

DOWNTOWN RETAIL FOR LEASE

# The SunRise

10609 101 Street NW  
Edmonton, AB



179 residential units with main floor retail bays.

Extensive renovations currently underway.

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**AVISON  
YOUNG**

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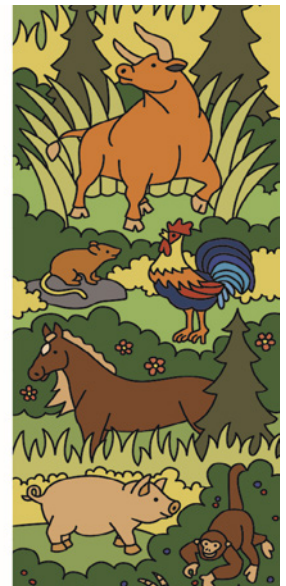
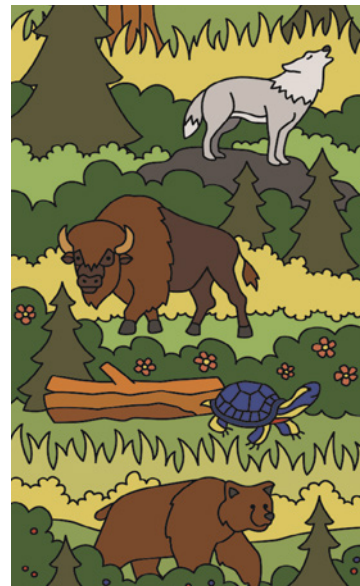
## Overview

The SunRise is a new, fresh name for what was formally known as Capital Tower, symbolizing the extensive renovations currently underway. This renaming presents a renewed identity, ushering in a revived, vibrant, and optimistic living and shopping experience.

The building will be modernized by new amenity spaces for the residents, all new in-suite finishes and exterior windows on floors 3 - 12, new rooftop patio decking, privacy screens, and more. The exterior will have a fresh, modern look which includes a 26-meter solar panel installation on both North and South sides, designed by local Edmontonian Indigenous artist Lance Cardinal.

The SunRise is focused on sustainability which is incorporated into many of the upgrades through harnessing reusable energy and notably more efficient features and appliances. This not only benefits the environment but also the physical health of its inhabitants.




This beneficial transformation is in tune with the revitalization of the Chinatown District. With other projects underway in the area, these renovations will help develop an uplifting atmosphere to the Edmonton core.



### Offering Summary

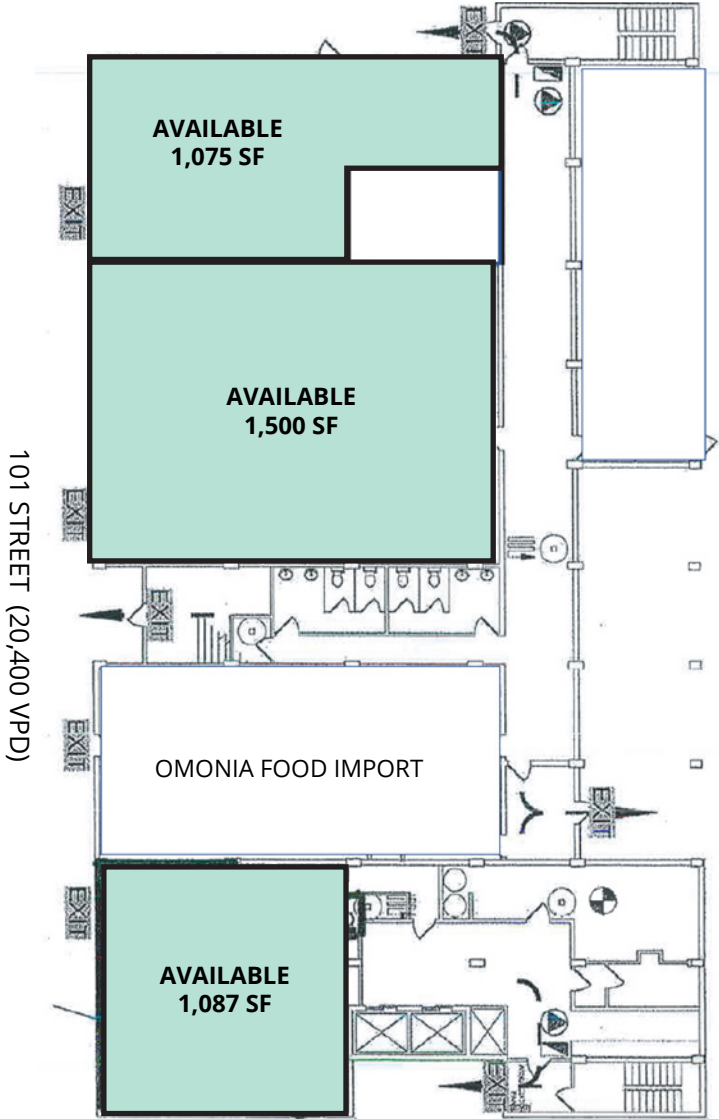
Address:	10609 101 Street, Edmonton, AB
Available:	1,075 sf* 1,087 sf* 1,500 sf (*End cap unit)
Zoning:	MU - Mixed Use
Additional Rent:	\$10.66 psf (2023)

## High exposure retail space with street facing store fronts.

-  Mixed-use building with 179 residential units
-  In close proximity to the ICE District, Rogers Arena, Epcor Tower, and MacEwan University
-  Quick access to MacEwan LRT Station



Main Floor Plan





**98**

**Walkers paradise**  
Daily errands do not require a car.

*(walk score/100)*

**85**

**Excellent transit**

*(transit score/100)*

**91**

**Biker's Paradise**  
Daily errands can be accomplished on a bike.

*(bike score/100)*

• MacEwan University

• Rogers Place

• MacEwan LRT Station

• EPCOR Tower

• Royal Alberta Museum

• Fututre LRT Stop

• JW Marriot

• ICE District

• Joeys Bell Tower

• Loblaws City Market

• Stantec Tower

• Art Gallery of Alberta

• Sir Winston Churchill Square

• Edmonton City Centre Mall

• Churchill Connector LRT Stop

• 102 Street LRT Stop

**DOWNTOWN EDMONTON**

• Edmonton Public Library

• Fututre LRT Stop

**DOWNTOWN EDMONTON**

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