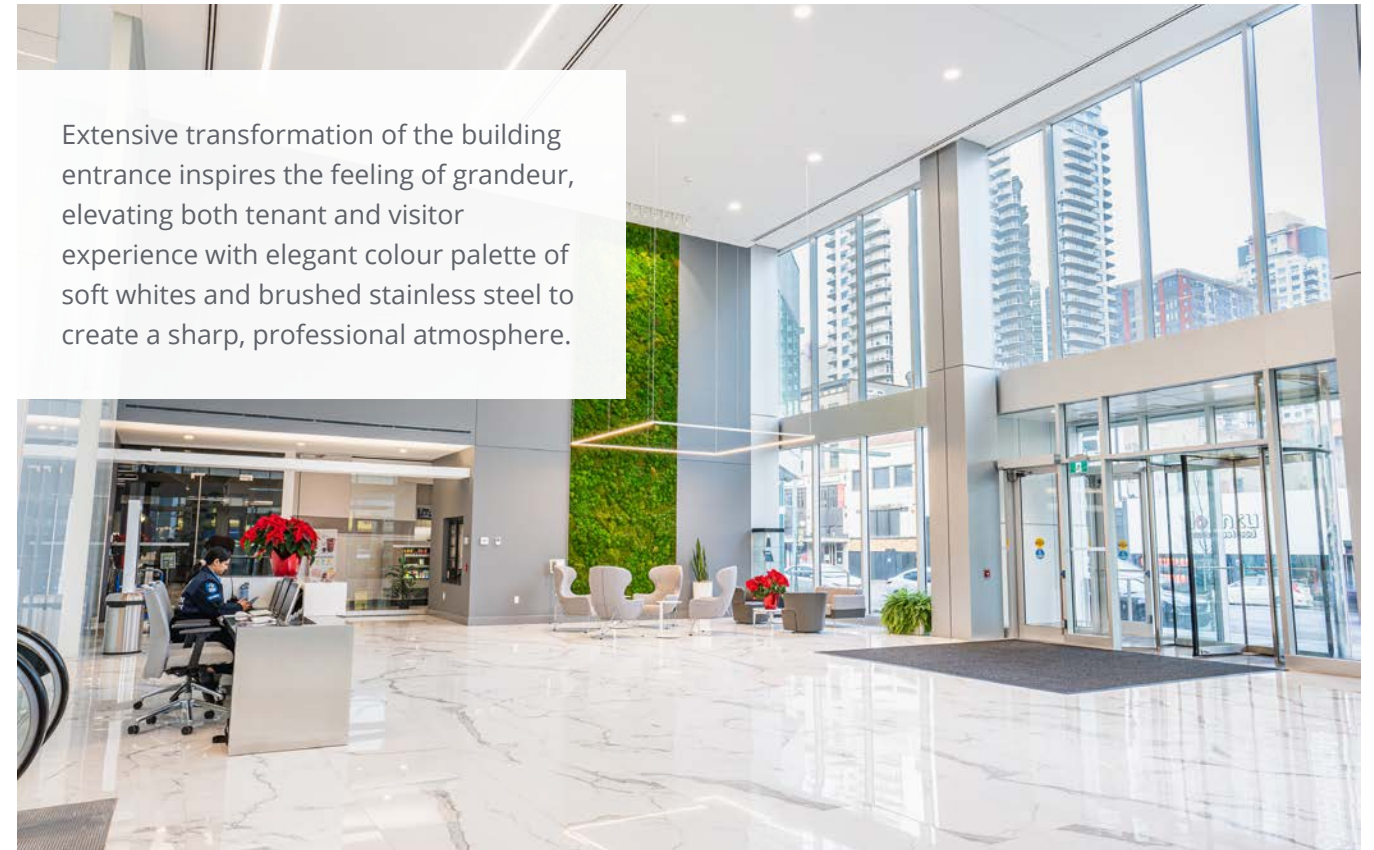
With a prominent floating corner piece and exterior overhang canopy that wraps the repositioned entrance, the streetscape of the block has been completely transformed.



