

EDMONTON
TOWER

Office Leasing Opportunities

1011 - 104 Avenue NW, Edmonton, AB



Be Where the Excitement Is

27 floors

27 floors of LEED Platinum & BOMA BEST Platinum space

650,000 sq. ft.

of office and retail space

Building Features

For tenants, visitors, and employees of Edmonton Tower



Safe Underground Parking



Retail + Dining



Access to Pedway System



Onsite Daycare



Modern High-Speed Elevator



Level 2 EV Charging Stations

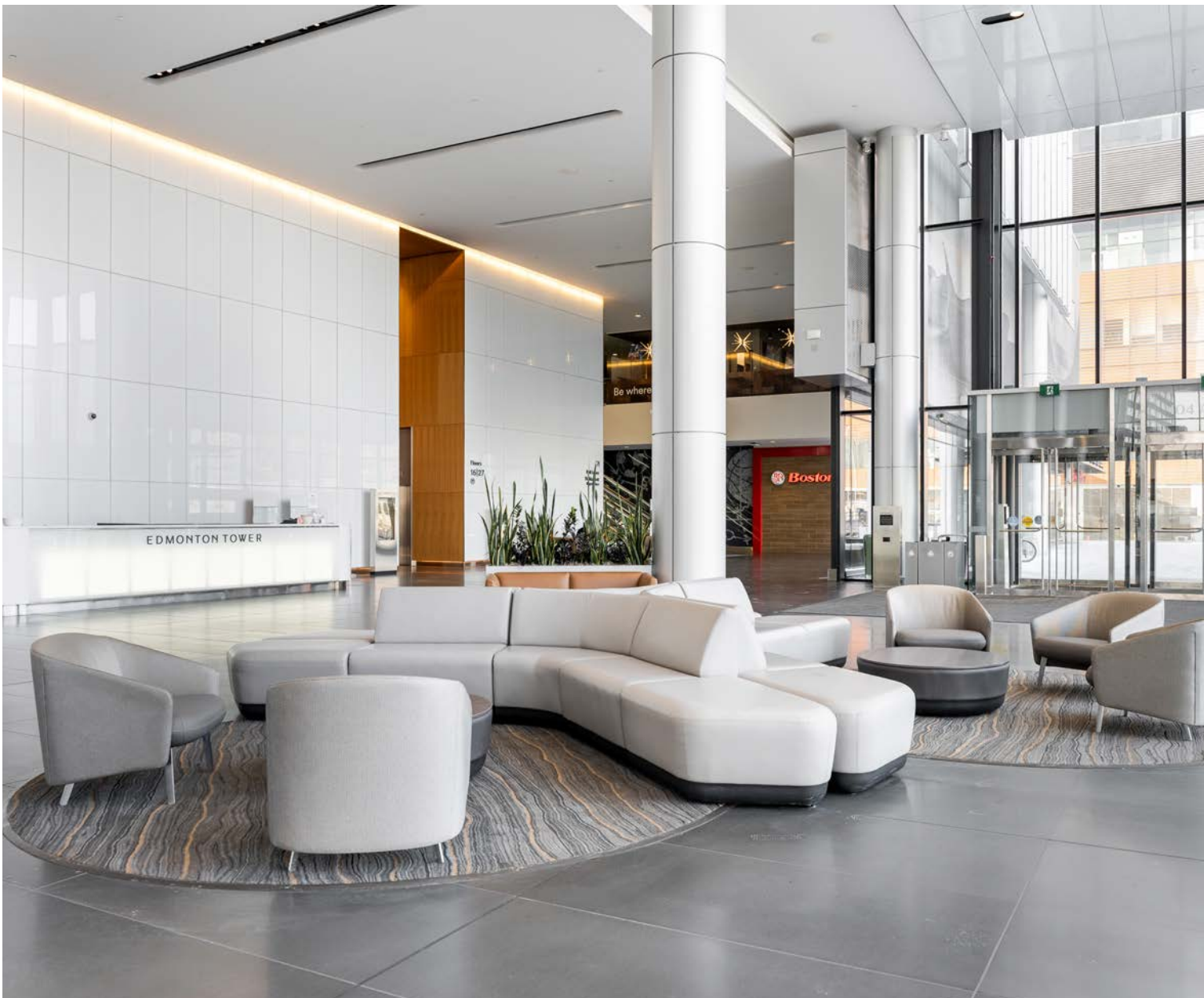
Uplifting Edmonton

Located near the popular ICE District, Edmonton Tower features 27 floors of LEED Platinum & BOMA BEST Platinum space.

