



FOR SUBLEASE

ATB Place

Up to 36,082 SF of Modern, Move in Ready Office with Stunning River Valley Views Available





ATB Place features gorgeous views of the River Valley, while still remaining within a 5-minute drive from the heart of Downtown Edmonton and has access to delicious restaurants, trendy shops and life conveniences.

AN ELEVATED OFFICE EXPERIENCE TO HELP COMPANIES AND THEIR PEOPLE THRIVE & GROW.

ATB Place features bright and efficient workspaces designed to enhanced collaboration, innovation and growth. With a heightened amenity platform featuring a fitness centre, plaza deck, on-site food and beverage options, collaboration areas and much more, tenants have everything they need to be productive and stay healthy at the office. ATB boasts a direct access to the central LRT station and pedway, and is less than a 10-minute drive from both the heart of Downtown Edmonton and Yellowhead highway, with access to major Highways 16 and 216.

Building Class	A-Class	
Space Breakdown	15th Floor	23,041 SF
	16th Floor	13,041 SF
	Up to	36,082 SF
Timing	15th & 16th Floors - Available Immediately	
Additional Rent (op-cost & taxes)	\$16.65 PSF (2026 Est.)	
Expiry	March 31, 2029	
Total Parking	1:2,589 SF	
	Opportunity for up to 63 reserved & 28 unreserved parking spots	

THE OPPORTUNITY

One of Edmonton's best workplaces is now available for sublease. Dynamic and modern, the offices at ATB Place are built to support businesses, their objectives and their people.

Collaboration areas offer smaller to medium sized conference and training rooms for teams to spark new ideas, while a main conference centre has the ability to support larger townhall meetings or training sessions. Designed with open areas increase the opportunity for chance collisions between employees, while soft seating for individual focused work allows creativity and productivity to flow.

A fitness facility, fresh food options and massage therapy centre support employee wellness, while dedicated greenspace and renovated plaza deck provide ample room to breathe in fresh air and re-energize their day.



Efficient & thoughtful office design with quality leaseholds and high-end furniture so tenants are able to get started right from move-in with minimized cost and move downtime.

KEY AMENITIES

Within ATB Place there are a multitude of amenities for tenants to enjoy. With on-site parking, dedicated bike stalls, multiple food retailers and daycare facilities available on-site, the workdays at ATB Place are anything but inconvenient.

Dedicated green space allows tenants to extend their workspace outdoors with a recently renovated outdoor plaza deck fitted with multiple seating options for collaborative team meetings or single seats for focused work.

ATB Place's amenities platform has everything companies needs to help their employees thrive.



