



106 STREET TOWER

AFFORDABLE OFFICE SPACE IN THE HEART OF EDMONTON

10055 - 106 Street
Edmonton, Alberta

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. Signage and branding opportunities are available for full floor tenants.

Available for Lease

Suite 110	3,693 SF
Suite 201	1,029 SF
Suite 301	5,524 SF
Suite 420	1,387 SF
Suite 430	966 SF
Suite 550	1,229 SF
Suite 610	1,346 SF
Suite 630	597 SF
Suite 700	10,581 SF
Suite 810	7,215 SF
Suite 950	1,238 SF
Suite 1200	2,842 SF



Building Lobby



Main Floor Café



Main Floor Café

Leasing Details



Asking Rent

Office Tower: \$12.00 / sq.ft.

Main Floor: Negotiable



Operating Costs (2024)

\$11.71 / sq.ft.



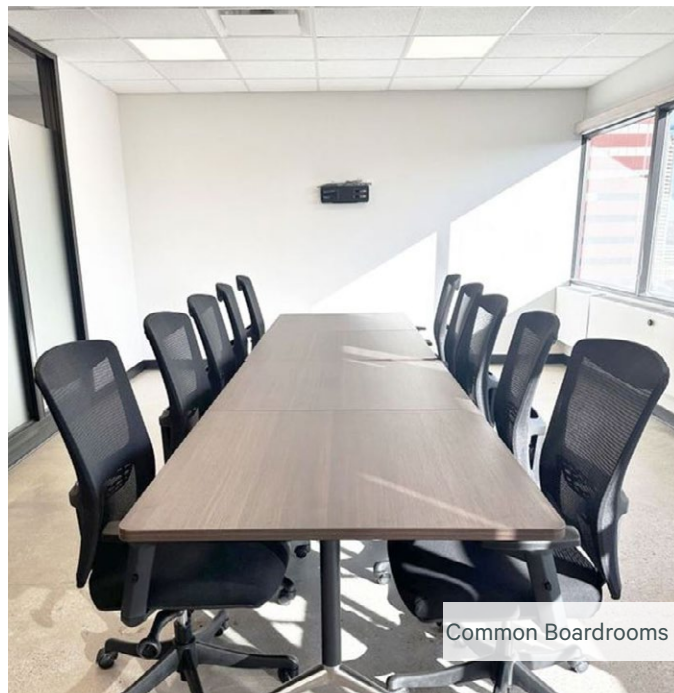
Parking Ratio

1 per 1,500 sq.ft.