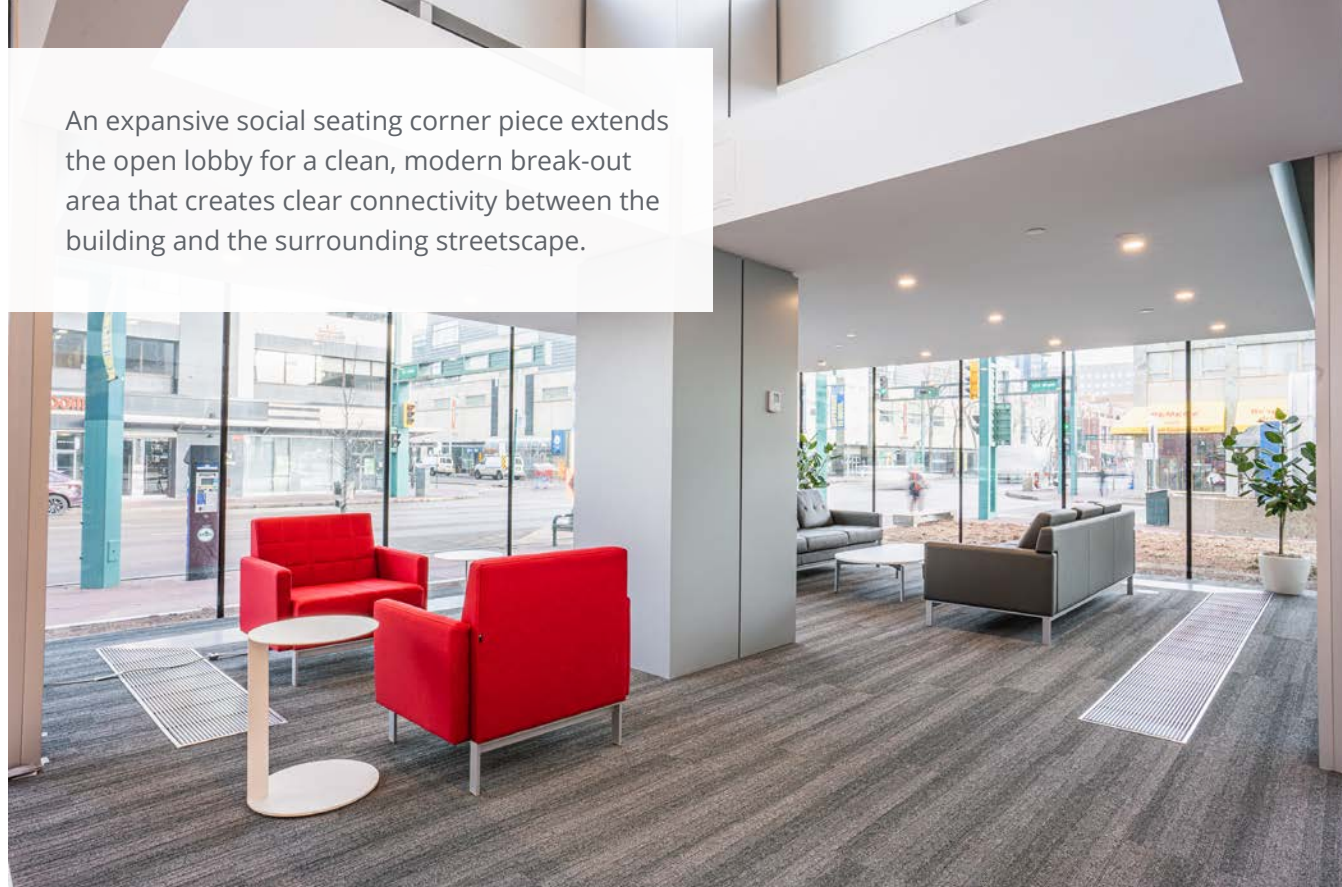
A completely re-defined lobby delivers an impactful first impression with thoughtfully designed soft-seating areas, live wall, concierge and opens the elevator core to bring the lobby to life.



