



GREAT LOCATION. EVEN BETTER BUSINESS.

OFFICE SPACE FOR LEASE

10130 103ST

ONE BUILDING FITS ALL

103 Street Centre is a 22-story, class “A” office tower in the heart of downtown Edmonton. No matter the size, stage, or shape – your business fits here. From a small business incubator, to flexible move-in-ready offices, to build-to-suit floors, we’re ready for your business.



BOMA BEST
CERTIFIED GOLD

CENTRAL & CONNECTED

PROPERTY DETAILS

251,254 SQ. FT. CLASS “A” BUILDING WITH LOBBY & TENANT AMENITIES

AVERAGE FLOOR SIZE IS 11,029 SQ.FT. (APPROX.)

ABILITY TO PROVIDE SUITES RANGING FROM 1,000 SQ.FT. TO 22,000+ SQ.FT.

TURN-KEY IMPROVEMENT PACKAGES AVAILABLE

24 HR ON-SITE SECURITY & AFTER HOURS PROXY CARD ACCESS

PRESENTATION AREA/SOCIAL STAIR

ON-DEMAND MEETING SPACE

EXCLUSIVE TENANT LOUNGE

FIRST CLASS FITNESS CENTRE

CONFERENCE CENTRE

SECURE UNDERGROUND BIKE PARKING



LOCATION

PUBLIC TRANSIT VIA BUS AND LRT SERVICE (BAY/ENTERPRISE SQUARE) ON-DEMAND MEETING SPACE

PEDWAY CONNECTED TO ENTERPRISE SQUARE, CITY CENTRE MALL AND COMMERCE PLACE

JUST OFF JASPER AVENUE

250 FT FROM BAY ENTERPRISE SQUARE LRT

ON THE CYCLING NETWORK

STEPS TO 104TH STREET PROMENADE

LEASING INFORMATION

BASIC RENT

\$16.00 - \$18.00 PSF

OPERATING COSTS

\$22.51 PSF (2025)

TI ALLOWANCE

\$50.00 - \$80.00 PSF

FLOOR GROSS UP

16% AVERAGE

PARKING

- ONE (1) 24/7 RESERVED UNDERGROUND PARKING STALL PER 1,400 SQ.FT. LEASED
- \$350 PER STALL PER MONTH

CAMERON MARTIN

Director, Leasing

587-635-5335

cmartin@epicinvestmentservices.com

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