DIRECT ACCESS TO CENTRAL LRT STATION & PEDWAY



FITNESS CENTRE



RECENTLY RENOVATED PLAZA DECK



CONFERENCE & MEETING ROOMS



MULTIPLE ON-SITE FOOD OPTIONS



DAYCARE & MASSAGE THERAPY



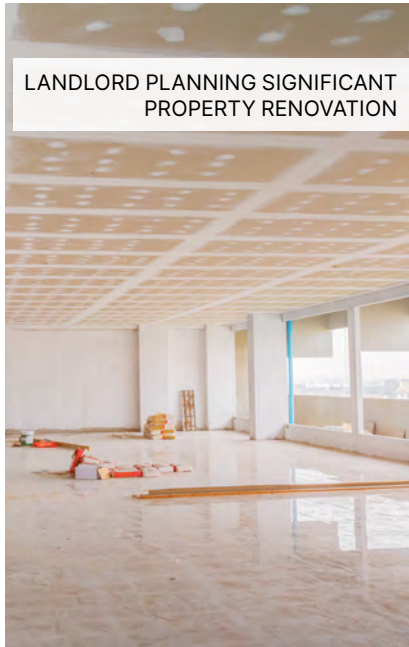
DEDICATED BIKE STORAGE



ACCESS TO GREEN SPACE AT YOUR DOORSTEP



ON-SITE PARKING



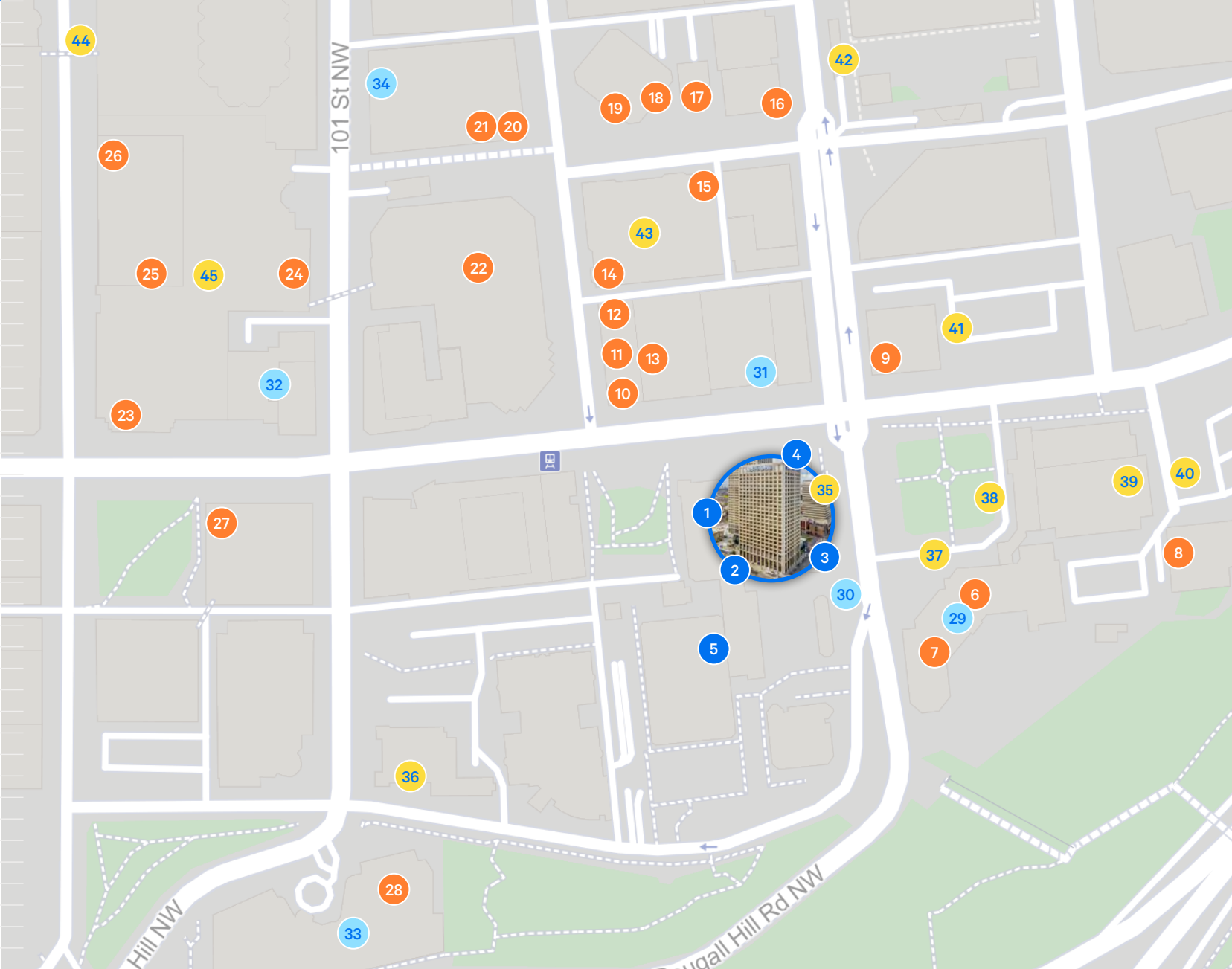
LANDLORD PLANNING SIGNIFICANT PROPERTY RENOVATION

WELL-CONNECTED

At its central location in Downtown Edmonton, ATB Place is just minutes away from numerous food, hotel and entertainment options, in addition to the curated collection of quick-service food options that can be found within its first level.

