

# 23,000 SF

of Mixed-Use Ground Floor Retail



Station  
Lands

## THE SWITCH AT STATION LANDS

101 STREET & 105 AVENUE | EDMONTON, AB

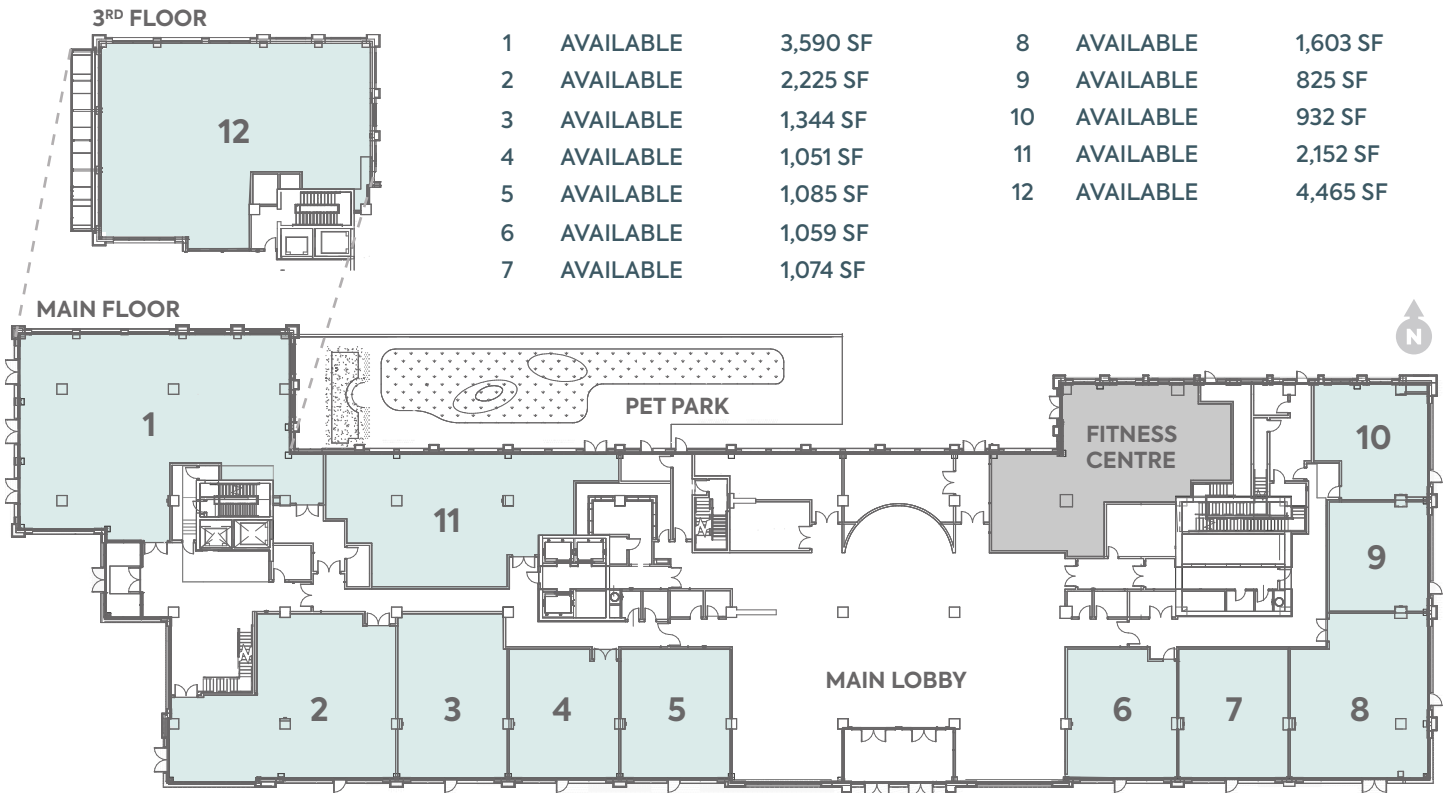
### + RETAIL SPACE FOR LEASE

The Switch will lay the foundation for two residential rental towers: a mid-rise with 285 units (Q3 2024) and a high-rise with 312 units (TBD) in the developing Station Lands district.

The Station Lands master-planned community will integrate residential and commercial spaces with family-friendly amenities and a walkable public plaza all while connecting the surrounding districts. Through the formation of a unique pedestrian street between The Switch and EPCOR Tower, residents, businesses, and visitors will enjoy an entirely new urban environment.

# SITE PLAN +

## The Switch at Station Lands



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. Demographics data collected from Environics Analytics.



## + TWO-STOREY RESTAURANT OPPORTUNITY

This beautiful podium space will create a unique opportunity for a two-storey restaurant overlooking 101 street and providing views of the impressive Rogers Place arena and the growing ICE District.

- Potential for over 8,000 SF
- Exposure along 101 Street
- Prominent position at the entrance to the Station Lands district





## + A VIBRANT PEDESTRIAN CORRIDOR

The corridor created between EPCOR Tower and these new residential buildings will be a unique pedestrian experience within Edmonton.

