

EDMONTON
TOWER

Retail Leasing Opportunities

1011 - 104 Avenue NW, Edmonton, AB

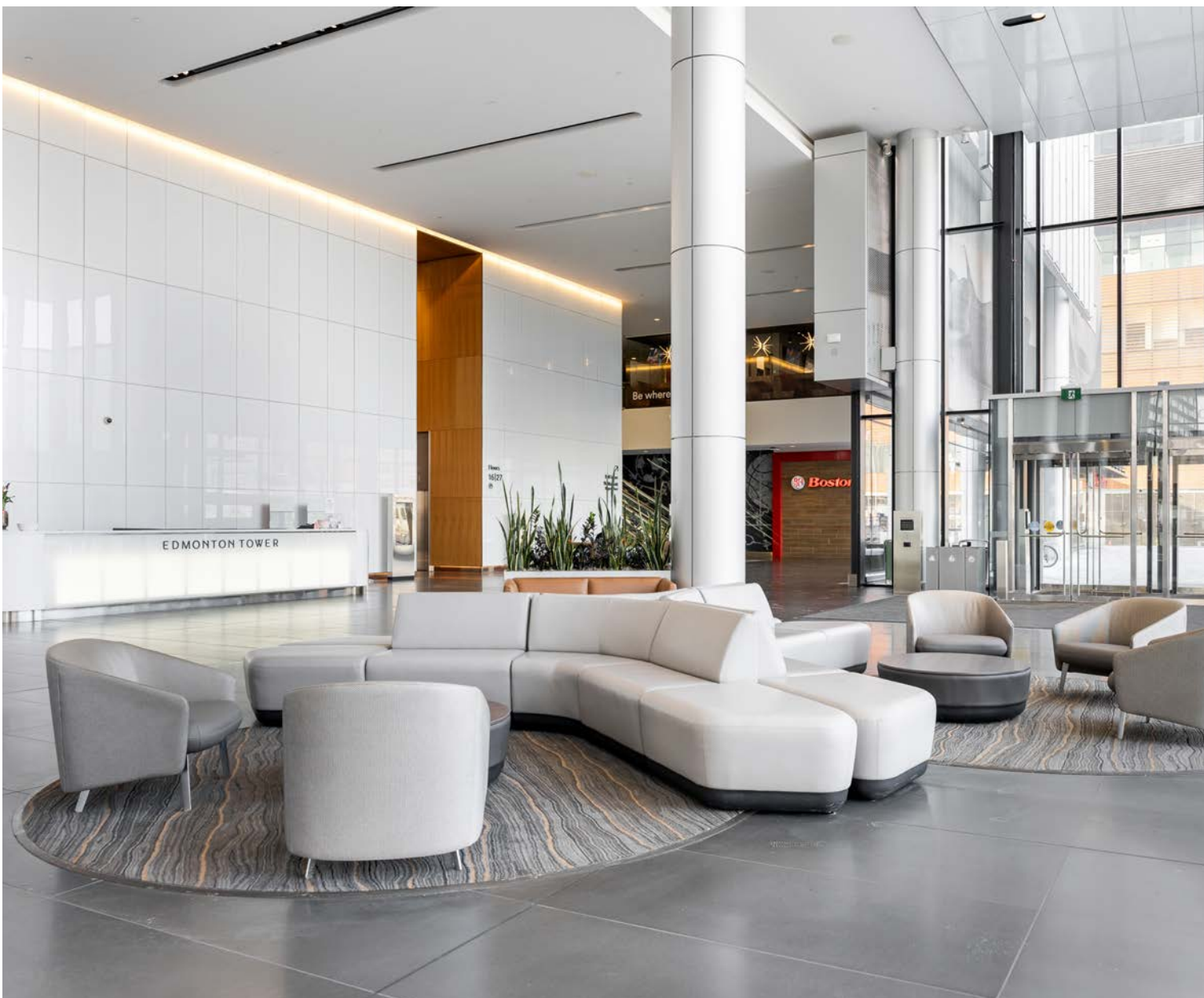
Uplifting Edmonton

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.

Level 1 (ground/street level) and Level 2 (pedway level) 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, 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

Be Where the Action Is

Retail Leasing Opportunities

Edmonton Tower is one of the premium office buildings in the city, featuring 27 storeys of unparalleled office and retail space. The Tower's exceptional location is easily accessible from street level and provides convenient vehicle and bike parking via its underground parkade.