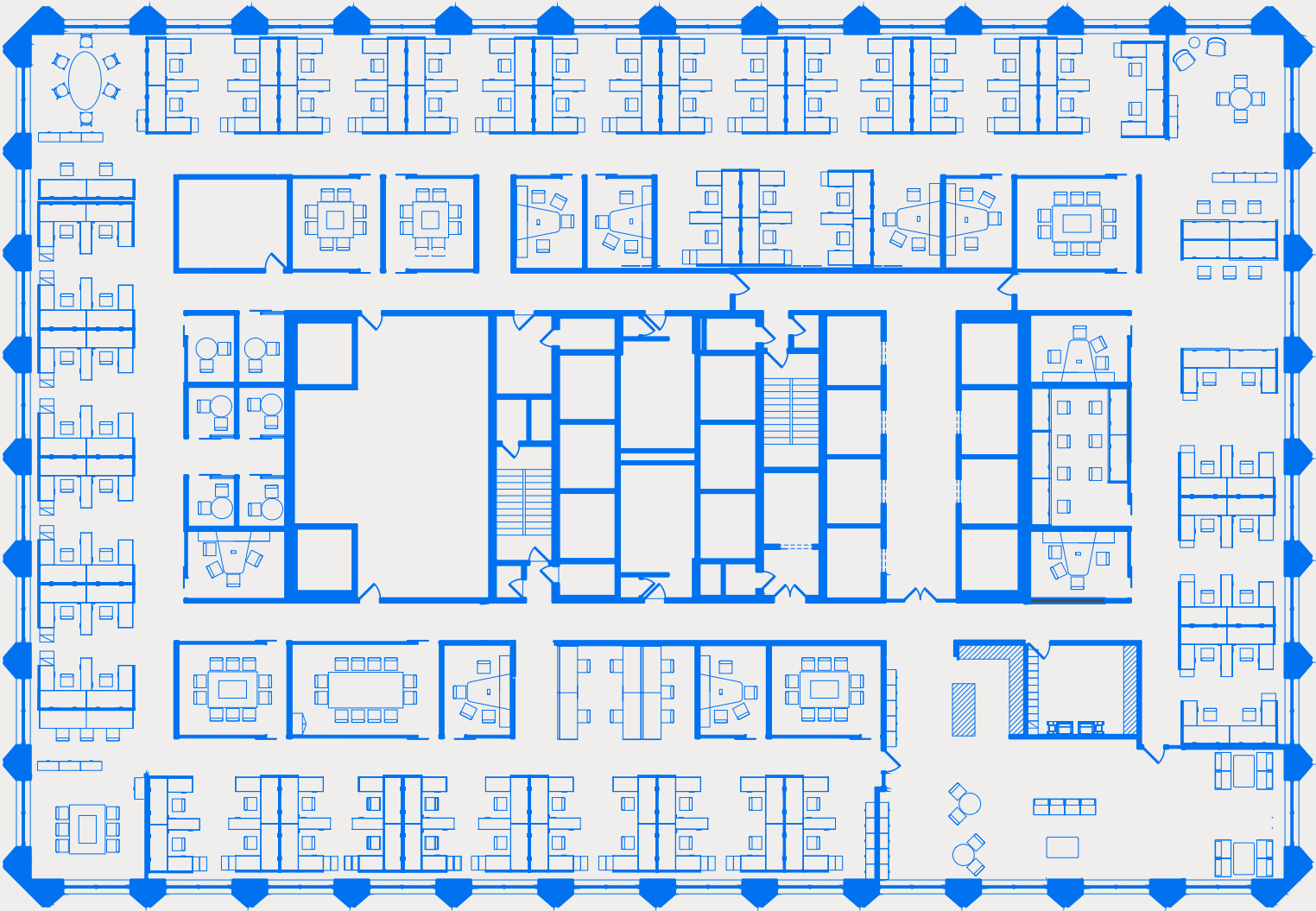
Tenants will enjoy direct access to the Central Station LRT and the Edmonton pedway — a network of connected office buildings, shopping centres, restaurants and quick service food options to support their day.

Amenities in ATB Place	1	Booster Juice
	2	Mt Fuji Teppanyaki Japan Ltd
	3	Creme Puff Bakery
	4	More Than Burgers & Fries
	5	Energizer Fitness Club
Surrounding Food Amenities	6	The Harvest Room
	7	The Confederation Lounge
	8	Riverside Bistro
	9	Ruth's Chris Steak House
	10	Subway
	11	Cupbap
	12	Tres Carnales Taqueria
	13	De Dutch
	14	A&G Burgers
	15	Craft Beer Market
	16	Rosewood Foods
	17	Sherlock Holmes Pub
	18	Bianco
	19	Lui-Chi's Coffee
	20	Dalla Tavola Zenari
	21	Credo Coffee
	22	Rice Howard Place Food Court
	23	Tim Hortons
	24	Lux Steakhouse & Bar 94
	25	The Chopped Leaf
	26	Starbucks
	27	Wok Box
	28	La Ronde Revolving Restaurant
Other Surrounding Amenities	29	Fairmont Hotel Macdonald
	30	Central LRT & Bus Station
	31	Ricci Hair Co.
	32	CIBC Bank
Parking Lots	33	Chateau Lacombe Hotel
	34	BMO Bank of Montreal
	35	ATB Place Lot #101
	36	Telus Plaza Parking
	37	Diamond Parking Lot
	38	Precise ParkLink
	39	2-4 Thornton Ct NW Garage
	40	1-3 Thornton Ct NW Parking
	41	9924 Jasper Avenue NW - Lot #4
	42	Edmonton Public Library Parkade
	43	Tilden Parkade Edmonton
	44	Manulife Place Parkade
	45	Commerce Place Parkade