Parking Rate

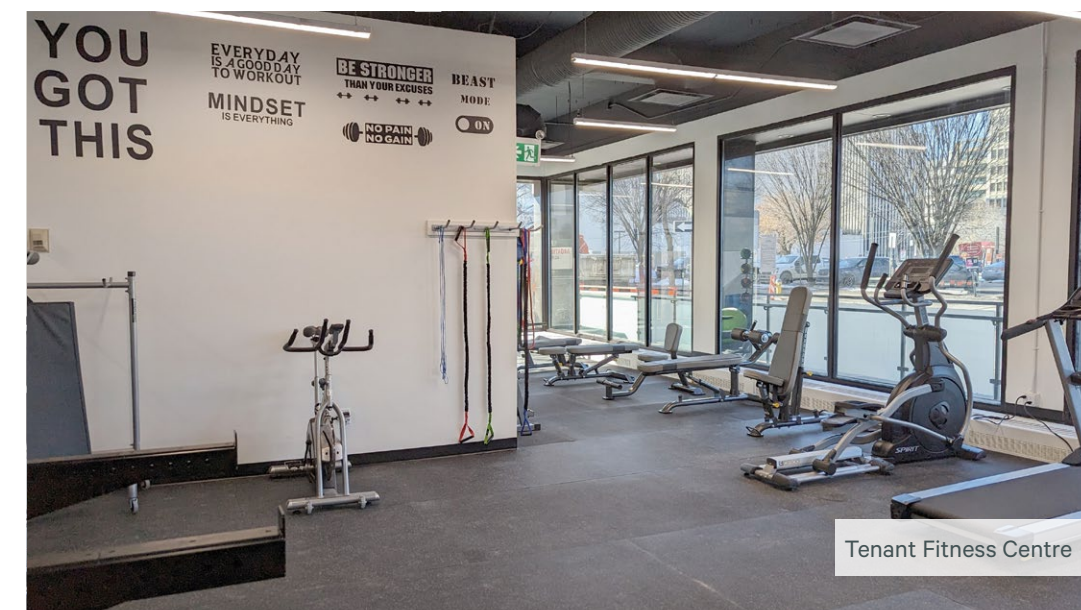
\$250.00 per stall/month



Common Boardrooms



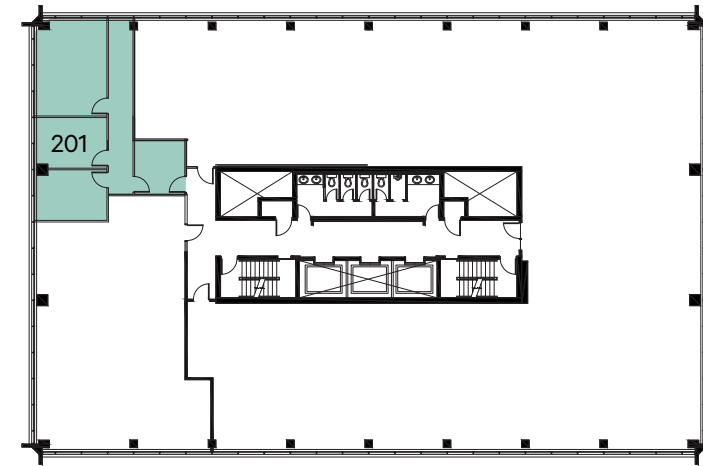
Tenant Fitness Centre



Tenant Fitness Centre

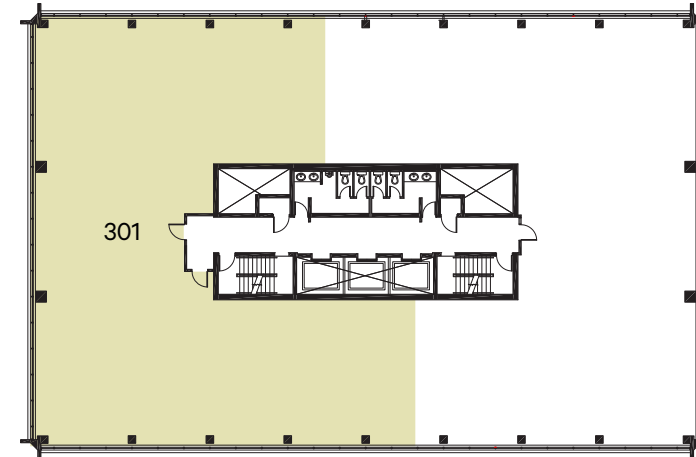
106 Street Tower
10055 -106 Street | Edmonton, Alberta

For Lease



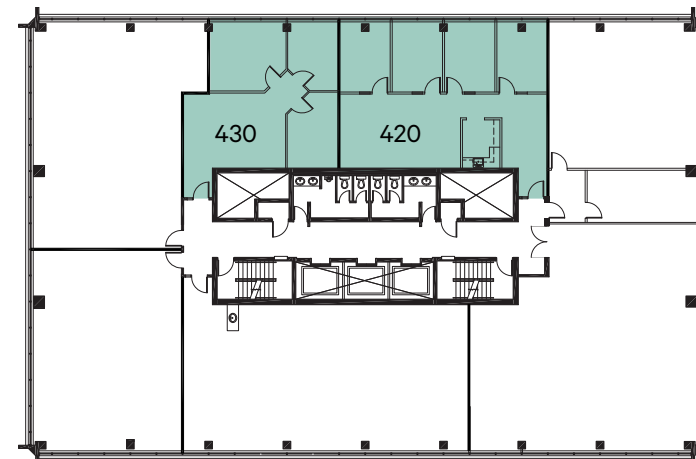
Suite 201
1,029 SF*

- FEATURES
- + 2 offices
 - + Boardroom
 - * Subject to re-measurement



Suite 301
5,524 SF

- FEATURES
- + Raw space
 - + Ready for tenant improvements
 - + Demising options available