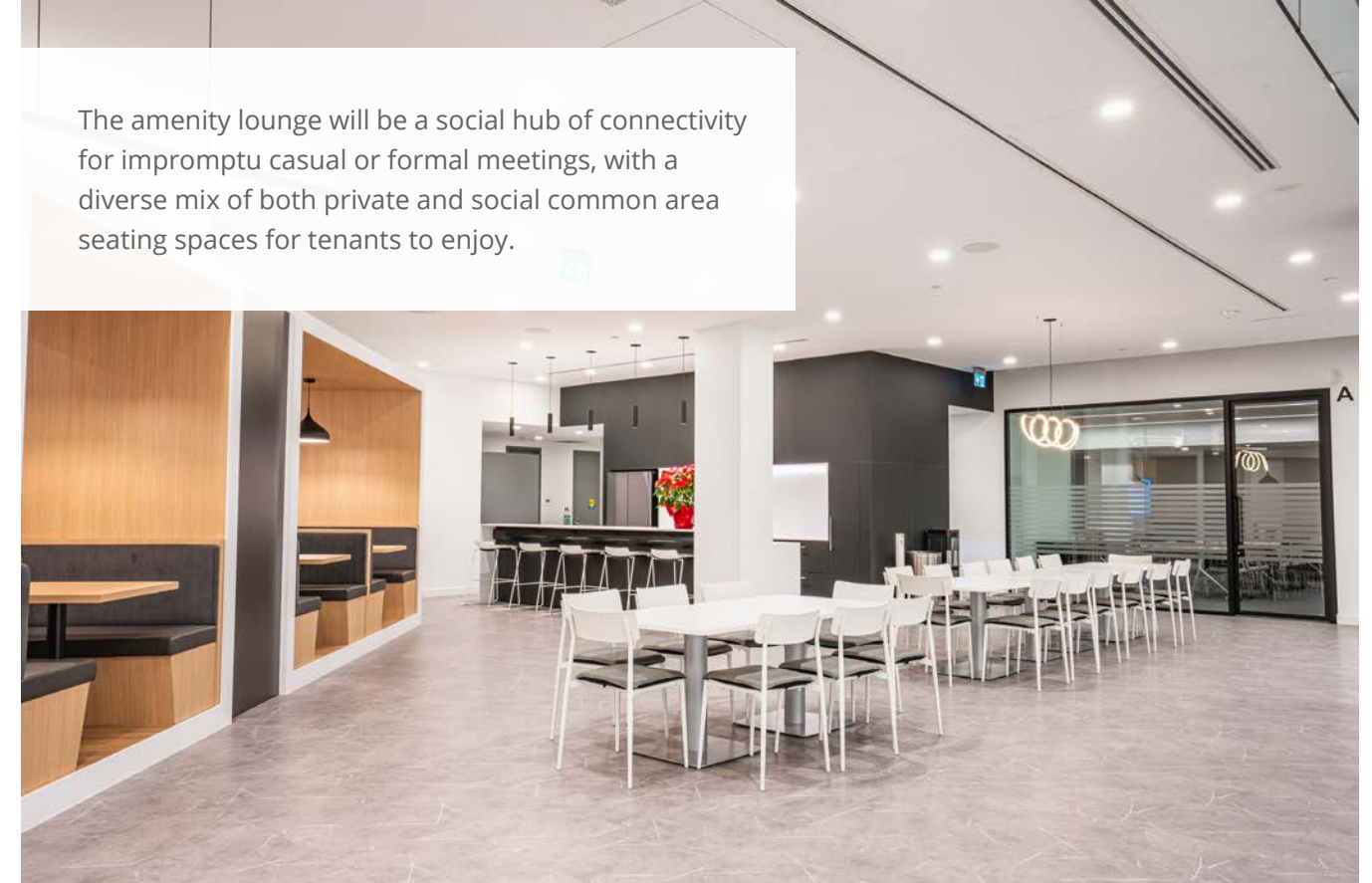
Extensive transformation of the building entrance inspires the feeling of grandeur, elevating both tenant and visitor experience with elegant colour palette of soft whites and brushed stainless steel to create a sharp, professional atmosphere.



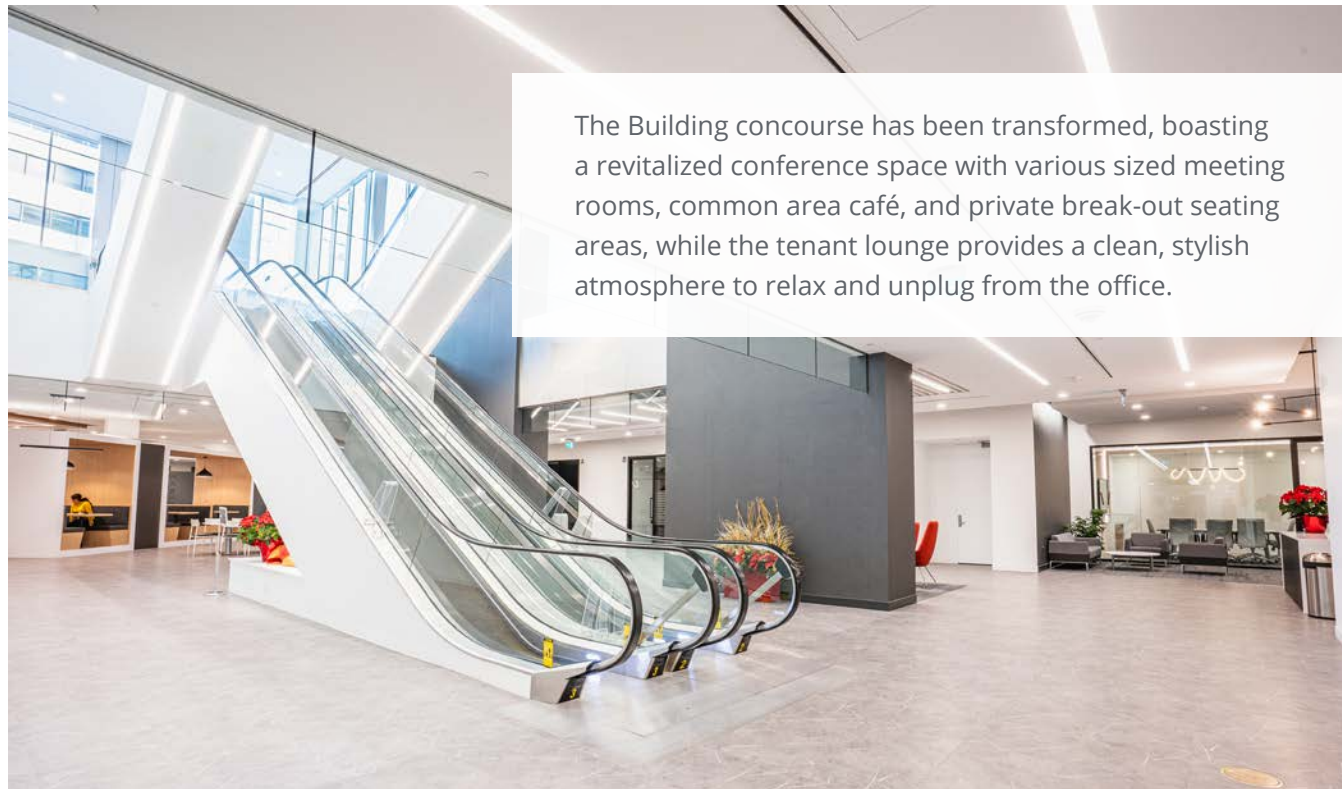
An expansive social seating corner piece extends the open lobby for a clean, modern break-out area that creates clear connectivity between the building and the surrounding streetscape.