On the fourth floor is Kids & Company childcare, which offers easy pick-up and drop-off from the building's dedicated parkade. The retail component consists of a ground floor and second floor space for restaurants, cafés and other conveniences for employees and visitors, with immediate connection to the pedway system.

Level 1 - Ground/Street Level

Unit A

Size: **1,194 SQ. FT.**
Possession: **Immediate**
CAM: **\$13.79 PSF**
Property Taxes: **\$13.73 PSF**
Dimensions: **19' x 52'**

Unit B

Size: **1,106 SQ. FT.**
Possession: **Immediate**
CAM: **\$13.79 PSF**
Property Taxes: **\$13.73 PSF**
Dimensions: **18' x 52'**

Unit C

Size: **565 SQ. FT.**
Possession: **Immediate**
CAM: **\$13.79 PSF**
Property Taxes: **\$13.73 PSF**
Dimensions: **21' x 28'**

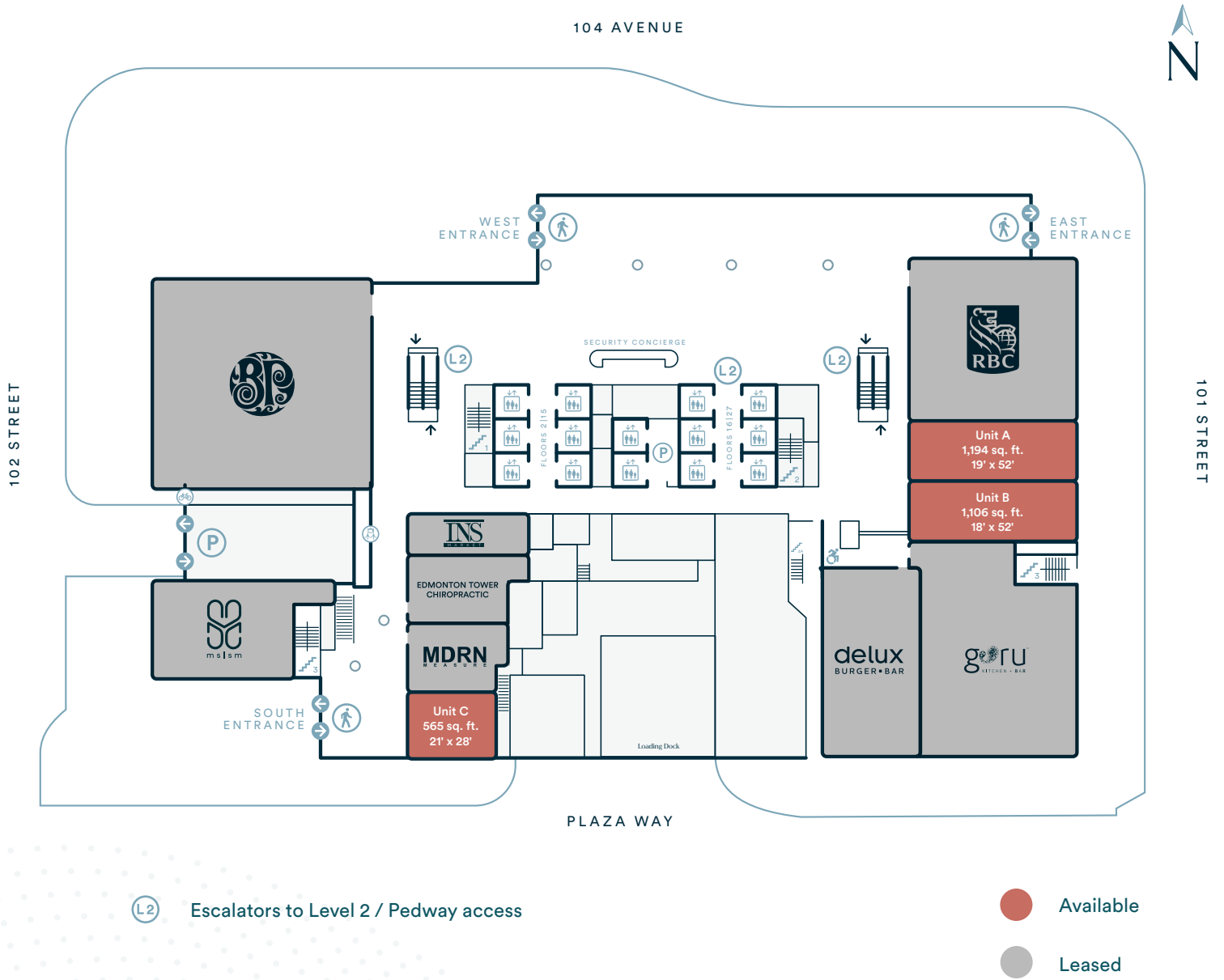
Level 2 - Pedway Level

Unit D

Size: **452 SQ. FT.**
Possession: **Immediate**
CAM: **\$13.79 PSF**
Property Taxes: **\$13.73 PSF**
Dimensions: **32' x 12'**