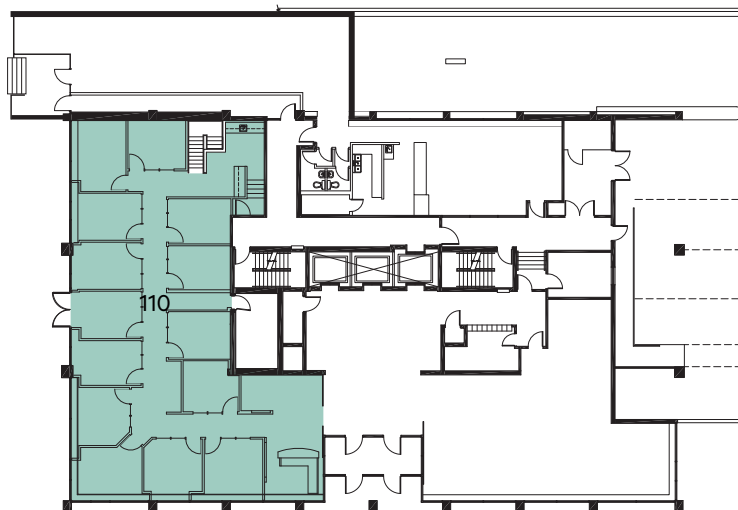
Suite 420
1,387 SF

- FEATURES
- + 4 offices
 - + Kitchenette

Suites 430
966 SF

- FEATURES
- + 3 office
 - + Open area

Availabilities

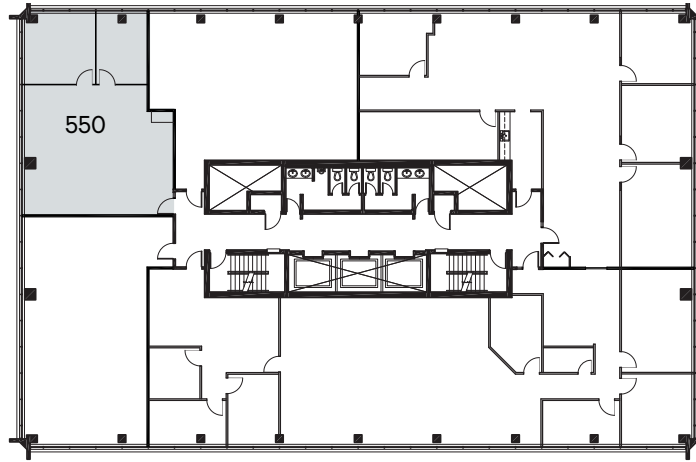


Suite 110
3,693 SF

- FEATURES
- + Private offices
 - + Reception area
 - + Direct exterior entrance

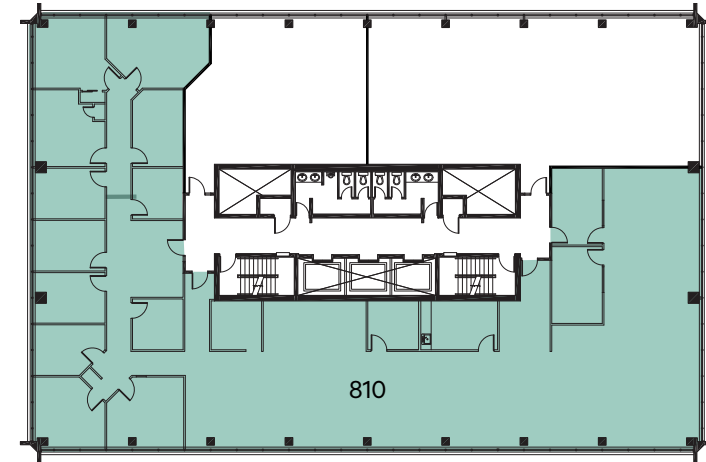
Show Suite Developed Space Raw Space

Show Suite Developed Space Raw Space



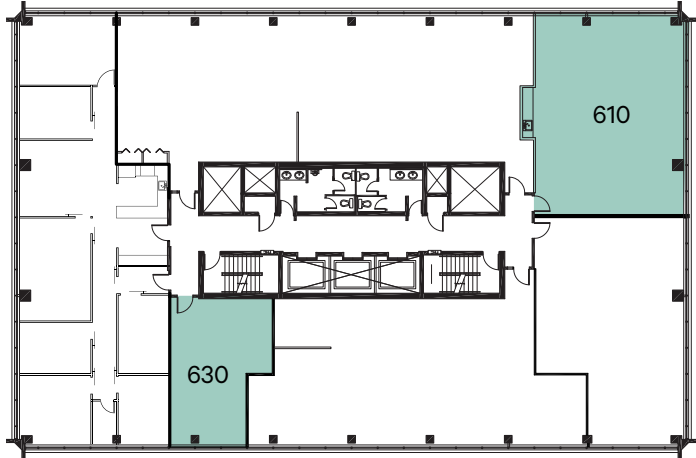
Suite 550
1,229 SF

- FEATURES
- + Move in ready
 - + 2 offices