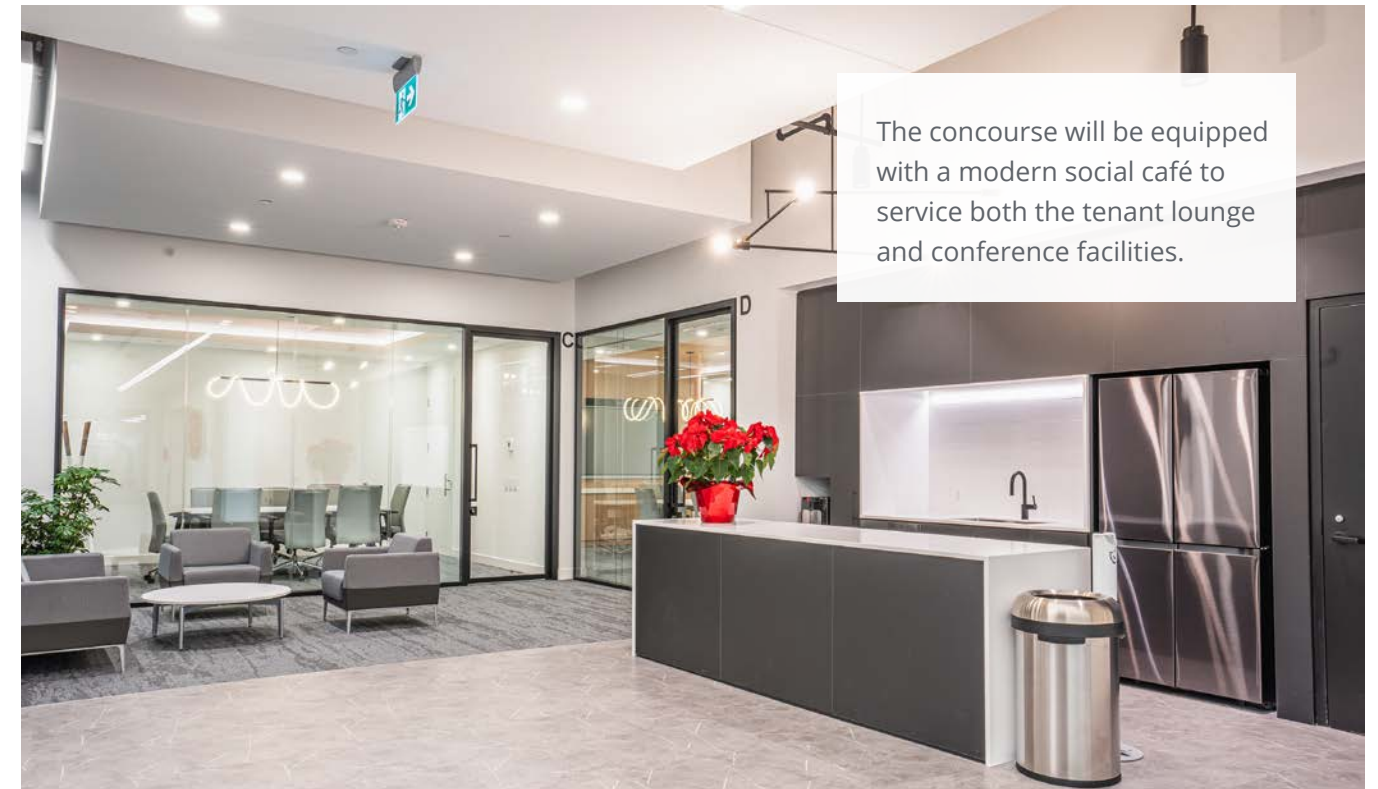
The amenity lounge will be a social hub of connectivity for impromptu casual or formal meetings, with a diverse mix of both private and social common area seating spaces for tenants to enjoy.