FLOOR PLANS

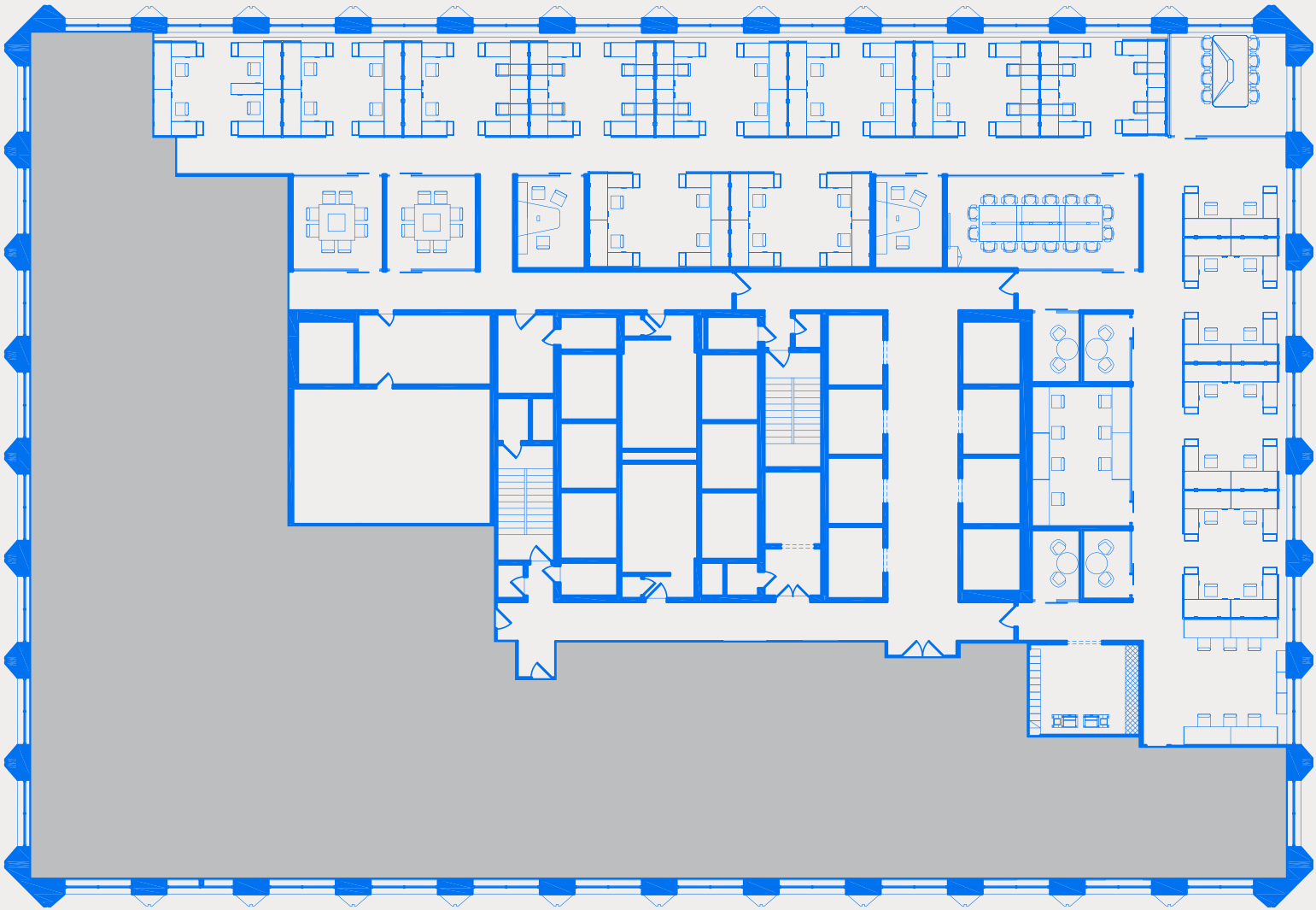


15TH FLOOR

Size	23,041 SF
	~90 workstations
Seating	~14 offices/meeting rooms
	Break out areas

- 1 supply/resource area
- 1 storage rooms





16TH FLOOR

Size	13,041 SF
	~54 workstations
Seating	6 offices/small meeting rooms (minimum 10 seats)
	3 medium meeting rooms (24 seats)
	2 large boardroom/meeting rooms (22 seats)

- 1 supply/resource area
- storage rooms











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