 - + Open work area



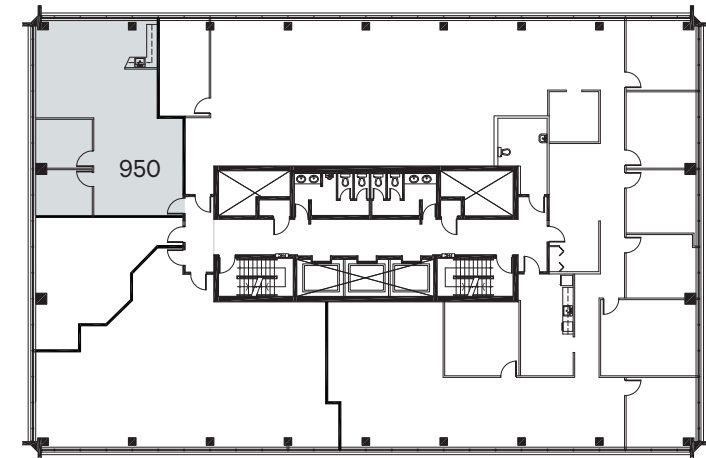
Suite 810
7,215 SF

- FEATURES
- + Mix of offices and open area
 - + Available on 30-60 days notice



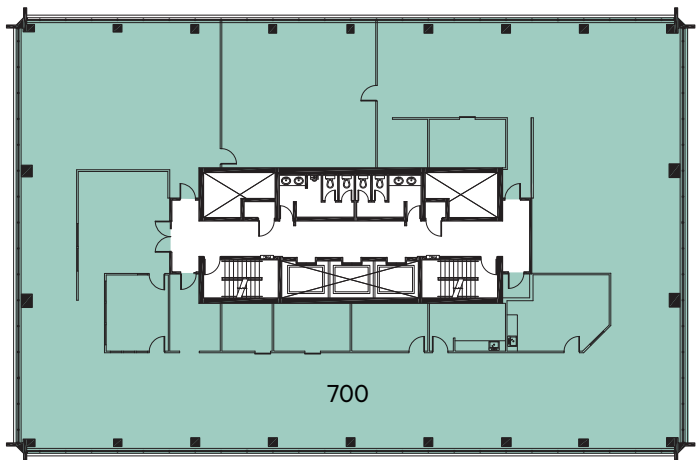
Suite 610
1,346 SF

- FEATURES
- + Available on 30-60 days notice
 - + Ready for tenant improvements



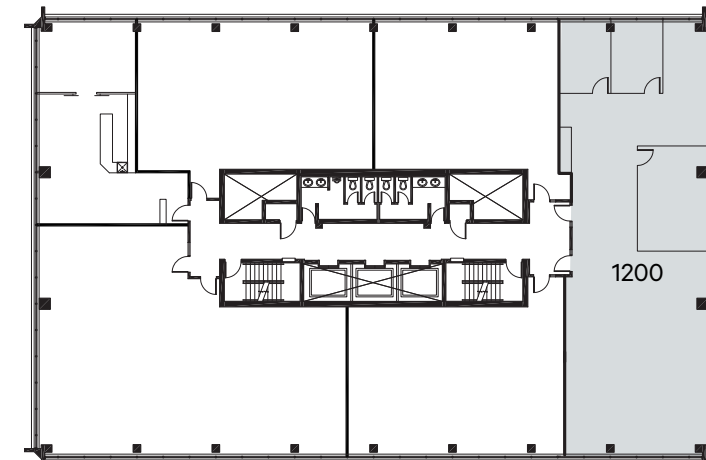
Suite 950  virtual tour
1,238 SF

- FEATURES
- + 2 offices
 - + Kitchen
 - + Open work area



Suite 700
10,581 SF

- FEATURES
- + Mix of offices and open work area
 - + Available on 30-60 days notice