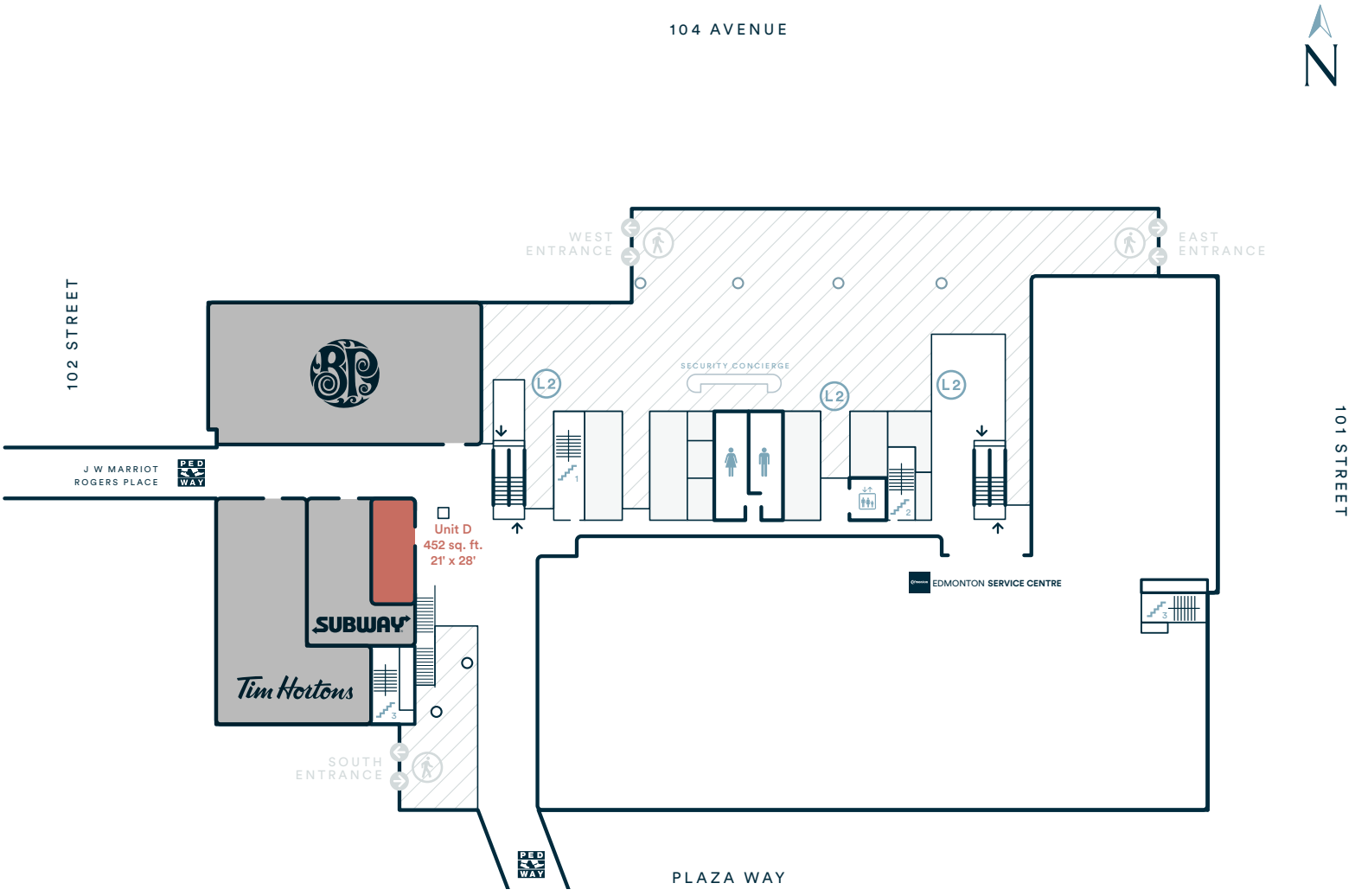
Retail Leasing Opportunities

Level 1 - Ground/Street Level



Retail Leasing Opportunities

Level 2 - Pedway Level



(L2) Escalators to Level 1 - Ground/Street Level

- Available
- Leased

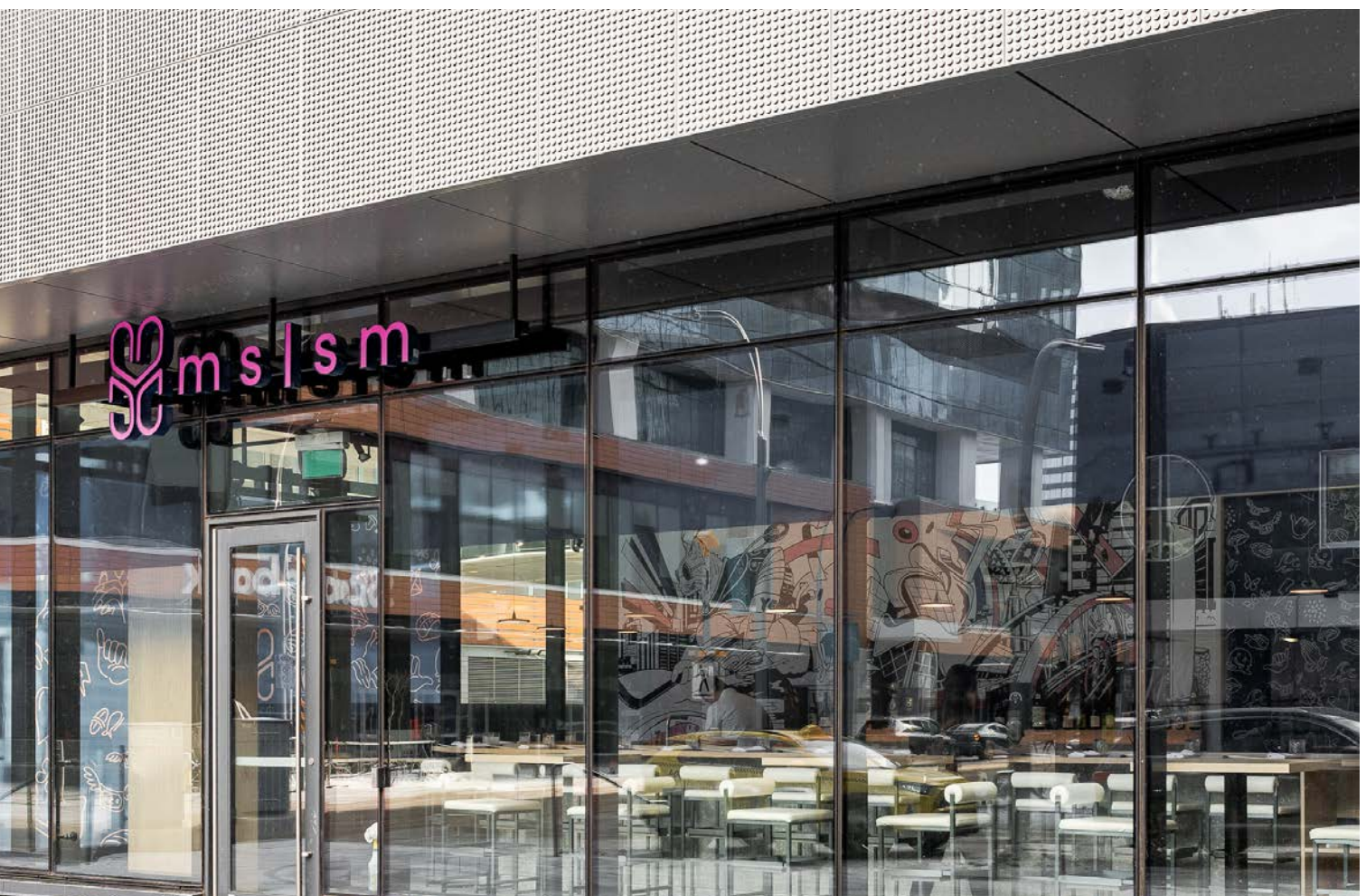
You're in Good Company

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 occupants and visitors.

Retail Tenants



Office Tenants





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, INS Market, Delux Burger Bar, Guru Kitchen + Bar, MSJSM, 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 HO

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

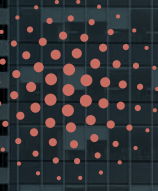
98,000 sq. ft. of retail space across two floors including the Loblaws CityMarket, The Canadian Icehouse, The Banquet, Plantlife, National Bank, ICE District Authentics

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.



EDMONTON TOWER

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EDMONTON
TOWER