The Building concourse has been transformed, boasting a revitalized conference space with various sized meeting rooms, common area café, and private break-out seating areas, while the tenant lounge provides a clean, stylish atmosphere to relax and unplug from the office.



The concourse will be equipped with a modern social café to service both the tenant lounge and conference facilities.



Suite 101

8,574 SF

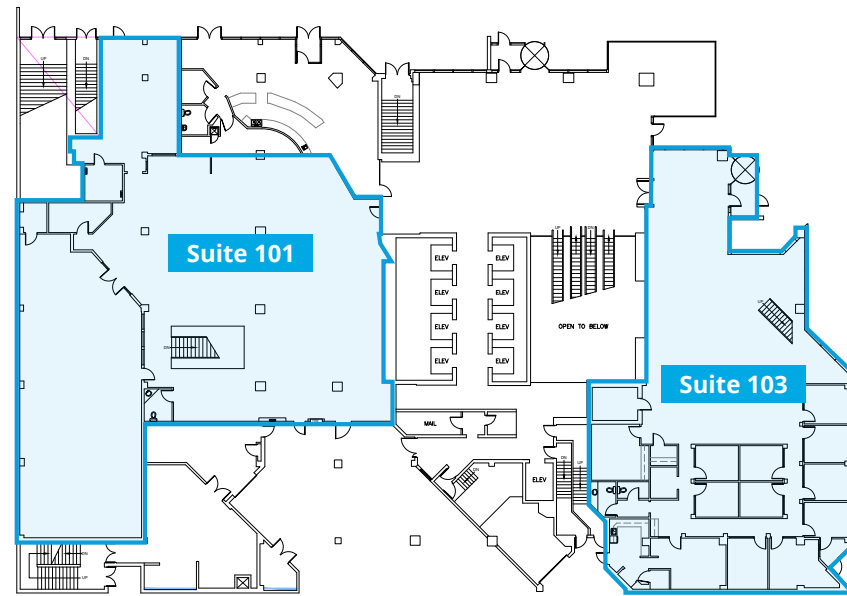
- Character space with high ceilings
- Direct exterior street access to Jasper Avenue

Suite 103

6,245 SF

Available 2025

- 10 offices, kitchen and washrooms
- Direct exterior street access to 103 Street



Suite 200

3,961 SF

Available 2025

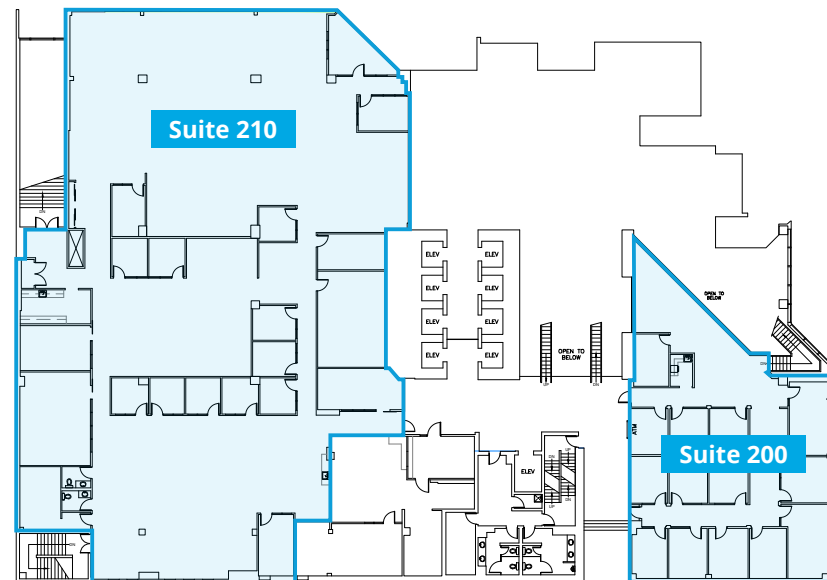
- Multiple offices
- Meeting rooms
- Kitchen

Suite 210

14,675 SF

Available 2025

- Multiple offices
- Meeting spaces
- Kitchen and kitchenette
- Washrooms
- Large open space

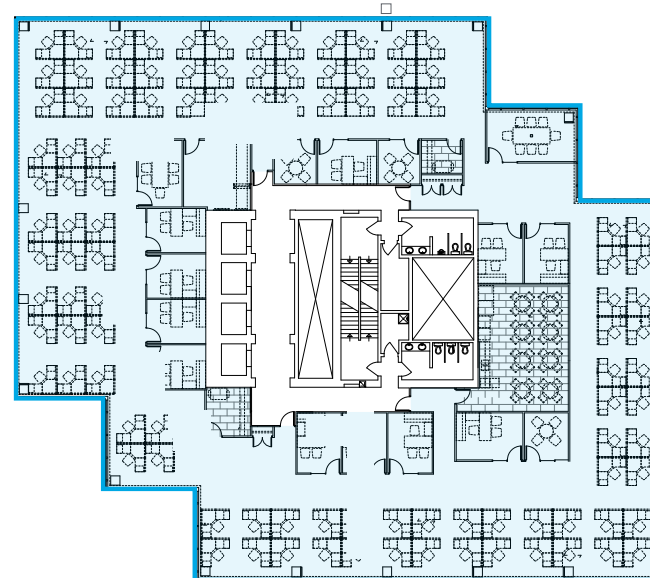


Suite 500

15,107 SF

Move-In Ready!

