

FOR LEASE

Stantec Tower

10220 - 103 Avenue
Edmonton, AB

Flagship restaurant opportunity
in the heart of ICE District

Get more information

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**AVISON
YOUNG**



Dine. Play. Stay. Live.

ICE District is the heart of downtown Edmonton, one of the fastest growing cities in Canada. Spanning 25-acres, this world-class mixed-use development combines condos, a public plaza, sports, entertainment, a chic hotel (JW Marriott), 208,000 square feet of retail space and 1.3 million square feet of office space all in one dynamic location. It's much more than a state-of-the-art Rogers Place arena. It's a place to gather; a place to celebrate; a place where the city of Edmonton comes alive.

Source: <https://icedistrict.com/>

Unique retail opportunities in the heart of downtown

Stantec Tower is downtown Edmonton's newest office and luxury condo development, and western Canada's tallest building. It is a 69-storey LEED-Gold building and the unmistakable centerpiece of the ICE District. Sky residence boasts 483 luxury residential condos above 29 floors of office tenancies, with commercial space totaling 62,000 square feet, including what will be Alberta's premium licensed Food Hall. *(Rendering above)*

High-profile restaurant opportunity available

With unparalleled exposure at ICE District, directly across from Rogers Place main entrance, there is high levels of foot traffic all-day from office workers, residents, hotel guests and event attendees. All season pedway connection promotes consistent traffic throughout the year. Located directly on the plaza for amazing immersion in ICE District Plaza and Rogers Place events. Capitalize traffic generated by area businesses such as Henry Singer, JW Marriott, Loblaw CityMarket, The Banquet, Canadian Icehouse and many major banks.

Property Details

Lease Rate:	Market
Additional Rent:	\$20.36 PSF (2026)
Available Area:	Up to 13,285 PSF (demisable) Patio Plaza access
Parking:	Over 2,700 underground stalls in ICE District/Ample street parking
Available:	Immediately



Restaurant space

Thoughtfully designed, efficient space for maximum functionality and exposure, the location is primed for a flagship or new concept restaurant. Floor-to-ceiling, wall-to-wall glazing providing for abundant natural light with high ceilings. Outstanding patio opportunity for maximum seating potential.

Attractive Landlord's Work and Tenant Improvement package available including high-profile signage opportunity.

Area Demographics



2024 Population estimate within:

5 min. walk	3,620
10 min. walk	9,489
15 min. walk	39,082
20 min. walk	104,843



Daytime Employees within:

5 min. walk	16,214
10 min. walk	63,035
Over 1,500 Stantec employees	

*Sitewise

Benefit from:



Entertainment

Rogers Place
Grand Villa Casino
Community Rink
Fan Park @ ICE District



Hotel & Residence

JW Marriott
Sky Residences
Sky Signature Suites
The Legends Private Residence at ICE District



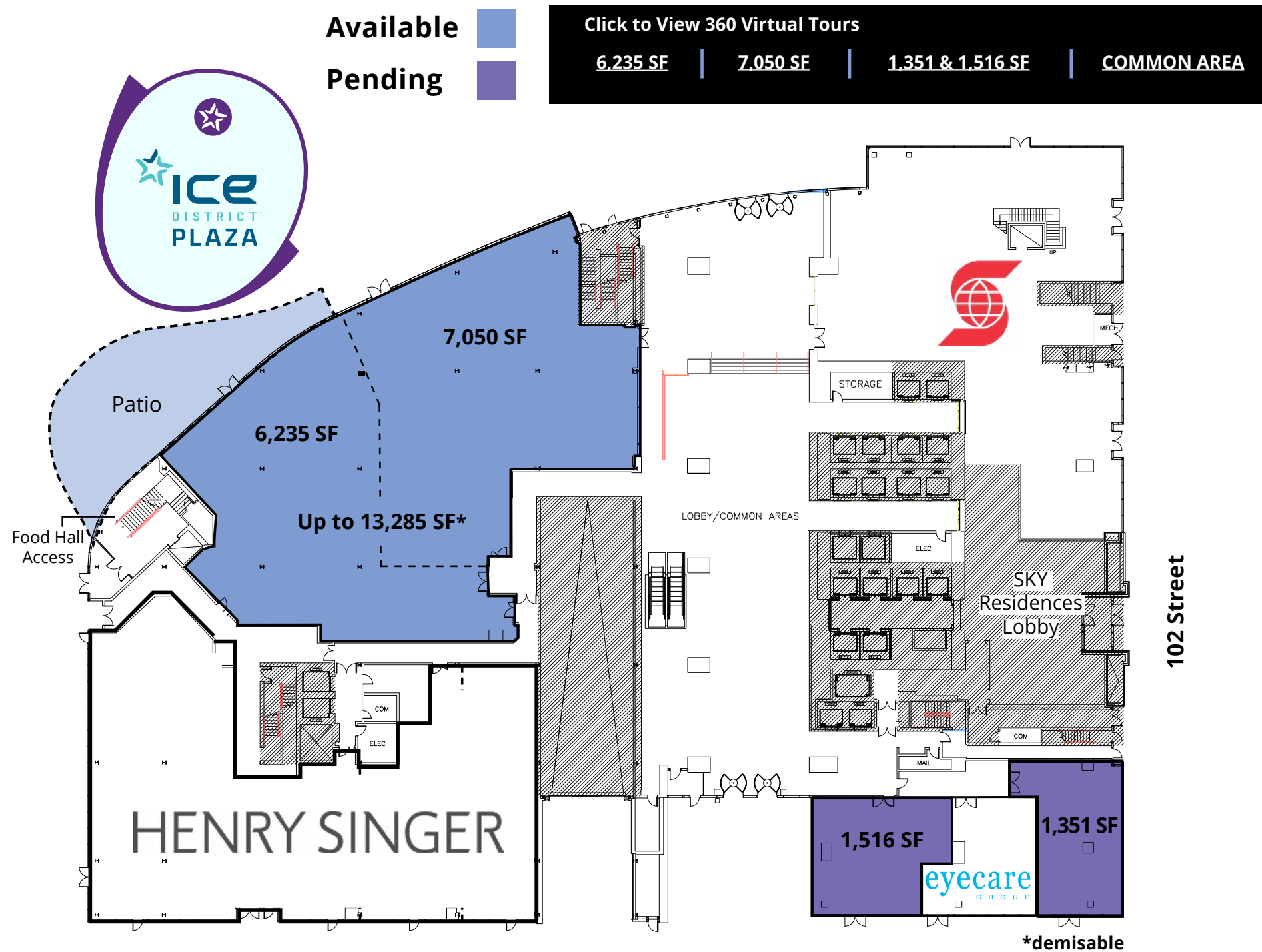
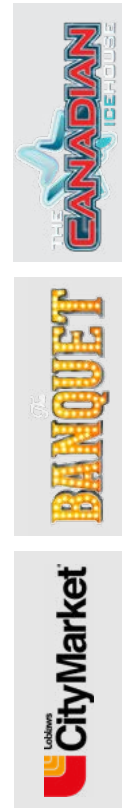
Office employees