Helping kick off the revitalization of the downtown core in 2016, the Edmonton Tower LEED-certified building has become home to some major players, including the City of Edmonton.

Edmonton Tower combines distinctive high ceilings, interactive and collaborative spaces, and traditional office settings to create a modern atmosphere that pays tribute to our city's history.

The main and second levels offer a range of dining and retailers for visitors and those working in the Tower, while its exceptional location makes it easy to access transit, including five Light Rail Transit (LRT) stations.





Trade Area

2023 Population Estimate

Within 400 m (5 min. walk)	3,342
Within 800 m (10 min. walk)	9,769
Within 1.5 km (15 min. walk)	38,821
Within 3 km (20 min. walk)	104,128

2023 Daytime Population Estimate

Within 400 m (5 min. walk)	21,442
Within 800 m (10 min. walk)	46,308
Within 1.5 km (15 min. walk)	99,955
Within 3 km (20 min. walk)	139,097

2025 Population Projection

Within 400 m (5 min. walk)	3,618
Within 800 m (10 min. walk)	10,555
Within 1.5 km (15 min. walk)	41,786
Within 3 km (20 min. walk)	112,377

Demographics by Sitewise

Size (NLA)

Retail	27,600 sq. ft.
Office	25 floors/624,324 sq. ft.

The City of Edmonton

- The average household income in Edmonton is \$91,860.
- 30% of Albertans live in Edmonton.
- Edmonton's population has increased by 28% over the last 10 years.



Situated in ICE District, the Edmonton Tower is located for success.

ICE District is the largest mixed-use sports and entertainment district in Canada and is delivering an energy and feeling unlike anything Edmonton has seen before. ICE District has ushered in a new era of entertainment in the form of epic concerts, heart-stopping NHL and WHL hockey and world-class gaming, boutique shopping, trendy dining and more. A

humming public plaza with year-round programming hosts events from festivals to public skating. All of this, just steps from sophisticated residences and premium office space. ICE District Properties, a mixed-use development surrounding Rogers Place and Ford Hall, was developed through a joint venture between Katz Group and ONE Properties.

This is the address to work, live, play and stay—and for your business to thrive.

Edmonton Tower is surrounded by convenient nearby amenities. Connected to both existing and future pedway systems, employees will enjoy straightforward access to ICE District, Rogers Place, LRT stations, and the existing