- Multiple offices
- Kitchen and Kitchenette
- Meeting areas
- Open concept office space
- Storage/IT area
- Fully furnished full floor opportunity



Suite 600

6,605 SF

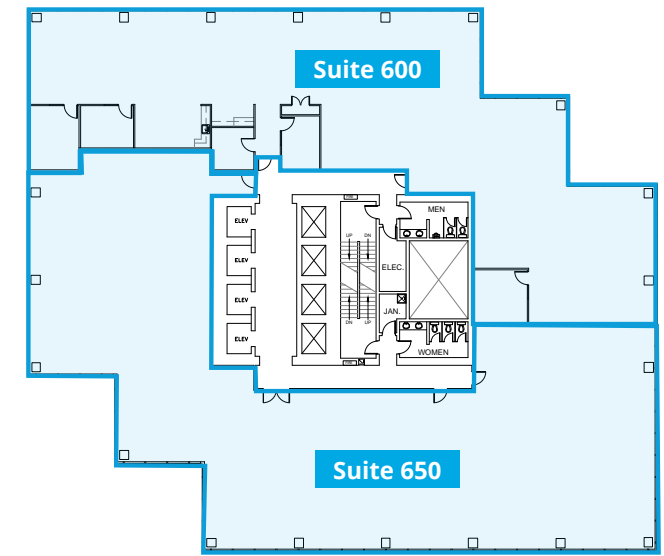
Available November 1, 2024

- 4 offices
- Kitchenette
- Storage

Suite 650

8,512 SF

- Base building condition
- Ready for improvements



Suite 970: 1,287 SF

- 2 offices
- Kitchen

Suite 980: 1,994 SF

- 2 offices
- Meeting room
- Reception
- Kitchen
- Print Area
- Open Area

Suite 905: 977 SF

Available on 60 days notice

- 3 offices

Suite 990: 3,758 SF

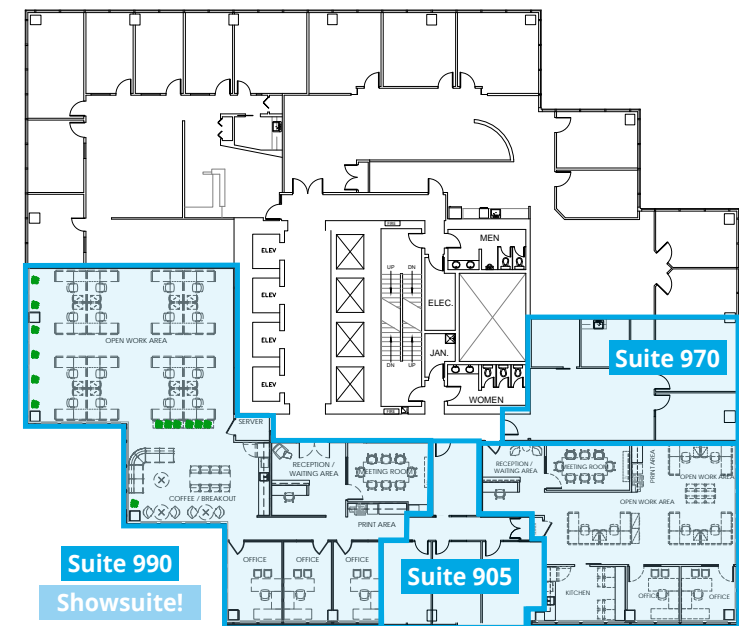
- 3 offices
- Meeting room
- Reception
- Kitchen
- Open area
- Print area

9th floor showsuites coming soon!

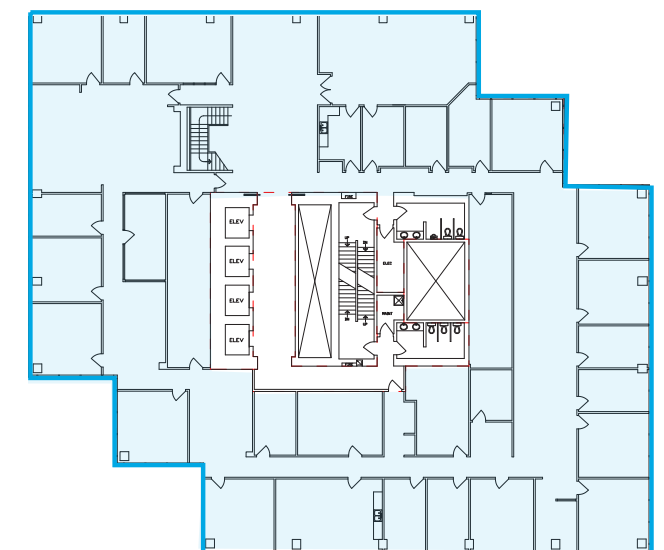
Suite 1400

15,096 SF

- Open concept office space
- Perimeter offices
- Kitchen
- Kitchenette
- Meeting spaces
- Storage/IT area



