

EPCOR TOWER

10423 – 101 STREET | EDMONTON, AB

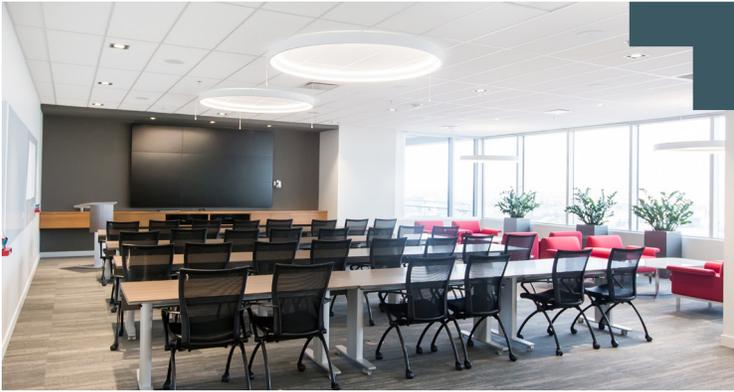
+ OFFICE & RETAIL SPACE FOR LEASE

Welcome to EPCOR Tower: where business, culture, and innovation converge in the heart of Edmonton.

Located at the intersection of the city's vibrant arts, entertainment, and business districts, EPCOR Tower provides a dynamic and inspiring workspace tailored to forward-thinking companies.



- LEED® Gold Certified, WiredScore Platinum, and Silver level BOMA BEST certified
- The only downtown tower with private balconies on every floor
- Tenant focused amenities to encourage work/life balance
- Approximately 1,300 people working in the building



+ BUILDING AMENITIES

- Turn key, move-in ready cafe space (available immediately)
- Les Petits Artistes Montessori Daycare
- Bucu Pizzeria + Vino Bar
- 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
- Communauto Car Sharing
- Self-Serve Car Wash on P4



+ PROPERTY DETAILS



SITE AREA
2.2 Acres



RENTAL RATE
Market



AVAILABILITY
Immediately



GROSS BUILDING AREA
625,000 SF



ADDITIONAL RENT OFFICE:
Prop Tax: \$13.40/SF
CAM: \$13.42/SF
EST. TOTAL: \$26.82/SF



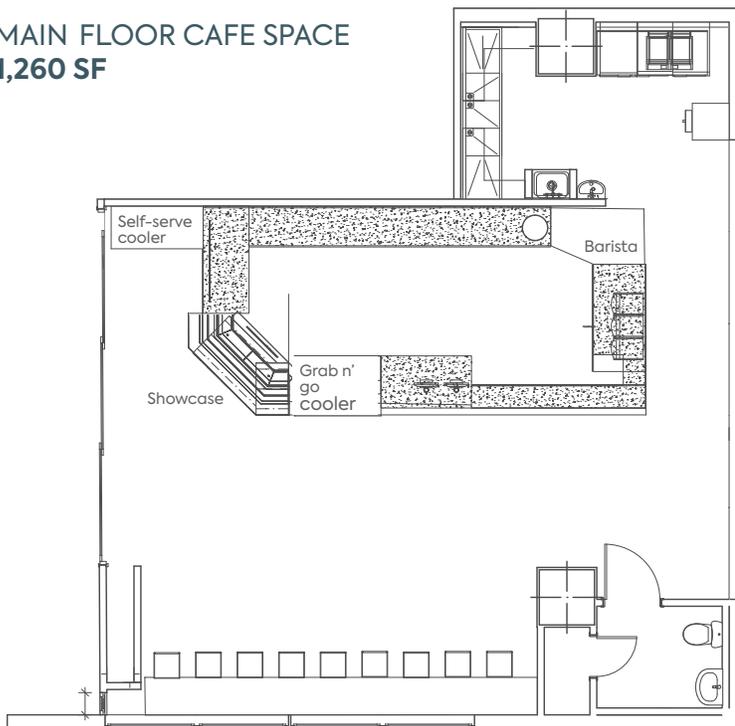
PARKING RATIO
1 underground stall/
1,000 SF
\$265/stall/month
random underground
\$350/stall/month
reserved underground

+ VACANCIES & FLOOR PLANS

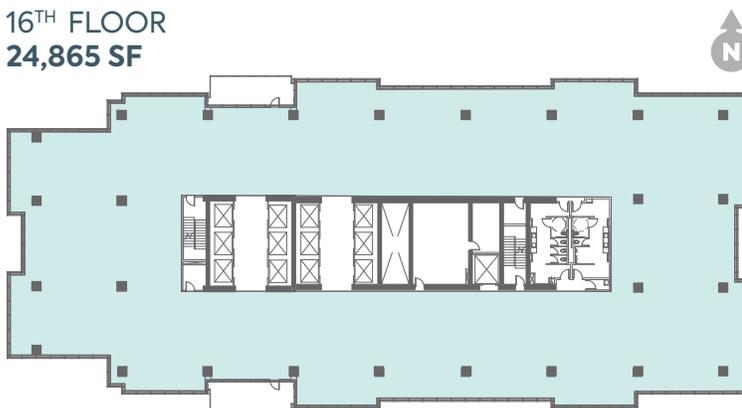
FLOOR	SIZE	AVAILABILITY
Main Floor	1,260 SF	Immediately
3 rd Floor	14,216 SF	Immediately
8 th Floor	9,050 SF	Immediately
13 th Floor	8,432 SF	Immediately
14 th Floor	3,642 SF	Immediately
15 th Floor	19,865 SF	Immediately
16 th Floor	24,865 SF	Immediately

