

# EPCOR TOWER

10423 – 101 STREET | EDMONTON, AB

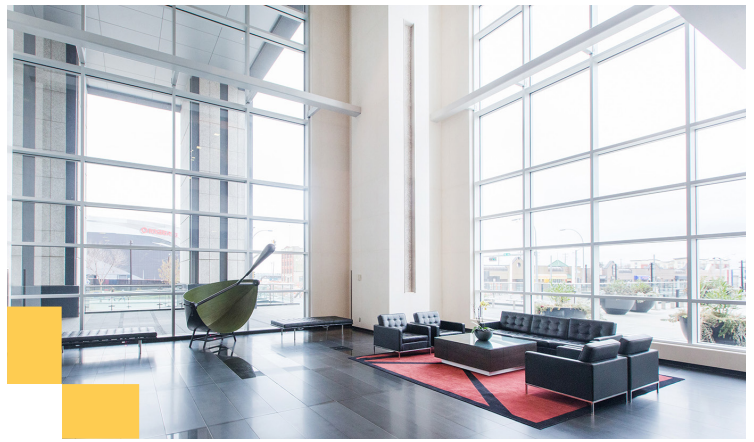


## + OFFICE SPACE FOR LEASE

At the intersection of downtown Edmonton's arts, entertainment, and business districts, EPCOR Tower is home to a thriving office population.

As the Station Lands district evolves to the immediate north, the area will see a growing residential population, creating an active pedestrian and retail corridor.

- LEED® Gold Certified, WiredScore Gold and Silver level BOMA BEST certified
- The only downtown tower with balconies on every floor
- Tenant focused amenities to encourage work/life balance



## BUILDING AMENITIES +

- Little Scholars Childcare
- Bucio Pizzeria + Vino Bar
- MilkCrate Café
- Tower Express (convenience store)
- Full-service Fitness Facility
- Bicycle Parking with showers/locker room
- Conference Centre
- Complimentary Wi-Fi on lobby and mezzanine floors
- Complimentary Umbrella Service
- Press Gallery Dry Cleaning
- Auto Details Car Detailing
- Communauto Car Sharing



## PROPERTY DETAILS +



**SITE AREA**  
2.2 Acres



**RENTAL RATE**  
Market



**AVAILABILITY**  
Immediately



**GROSS BUILDING AREA**  
625,000 SF



**ADDITIONAL RENT**  
Prop Tax: \$12.54/SF  
CAM: \$12.76/SF  
EST. TOTAL: \$25.30/SF



**PARKING RATIO**  
1 underground stall/  
1,000 SF  
\$265/stall/month  
random underground  
\$350/stall/month  
reserved underground

# BUILDING DETAILS +

- 24,230 SF floor plate provides efficient layouts
- 28 floors including main and mezzanine retail
- Lobby soft seating and collaboration areas
- Spacious, 9'6" ceiling heights allow maximum daylight
- 850 secure underground parking stalls accessible by 3 elevators
- Hourly underground public parking & major event parking
- 12 high-speed elevators (6 mid-rise & 6 high-rise)
- Oversize freight elevator serving all floors and loading dock
- Underground loading docks equipped for semi-trailer trucks
- 24/7 security and fully programmable access
- Sophisticated lighting system that includes occupancy sensors, daylight sensors, dimming systems and utilizes energy efficient LED lighting

- Landscaped courtyard at rear of building for tenant use
- Conference centre features Wi-Fi; 4 fully equipped meeting rooms with large LED displays; a full range of digital inputs; a wide range of video, audio, and lighting settings; ceiling-mounted microphones for video conferencing; Barco ClickShare units for presentations; and a full service kitchen.