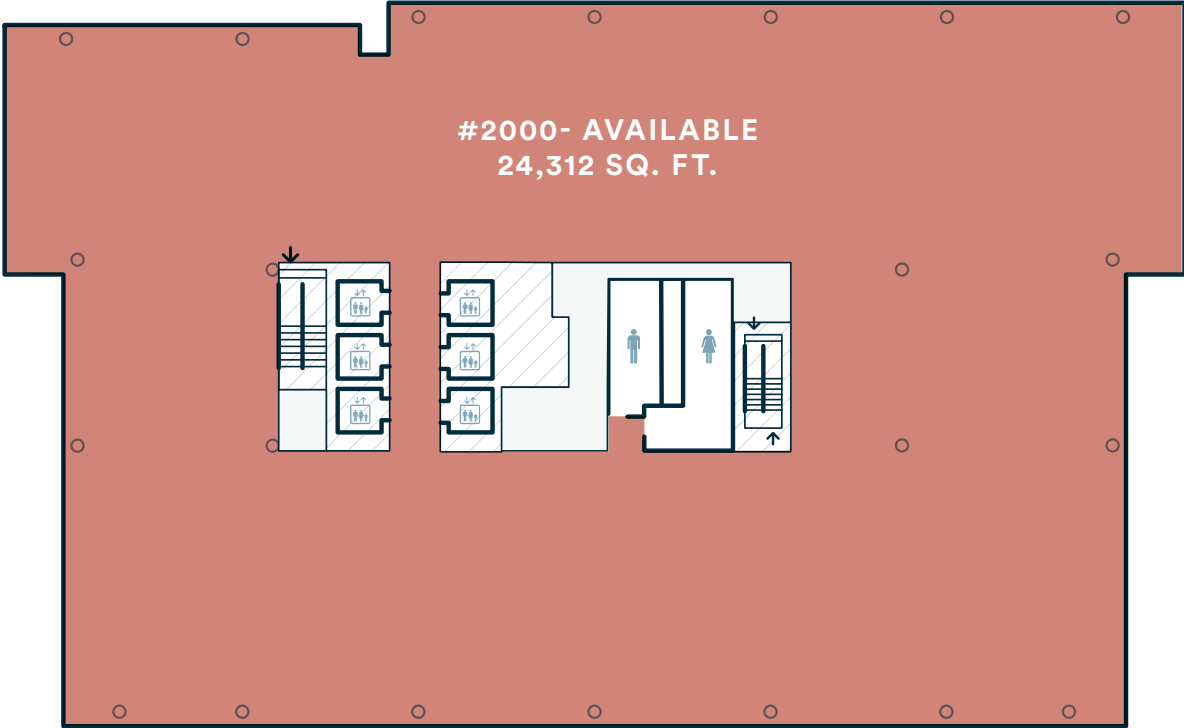
infrastructure of the downtown core. ICE District's unique urban shopping experience offers premium retail space featuring a selection of beloved locally owned businesses, including leading national and international brands.

About ICE District

- 25 acres of mixed-use space
- Two AAA LEED Platinum office towers with the City of Edmonton (Edmonton Tower) and Stantec (Stantec Tower) as the anchor tenants equating to over 1,300,000 sq. ft.
- 346 room JW Marriott hotel with three Oliver & Bonacini restaurants (Braven, Kindred, Alchemy)
- Luxury condominiums (The Legends Private Residences and SKY Residences) and apartments (SKY Signature Suites)
- Kids & Company childcare centre
- 1,100 ICE District residents (over 700 multi-family residential suites) upon completion
- Arena capacity of up to 20,000 fans with 160-180 programmed events per year and 24,000 sq. ft. of public event space in Ford Hall
- Connect Centre includes Loblaws City Market, The Canadian Icehouse, The Banquet, ICE District Authentics (The Official Oilers Team Store), Plantlife and National Bank.
- Major arterial routes around ICE District will carry over 100,000 vehicles every day
- 3,000 new underground parking stalls to service ICE District
- Year-round programmed events at ICE District Plaza and Fan Park at ICE District