Stantec Tower:

Stantec	PWC
Scotiabank	DLA
Dentons	Canada ICI
Henry Singer	Bennett Jones

Edmonton Tower:

City of Edmonton	Royal Bank of Canada
RBC DS	Sorrell Financial
Felesky Flynn	Avison Young
Kids & Company	

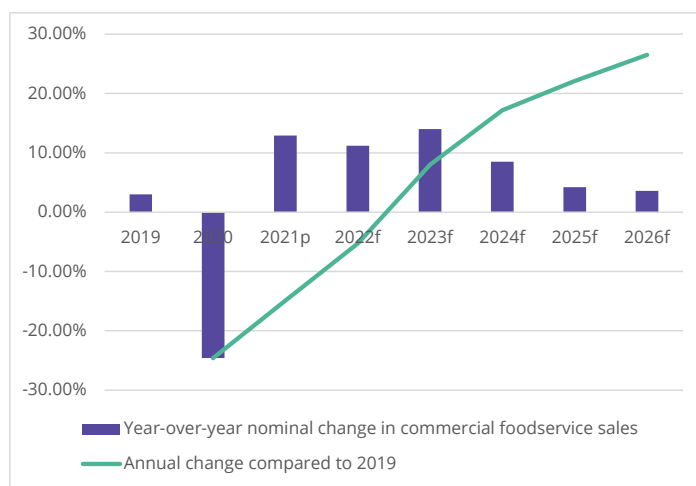


Foodservice rebound

The hospitality industry is on the rebound in Alberta. A report from Restaurants Canada predicts a return to consumer confidence.

“A much stronger rebound at full-service restaurants, caterers and drinking places will boost commercial foodservice sales in Alberta to a record **\$10.7 billion** in 2023. This will be the first time Alberta surpasses the \$10 billion mark in annual sales, and represents an **8.0% increase** over 2019 levels.”

[Read the report](#)



Join Henry Singer

Henry Singer has relocated their downtown flagship to Stantec Tower, situated in the vibrant ICE District. The 10,490 sq. ft. menswear boutique is a draw for clientele in downtown Edmonton and beyond. Launched in December 2023, the new store offers a curated collection of the best clothing in the city organized by color scheme to inspire clients' stylistic experience along with an exclusive barbershop, cafe / bar and a shoeshine service.





Daytime population (2025 estimate)

180,662



Median age

37.4



Average household income

\$85,917

Demographics: Within 3km, Sitewise

ROGERS PLACE



Rogers Place

Rogers Place is one of the newest and busiest entertainment venues in Western Canada making it the first choice for all major world-class events. Hosting more than 100 stadium events per calendar year, Rogers Place is packed with 18,000+ spectators every week. Rogers Place is home to the Edmonton Oilers & Oil Kings, with 75 NHL and WHL hockey games, national rodeos and sold-out concerts - all with an in-house casino bringing people and energy to the ICE District seven days a week.