# VACANCIES & FLOOR PLANS

FLOOR	SIZE	AVAILABILITY
3 <sup>rd</sup> Floor	14,216 SF	Immediately
6 <sup>th</sup> Floor	6,935 SF	Immediately
8 <sup>th</sup> Floor	9,050 SF	Immediately
13 <sup>th</sup> Floor	8,432 SF	Immediately
14 <sup>th</sup> Floor	3,642 SF	Immediately
15 <sup>th</sup> Floor	19,865 SF	Immediately
16 <sup>th</sup> Floor	24,865 SF	Immediately

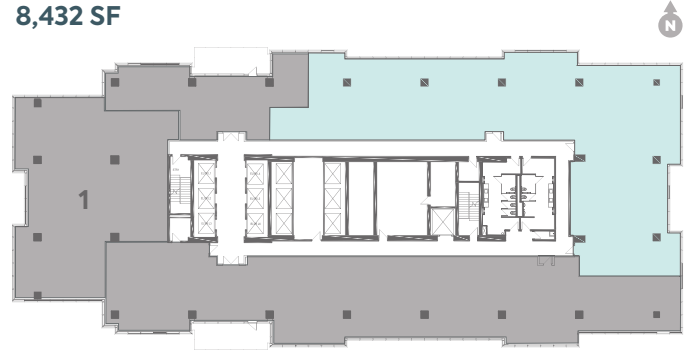
**ALL FLOOR PLANS ARE AVAILABLE UPON REQUEST**

3<sup>RD</sup> FLOOR  
14,216 SF



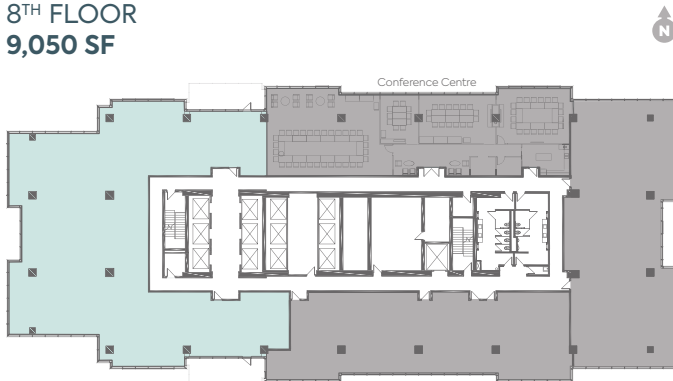
Demising options available

13<sup>TH</sup> FLOOR  
8,432 SF

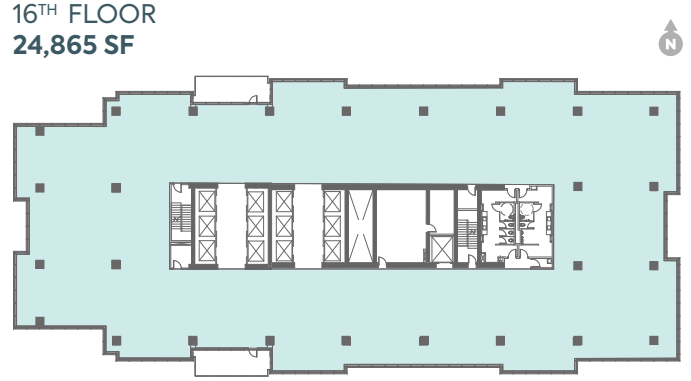


Demising options available

8<sup>TH</sup> FLOOR  
9,050 SF



16<sup>TH</sup> FLOOR  
24,865 SF



Demising options available

The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice.



## LEED® GOLD +

LEED® designed office buildings offer cost effective operating systems, enhanced occupant health and well-being, and improved employee productivity.

- 90% reduction in storm water run off
- 64% reduction in potable water consumption by harvesting and recycling rain water
- 23% energy cost savings with geothermal heating and cooling
- Triple-glazed exterior curtain wall system that eliminates the need for perimeter radiation
- Average of 78 independent cooling zones per floor

## AREA AMENITIES +

### PUBLIC TRANSIT

Direct access to ETS Transit Hub and close proximity to both Churchill and MacEwan LRT stations.

### HOTELS AND RESTAURANTS

Enjoy a glass of wine and fire roasted pizza at Bucu Pizzeria + Vino Bar in our lobby. Several other hotels and restaurants are a short walk away.

### SHOPPING

Close proximity to several Edmonton retail centers, including the shops on 104th and Edmonton City Centre.

### ENTERTAINMENT

Walking distance to Edmonton's Arts/Entertainment District, the new Royal Alberta Museum, ICE District and Rogers Place.



## CONTACT +



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