ALL FLOOR PLANS ARE AVAILABLE UPON REQUEST

MAIN FLOOR CAFE SPACE
1,260 SF



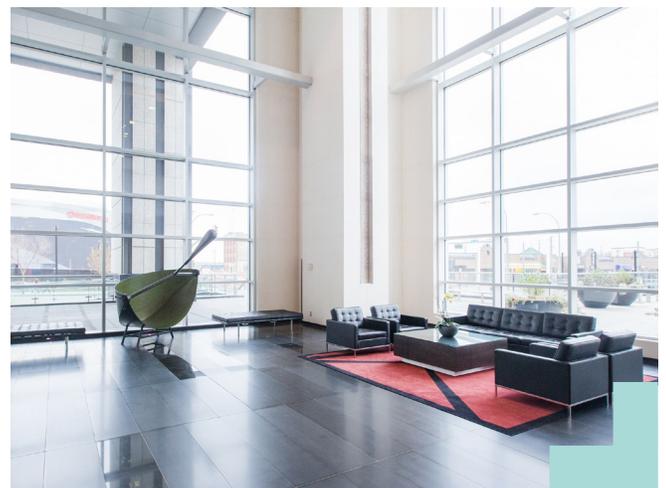
16TH FLOOR
24,865 SF



Demising options available

+ BUILDING DETAILS

- 28 floors with flexible, efficient floor plates up to 24,865 SF
- Fitness and tenant lounge refresh coming in 2026
- Gender-neutral washrooms
- Spacious 9'6" ceiling heights, maximizing natural light throughout the building
- LEED® Gold certification ensuring sustainable, energy-efficient operations
- 1,258 secure underground parking stalls with hourly and reserved options
- State-of-the-art conference centre with Wi-Fi, video conferencing, and full kitchen facilities
- 24/7 security and programmable access for peace of mind
- Sophisticated lighting systems with occupancy and daylight sensors for energy efficiency
- Private balconies on every floor, offering outdoor space for every tenant
- Measured by BOMA '89 to maximize usable space



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.

+ ROUNDHOUSE PARK

- This lively 1.5 acre outdoor space is just east of EPCOR Tower and is designed to inspire and connect.
- Ideal for tenant events, outdoor meetings, or a refreshing break in the open air.
- Lush landscaping, seating areas, and walkways create a dynamic environment for both relaxing and social interaction.

+ THE SWITCH

- Pedway connected to EPCOR Tower
- A 285-unit mid-rise tower with contemporary studio, 1, 2, and 3 bedroom suites and modern amenities.
- At over 85% leased, residents of The Switch add vibrancy and activity to the area.



+ AREA AMENITIES

PUBLIC TRANSIT

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

HOTELS AND RESTAURANTS

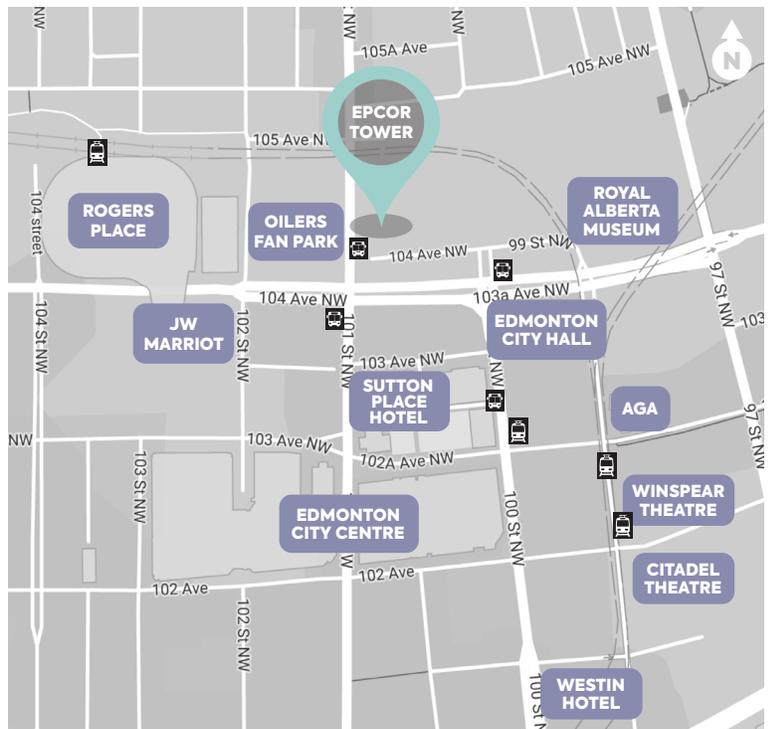
Enjoy a glass of wine and fire roasted pizza at Buco Pizzeria + Vino Bar in our lobby. Several other hotels and restaurants are a short walk away.

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 Royal Alberta Museum, ICE District, the Oilers Fan Park, and Rogers Place.



+ CONTACT



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PROPERTIES



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