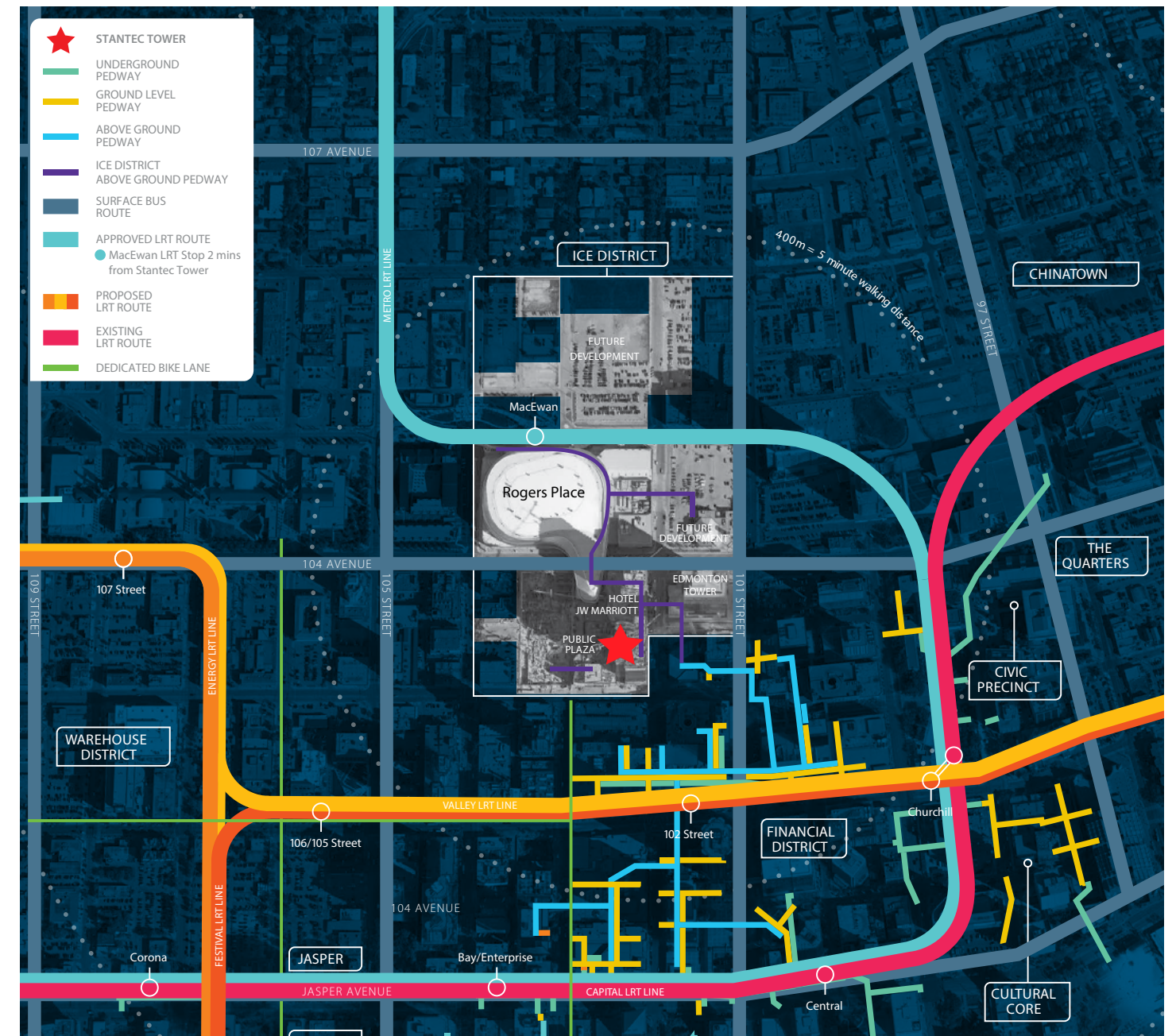
JW Marriott Edmonton

Described as one of the most elegant new hotels in Canada, the JW Marriott offers 54-storeys of extravagant hotel rooms and Legends residences, complimented by world-famous dining options within multiple world-class eateries. As far as amenities, guests can enjoy the Archetype fitness center, lavish treatments at the spa, or host events within the conference center. The JW Marriott is sure to entice guests to come stay, play, and enjoy everything the ICE District has to offer.



SKY residences

The SKY Residences are home to 483 luxury residential units over 36 floors of unparalleled views looking down on the vibrant city below. Each unit is designed with immaculate features and designer finishes, all of which give the feeling of living above the ordinary. The SKY Residences plays a key role in invigorating downtown Edmonton, attracting visitors and new residents from all over the city and beyond.



Pedway connected

Stantec Tower is connected via aboveground pedway into Rogers Place through the JW Marriott, situated on the north side of Stantec Tower and on the west side of 102nd Street. Above ground connections can be made through Edmonton Tower and Bell Tower as well as west to Loblaws City Market, a providing indoor access to the rest of downtown Edmonton's core system.

Street level access

When fresh air is needed, the adjacent Public Plaza is only steps away and within less than a five minute walk to anywhere in the financial district, situated north of Stantec Tower. Rogers Place and Ford Hall are accessible across the plaza just beyond the front entrance. A very attractive lobby welcomes tenants with main floor retail and a future second-floor licensed food hall.



Edmonton entertainment & lifestyle destination



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