Suite 1200
2,842 SF

- FEATURES
- + Show suite
 - + 2 offices
 - + Meeting room
 - + Kitchenette

Building Highlights



Competitive Leasing Rate

Since 2020 op. costs haven't passed \$11.71



Access to Public Transportation

LRT Station within 1 block



Underground Tenant Parkade



Adjacent to Public Lots & Nearby Street Parking



On-Site Building Operator



New Fitness Facility

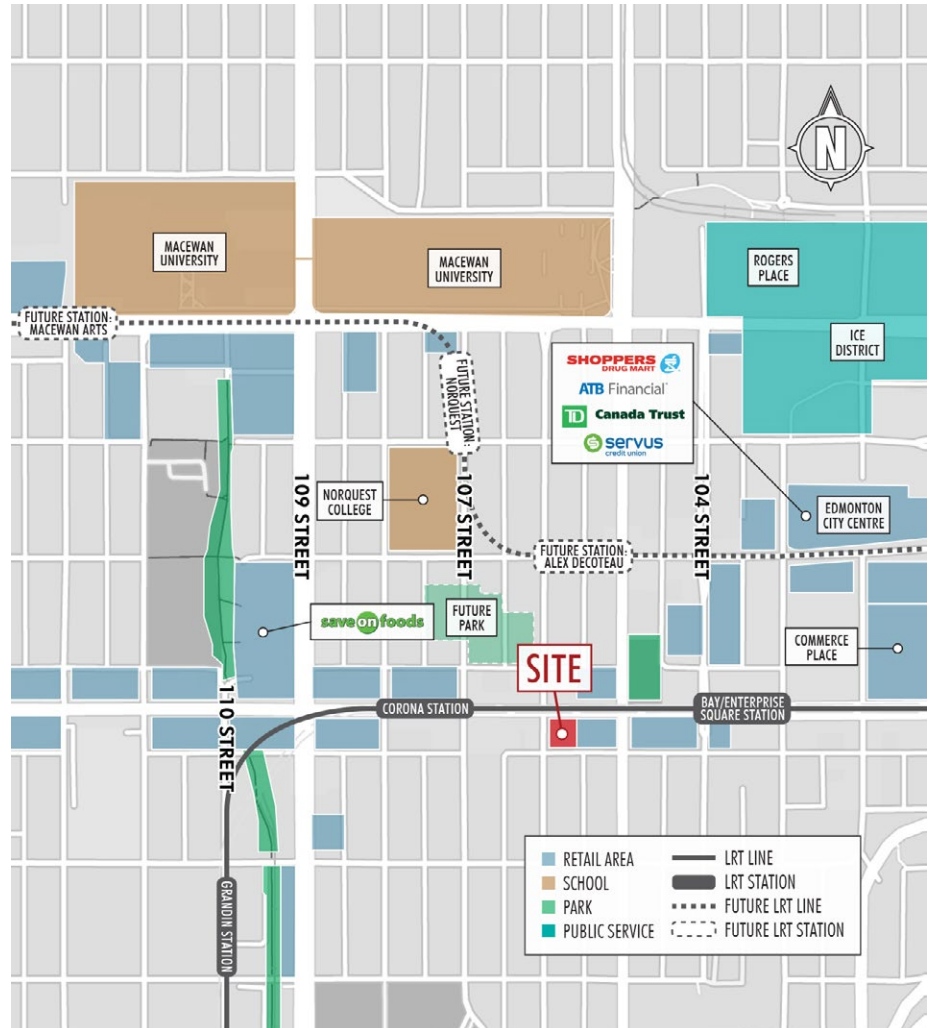


On-Site Café & Bakery

Ayco Café on the main floor



New Common Boardrooms



Find Out More

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