







EPCOR TOWER

10423 – 101 STREET | EDMONTON, AB

Certifications

LEED GOLD 2013

WiredScore PLATINUM

BOMA BEST CERTIFIED SILVER

+ 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.

- 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

- **Newly renovated Fitness Facility**
- **Newly renovated Tenant Lounge**
- **Newly opened Hearth & Hive Cafe**
- Buco Pizzeria + Vino Bar
- Conference Centre
- Tower Express convenience store
- Les Petits Artistes Montessori Daycare
- Complimentary Wi-Fi in lobby and mezzanine floors
- Complimentary umbrella service
- Press Gallery dry cleaning
- Communauto car sharing
- Bicycle parking with locker rooms & showers
- Self-serve car wash on P4
- Roundhouse Park
- Rotating art displays in the lobby

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

BUILDING DETAILS

- 28 floors with flexible, efficient floor plates up to 24,865 SF
- 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
- Modern 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
- Public park located behind the building, featuring expansive green space

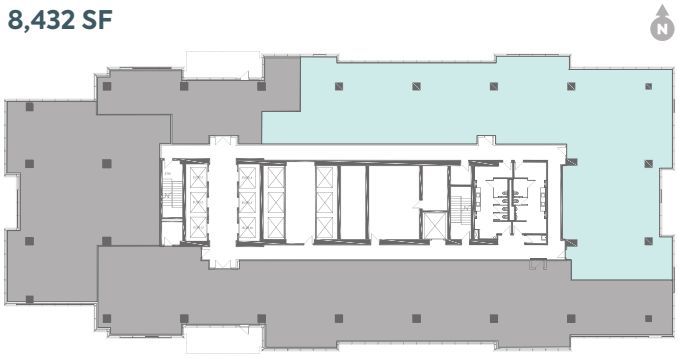
VACANCIES & FLOOR PLANS

FLOOR	SIZE	AVAILABILITY
3rd Floor	14,216 SF	Immediately
8th Floor	9,050 SF	Immediately
13th Floor	8,432 SF	Immediately
14th Floor	3,642 SF	Immediately
15th Floor	19,865 SF*	Immediately
16th Floor	24,865 SF*	Immediately
17th Floor	24,897 SF*	Q2 2027
18th Floor	24,899 SF*	Q2 2027
19th Floor	24,899 SF*	Q2 2027

ALL FLOOR PLANS ARE AVAILABLE UPON REQUEST

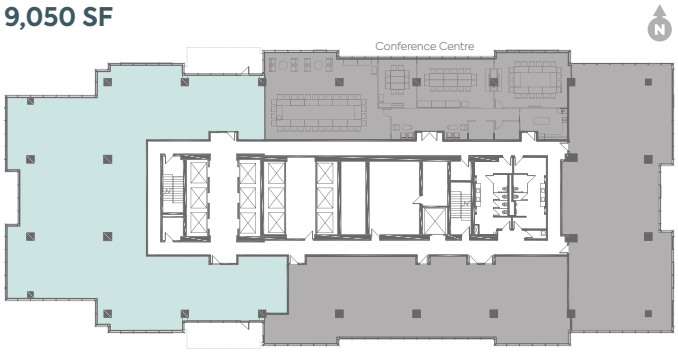
*Approximately 120,000 SF of contiguous space available.

13TH FLOOR
8,432 SF

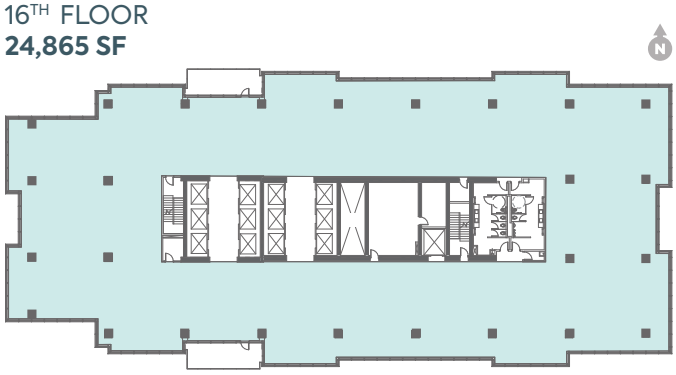


Demising options available

8TH FLOOR
9,050 SF



16TH 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.

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 90% 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

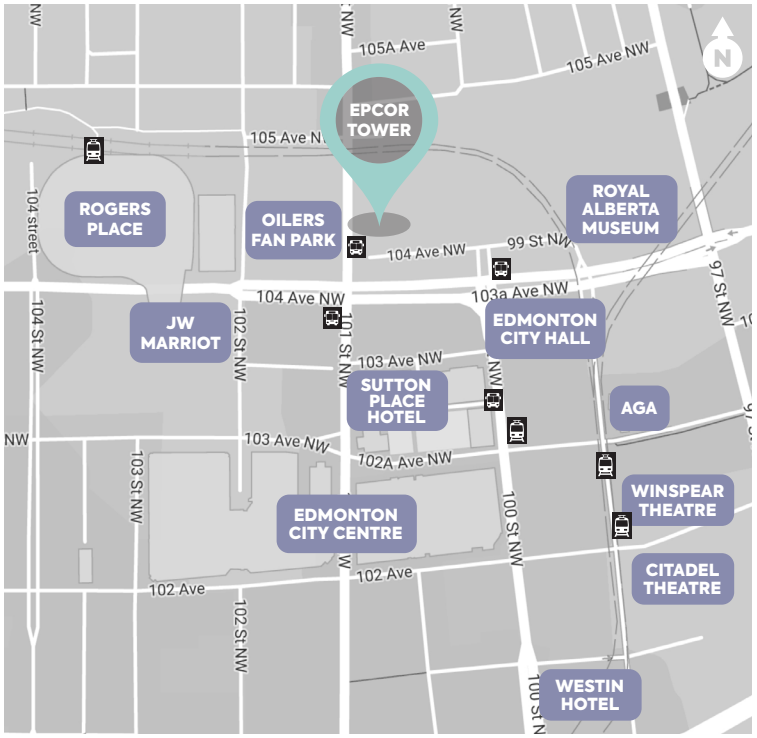
Enjoy a glass of wine and fire roasted pizza at Buco Pizzeria + Vino Bar in our lobby. Several other hotels and restaurants are a short walk away.

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.



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