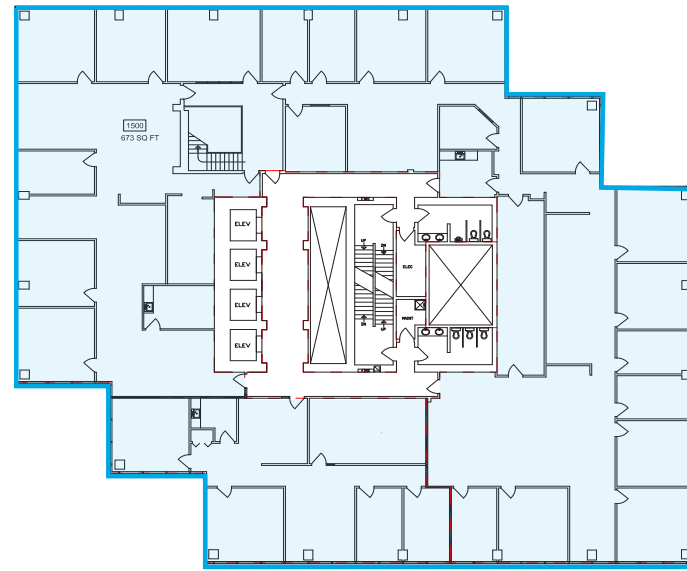
9th Floor | Up to 8,016 SF of contiguous office space



Suite 1500

15,115 SF

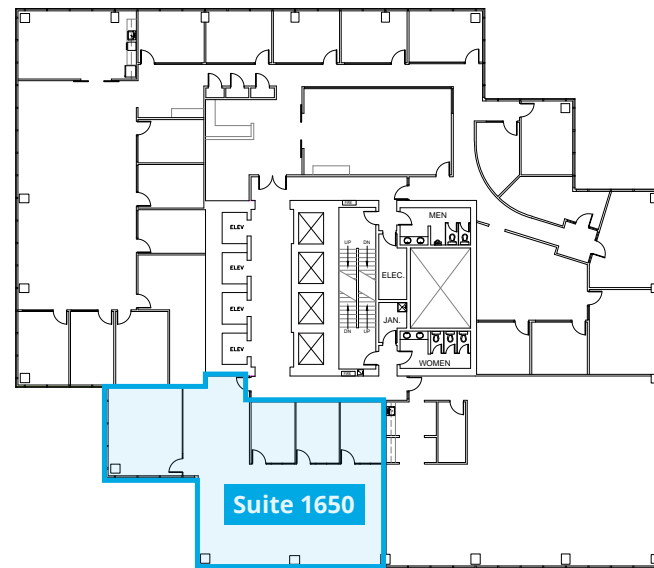
- Open concept office space
- Perimeter offices
- Kitchen and kitchenette
- Meeting areas
- Storage/IT area



Suite 1650

2,388 SF

- Kitchen
- Storage
- Open work area

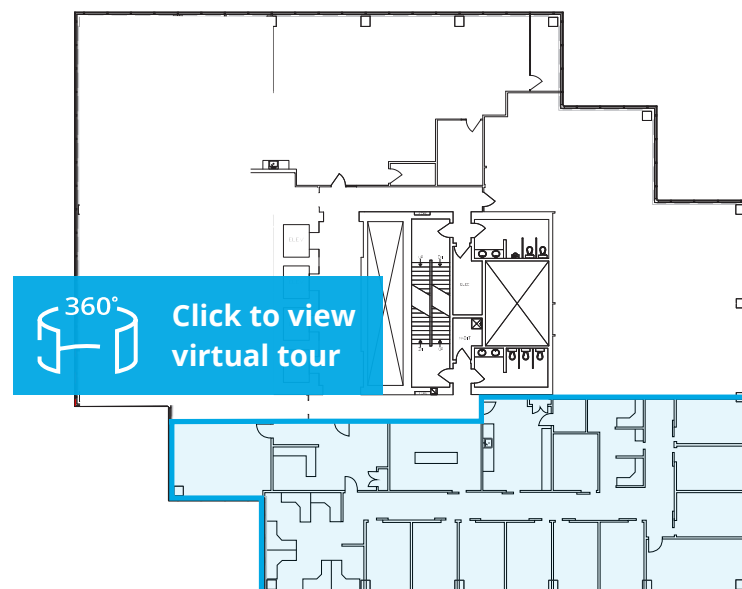


Suite 1750

5,316 SF

- Multiple perimeter offices
- Workstation areas
- Kitchen
- Boardroom
- Reception

Fully developed showsuite!