## + PUBLIC PLAZA

The Switch's public plaza will be the communal hub of the growing district. This massive outdoor public space is being designed with connection and community in mind.

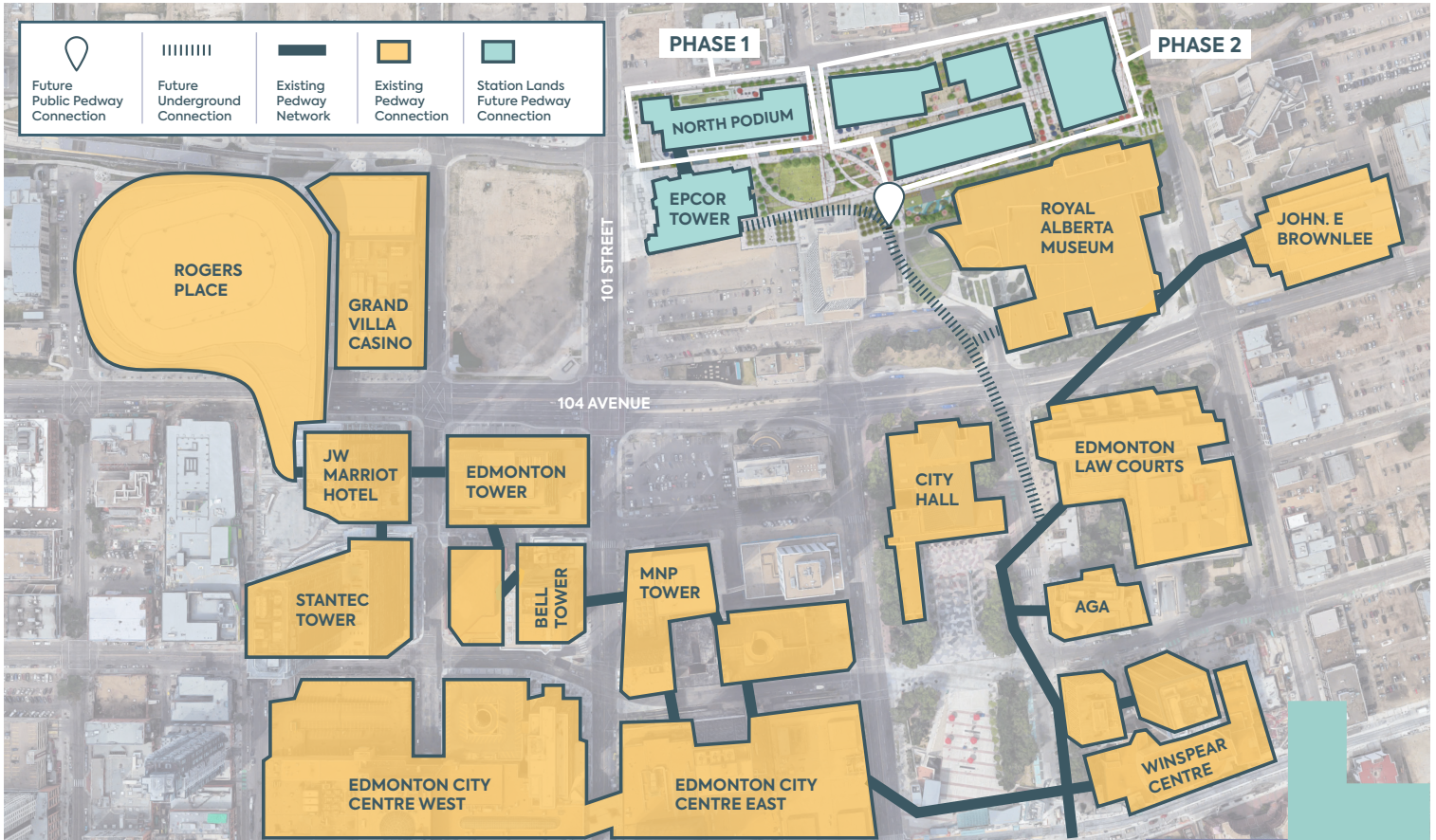
- Stages for performances
- Walkways at multiple levels for unique perspectives
- Programable space will provide a variety of experiences for residents and visitors

## + A CAPTIVE MARKET

With roughly **nine hundred residents** living in the two towers above this retail podium at full build-out, businesses will have access to a captive market in need of services.



# SITE OVERVIEW +



## CONNECTED TO THE CORE

The Switch will have pedway access through a future connection to Churchill Station. The site is also accessible via bike lanes, transit stations, and major roads.

## PROPERTY DETAILS +



**SITE AREA**  
9 Acres



**RENTAL RATE**  
Negotiable



**AVAILABILITY**  
Q3 2024



**CEILING HEIGHTS**  
TBD



**OPERATING COSTS**  
TBD



**PARKING RATIO**  
1/1,000 SF

## CONTACT



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**QUALICO**  
PROPERTIES

Creating Spaces That Connect  
PEOPLE + BUSINESSES + SERVICES