Office Leasing Opportunities

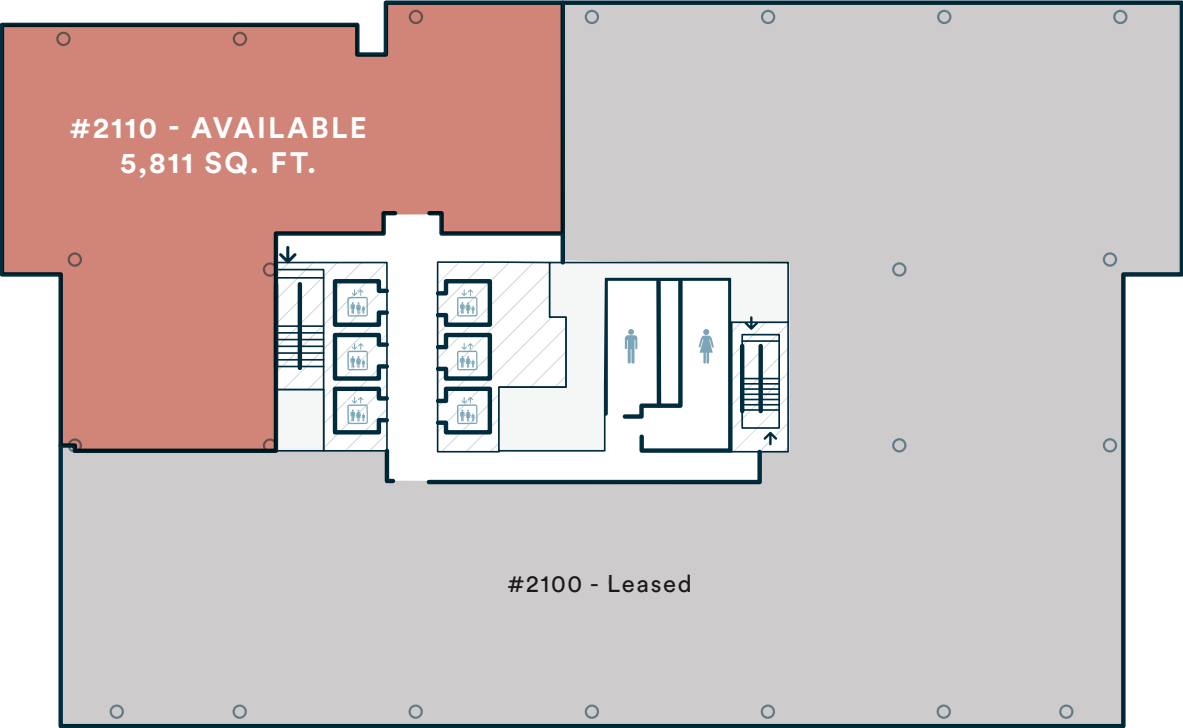
20th Floor



- Municipal Address: Suite 2000, 10111 - 104 Avenue NW, Edmonton
- Size (NLA): 24,312 sq. ft.
- Asking Rental Rate: \$36.00 psf
- Operating Costs: \$31.98 psf (2025)
- Parking: \$450/mo (24hr stall), \$350/mo (6am to 6pm)
- Building Amenities: Shower, bike storage, daycare on the fourth floor, City of Edmonton service centre

Office Leasing Opportunities

21st Floor



- Municipal Address: Suite 2110, 10111 - 104 Avenue NW, Edmonton
- Size (NLA): 5,811 sq. ft.
- Asking Rental Rate: \$36.00 psf
- Operating Costs: \$31.98 psf (2025)
- Parking: \$450/mo (24hr stall), \$350/mo (6am to 6pm)
- Building Amenities: Shower, bike storage, daycare on the fourth floor, City of Edmonton service centre

You're in Good Company

Join Edmonton Tower's quality tenants that we are proud to show off. Not only do these businesses help make downtown Edmonton a place for opportunity and growth, but they also share our vision of providing a safe and welcoming place for guests, occupants and their families.

Retail Tenants



Office Tenants





Be Where the Change Is

Amenities

Retail and Dining

Whether it's a morning coffee with coworkers, dinner with friends or errands over your lunch hours, restaurants, shops, and services are steps away.

Safe Underground Parking

Park your car in our secure 4-level underground parkade, with 507 stalls, tenant and public parking options, vehicle charging stations, and other convenient services.

Bicycle Parking and Shower Rooms

Keep your bike safe and yourself fresh in our designated bike locker and adjoining shower rooms, located on the 1st level of our secure underground parkade.

Modern Art Displays

Located on the main floor, visitors can enjoy the works of local and Canadian artists through our partnership with the Art Gallery of Alberta.

Access to Pedway System

Connect to more than 40 downtown Edmonton buildings through the 13-kilometer pedway system, including Rogers Place and ICE District.

Hours: 6am to 12am

EV Charging Stations

A total of ten electric vehicle charging stations are located on the P1 level of the parking facility. In addition, there are eight Tesla charging stations to use, including two J1772 universal charging stations for other compatible electric vehicles.

