

EPCOR Tower Sublease

Professionally developed,
move-in-ready office space

Floors 21 & 22, 10423 101 St NW
Edmonton, AB

49,804 SF Across Floors 21 & 22



Click for virtual tours: 2100 | 2200



EPCOR Tower Sublease

Floors 21 & 22, 10423 101 St NW | Edmonton, AB



Thoughtfully built out Office Space

Built for productivity, collaboration, and enjoyment

Spanning the 21st and 22nd floors, this thoughtfully built-out space offers a harmonious blend of collaborative spaces for meetings, individual work areas for productivity, and welcoming staff areas for recreation and relaxation. Discover multiple breakout rooms, meeting rooms, board rooms, and classroom spaces, providing the perfect settings for brainstorming sessions, presentations, and workshops. The cubicle work areas create an atmosphere conducive to focus and productivity. Take a break and recharge in the staff recreation and games areas, fostering a sense of camaraderie and well-being. Custom-built kitchens and lunch rooms on both floors, offer inviting spaces for staff to enjoy meals or engage in casual conversations with colleagues. This office space is a testament to the perfect balance between collaboration, focus, and recreation, ensuring that your work environment is inspiring and energizing.

SUBLEASE DETAILS

Available Area	49,804 SF
Floors	21 st & 22 nd Floors
Asking Rates	Market
Additional Rent	\$24.90 PSF (2024)
Parking	Up to 50 underground stalls
Furniture	Available
Availability	Immediately
Sublease Expiry	December 30, 2031

Building Amenities:



Conference Centre



Fitness Centre



Tenant Lounge



Bicycle Parking



CarShare vehicles



Auto Details



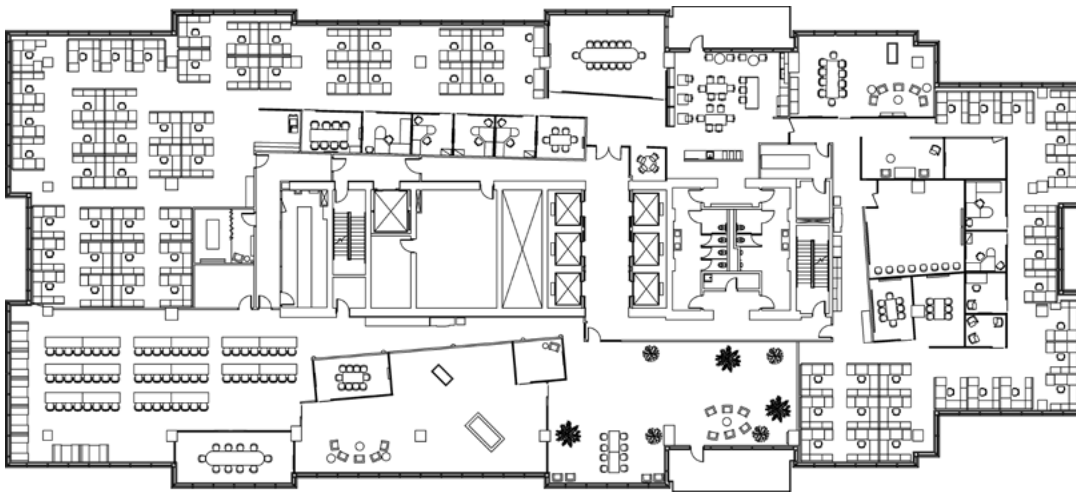
Dry Cleaners



MilkCrate Cafe



Buco Pizzeria & Vino

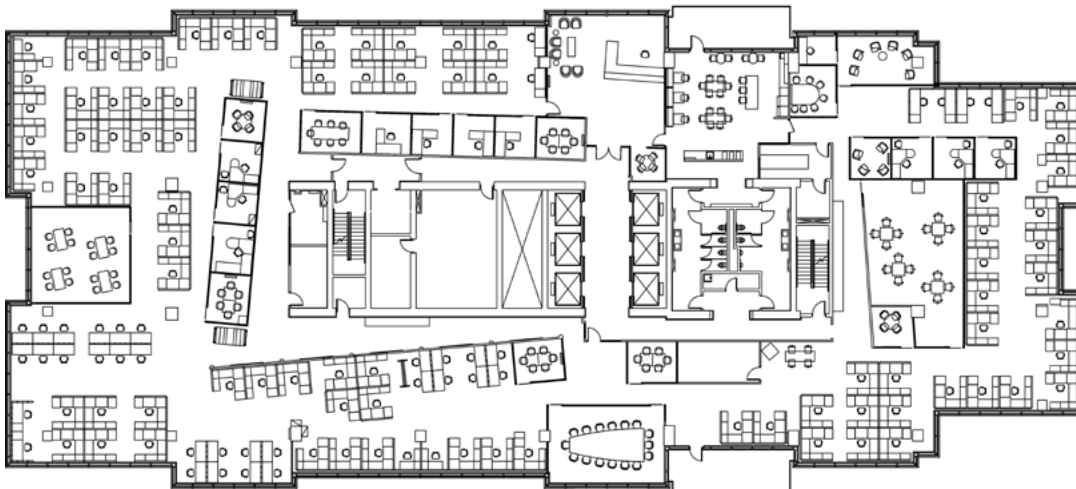


21st Floor

24,902 SF



*Click for
virtual tour*



22nd Floor

24,902 SF



*Click for
virtual tour*

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For Sublease



Shopping & Services

CIBC	HSBC
Scotiabank	BMO
TD Canada (x2)	Goodlife Fitness
RBC (x2)	The Helm
Winners	Loblaws
Dollarama	Henry Singer

Restaurants

Bar Bricco	Spaghetti Factory
Uccellino	Credo Coffee
Icehouse	Dorinku Osaka
Banquet	Tzin Wine
Cavern	Remedy Café
‘Ono Poke Co.	Tim Hortons (x2)
DOSC	Starbucks
kb&co	Campio Brewing
Sabor	JOEY Bell Tower
Maria Mexican	Ace Coffee

Hotels

Delta Hotels by Marriott
JW Marriott Edmonton
Sutton Place Hotel
Coast Edmonton Hotel
Fairmont Hotel MacDonald

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