



10250 101 ST. NW

# Within Reach

NOW LEASING

Office & Retail

10250 - 101 Street | Edmonton, Alberta



# 10250 101 ST. NW

## Within Reach

10250 101 St. NW is an 18-story, class “AA” office tower in the heart of downtown Edmonton’s financial district within close proximity to the city’s most sought out lifestyle and business destinations.



## Certifications and Awards



### LEED® GOLD

The new International LEED® standard

The LEED® certification program is the leading international program for sustainable building design and construction.



WiredScore

### WIRED® PLATINUM

One of the first in Edmonton

WIRED® Certification identifies strong internet connectivity to ensure 10250 101 St. NW is optimized for the needs of tomorrow’s office.



BOMA  
BEST  
SUSTAINABLE  
PLATINUM

### BOMA BEST PLATINUM

Platinum is awarded to buildings that have met the BEST Practices in sustainability and climate change.



### RICK HANSEN FOUNDATION ACCESSIBILITY

The certification ensures that the building provides meaningful accessibility in different categories.



### WELL CORE CERTIFIED™ GOLD

Prioritize the health and well-being of tenants

Covering seven core concepts of health and hundreds of features, focusing on the wellness of the people who work and visit 10250 101 St. NW.



### ENERGY STAR CERTIFIED® BUILDING

Achieved an Energy Star® Score of 98

Energy Star® Score identifies the efficiency of 10250 101 St. NW, ranking performance and energy consumption.



### THE OUTSTANDING BUILDING OF THE YEAR (TOBY)

- 2025 TOBY from BOMA International
- 2023 TOBY from BOMA International
- 2022 TOBY from BOMA Edmonton
- 2022 TOBY from BOMA Canada
- 2022 Certificate of Excellence Award



# Unmatched Building Features

## Exclusive Tenant Fitness Centre

- Professionally staffed and managed
- Personal Training available
- Live and virtual on demand fitness classes
- Includes towel service

## Dedicated & Secure Bicycle Parking

- Complete with repair mount benches & pumps
- Equipment storage lockers

## Exclusive Tenant Conference Facility

- With servery, AV equipment
- Can accommodate 10–80 guests
- 3 individual rooms that can be combined

## Floor To Ceiling Triple Glazed Vision Glass

- Improved tenant comfort and insulating value
- Better connection to the outside environment
- Light penetrates deeper in building

## 9' High Ceilings in Office Spaces

## 7 Private Washrooms Per Floor

## Expanded Property Management Services

- Concierge service available for all tenants, located on the main level lobby, Monday to Friday 7:30am to 4:30pm
- 24/7 security throughout the tower and parkade

## Best In Class HVAC Delivery

- Operating Hours: Monday to Friday 6:00am to 6:00pm

## Directly Connected to City Centre Mall & the Pedway Network

## Dedicated Electric Vehicle Parking

# Leasing Information

## Basic Rent

Contact Agent to Discuss

## Operating Costs

\$20.82 PSF (2025)

## TI Allowance

\$50.00 - \$100.00 PSF

## Floor Gross Up

19.5% average

## Parking

- 1.9 stalls per 1,000 SF leased
- **Above Ground:** 1 stall per 711 sf leased at \$250 per stall
- **Underground:** 1 stall per 2,025 sf at \$320 per stall
- Hourly and daily visitor parking available

## Storage Space

Available in concourse level



Proudly Managed by  
Epic Investment Services



10250 101 ST. NW

# Leasing Inquiries

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**Epic**

## RETAIL

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