Onsite Daycare

Conveniently located on the fourth floor, Kids & Company child care offers easy pick-up and drop-off from the parade.

Transit

Located at one of the busiest intersections in downtown Edmonton, Edmonton Tower provides convenient access in a variety of ways.

Street Level Access

When some fresh air is needed, the adjacent Plaza is only steps away, and it is less than a five-minute walk to the rest of the financial core to the south of the Tower. Rogers Place and Ford Hall are accessible just across the street to the northwest. Employees and visitors are greeted by an attractive lobby with premium restaurants and services. Pedestrian connectivity to the rest of downtown is also quick and easy from this location.

Public Transit

In addition to its location directly along major bus routes, Edmonton Tower has indoor access to four LRT stations via pedway connection, ground level and underground access. Currently, there is one LRT station onsite and four within a five-minute walk.

Pedway Connection

Edmonton Tower will be connected above ground into Rogers Place via the JW Marriott Edmonton ICE District situated on the west side of 102nd Street, and also aboveground to the Bell Tower to the south, providing indoor access to the rest of the downtown core system.





NEARBY BUSINESSES AND SERVICES

OPEN

- 01 EDMONTON TOWER**
27 storeys of premium office space with 33,000 sq. ft. of retail space over two floors

Tenants include City of Edmonton, Kids & Company, Tim Hortons, Boston Pizza, RBC Bank, Delux Burger Bar, Guru Kitchen + Bar, MSJSM, INS Market Edmonton Tower Chiropractic
- 02 ROGERS PLACE**
Over 18,500 Oilers fans or 20,000 concert-goers
- 03 FORD HALL**
24,000 sq. ft. of event space
- 04 DOWNTOWN COMMUNITY ARENA**
- 05 GRAND VILLA CASINO EDMONTON**
World-class gaming in over 50,000 sq. ft.
- 06 OILERS ENTERTAINMENT GROUP HQ**
- 07 MACEWAN LRT**
Attached directly to Rogers Place

- 08 STANTEC TOWER (OFFICE)**
Office tenants include Stantec, PwC Canada, Dentons Canada LLP, DLA Piper (Canada) LLP
- 09 STANTEC TOWER (PODIUM)**
77,000 sq. ft. of retail space over two floors
Retail tenants include Scotiabank, Henry Singer, ParLOUR Barba
- 10 JW MARRIOTT**
- 11 ICE DISTRICT PLAZA**
- 12 RETAIL ATTRACTIONS**
98,000 sq. ft. of retail space across two floors including the Loblaws CityMarket, The Canadian Icehouse, The Banquet, Plantlife, National Bank, ICE District Authentics

FUTURE

- 15 ICE DISTRICT PHASE II**
FAN PARK @ ICE DISTRICT
From public events and live entertainment to portable outdoor rinks in the winter and ball hockey in the spring and summer, the Fan Park at ICE District is a programmable space for Edmontonians to gather.



Our Commitment to the Environment

Edmonton Tower was designed and built for occupant well-being and reduced operating costs. Reflecting our ongoing focus on performance, our building was awarded LEED Platinum for Existing Buildings as validation of efficient operations, highly controllable lighting & HVAC systems, thermal comfort performance, and ongoing monitoring via data-driven analytics. With regular tenant engagement initiatives, plus a continued focus on tenant and visitor health and safety, Edmonton Tower continues to raise the bar.

Sustainability Features

Recycling and Waste Diversion Programs

Low Flow Water Features

Green Cleaning Program

LEED CS Gold & LEED EB Platinum

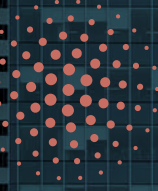
LED Lighting with Occupancy Sensors & Daylight Harvesting

Modern High-Speed Elevator

Networked Level 2 EV Chargers

BOMA BEST Platinum

Rooftop Greenspace



EDMONTON TOWER

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Updated 2025-03-13