Suite 1750
Showsuite!

Suite 1830

2,797 SF

Available December 1, 2024

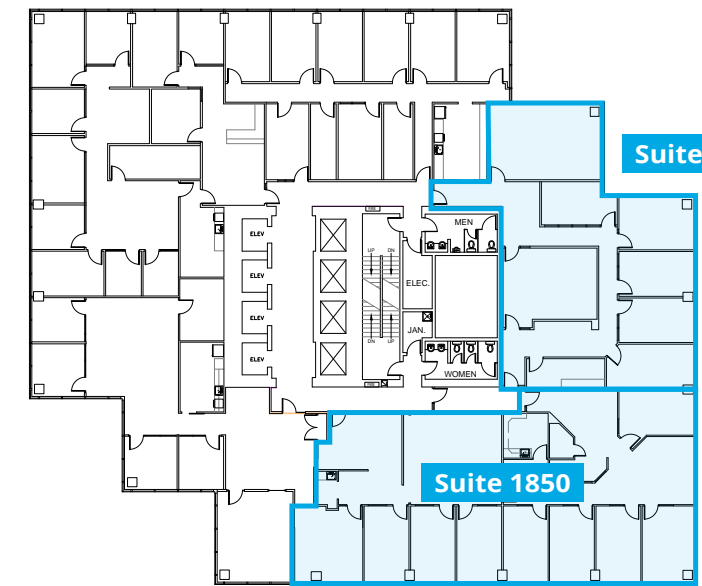
- 5 offices
- 2 meeting rooms
- Kitchen

Suite 1850

3,941 SF

Available September 1, 2024

- 8 offices
- Boardroom
- Reception
- Kitchen and kitchenette



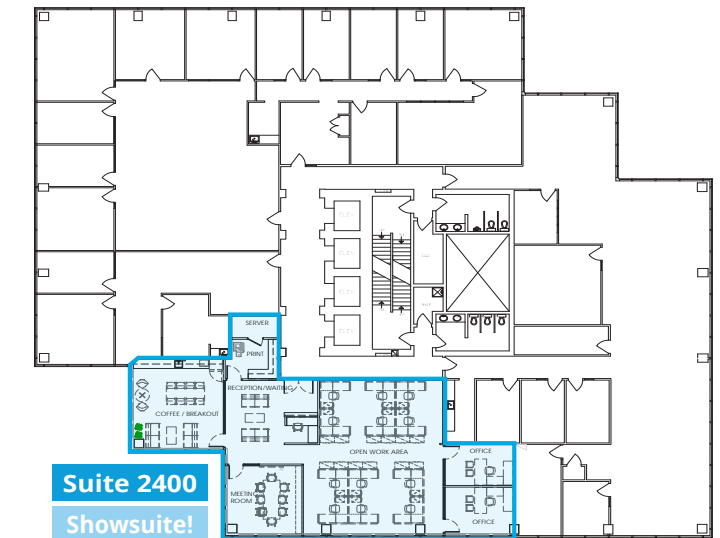
Suite 1830 & 1850 | Up to 6,738 SF of contiguous office space

Suite 2400

3,159 SF

- 2 offices
- Meeting room
- Reception/waiting area
- Coffee/breakout room
- Print room
- Open work area

Showsuite coming soon!

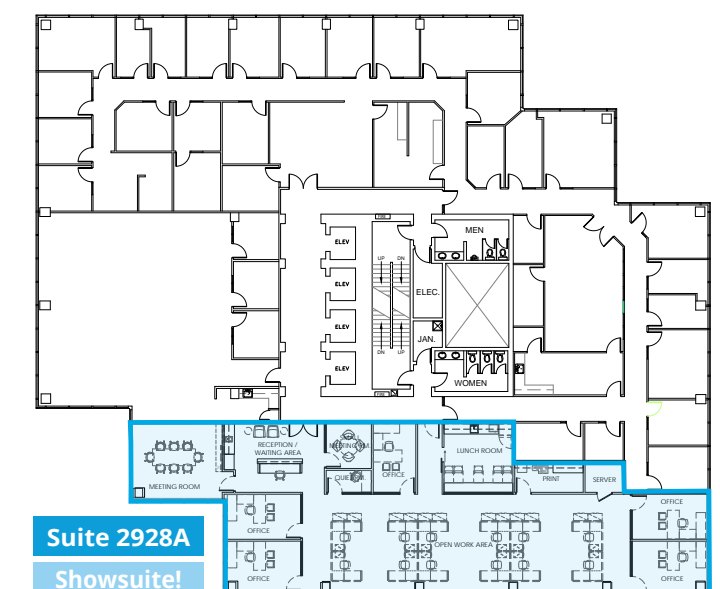


Suite 2928A

4,400 SF

- 5 offices
- Large meeting room
- Small meeting room
- Reception/waiting area
- Kitchen and lunchroom
- Print room
- Open work area

Showsuite coming soon!



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