

FOR LEASE

# Stantec Tower

Retail  
Opportunities  
Available



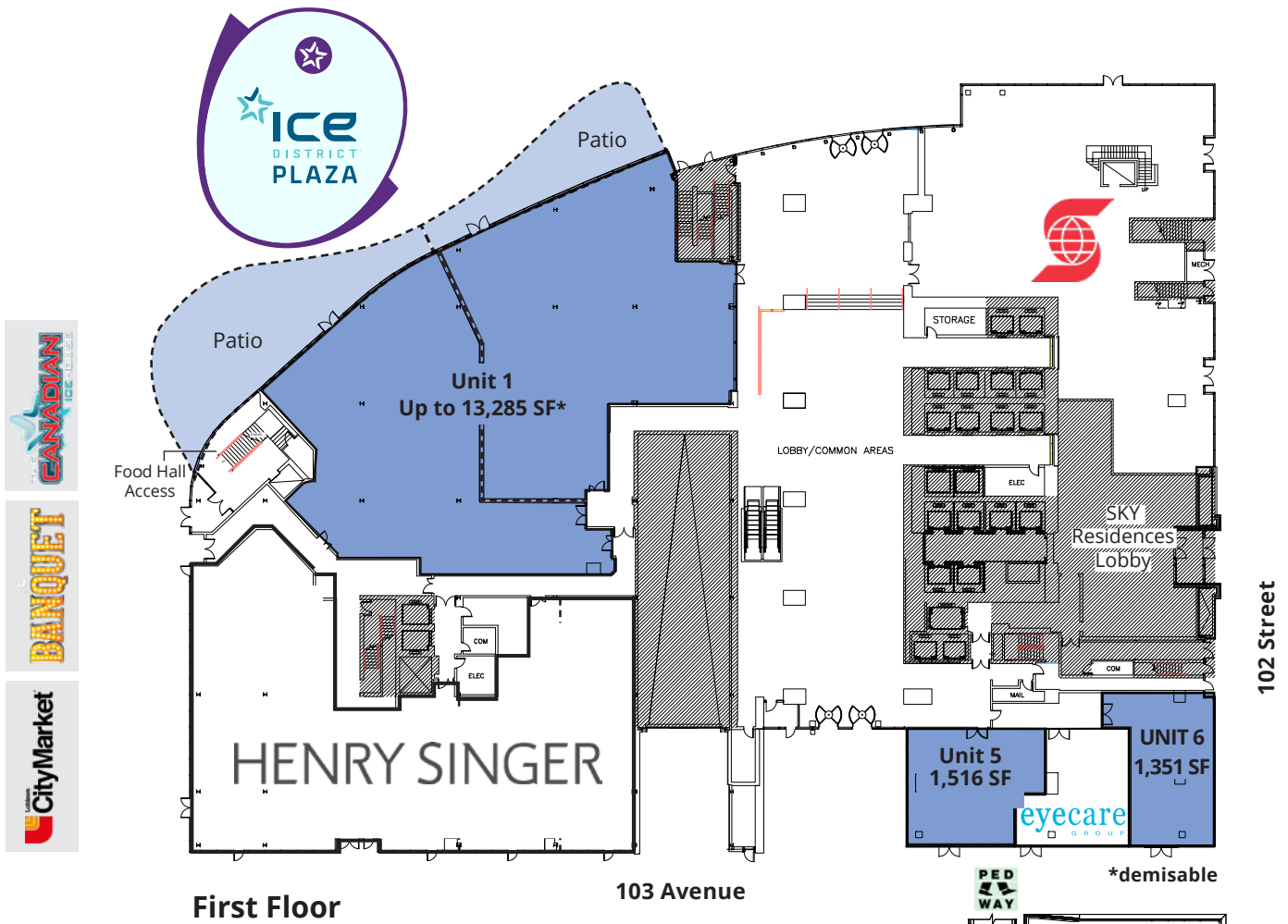
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**STANTEC TOWER**  
Main & Second Floor Retail For Lease

Lease Rate: Contact leasing team for details

Available Area (Rentable): ■ **Available**

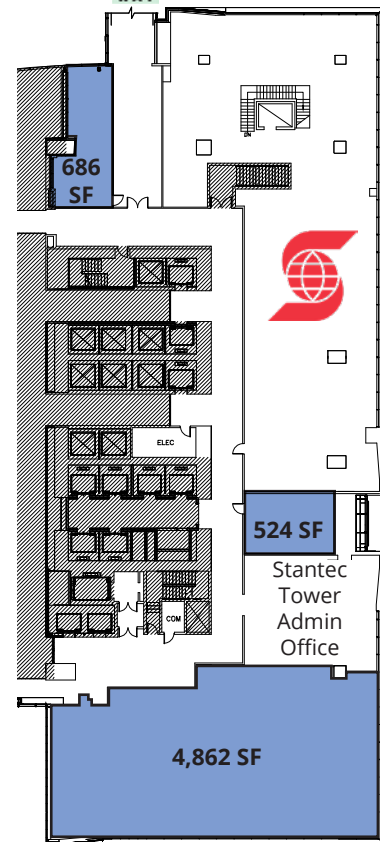
Main Floor Retail: 1,351 SF & 1,516 SF - Street & Lobby access  
13,285 SF (demisable) - Patio option & Plaza access

Second Floor Retail: 524 SF - Pedway connectivity  
686 SF - Pedway connectivity  
4,862 SF - Pedway connectivity

Available: Immediately  
Food Hall opportunities coming soon

Additional Rent: \$19.46 (2023)

Parking: Over 2,700 underground stalls in ICE District / Ample Street Parking



[Click to View 360 Virtual Tours](#)

[13,285 SF A](#)

[13,285 SF B](#)

[1,351 & 1,516 SF](#)

[2ND FLOOR COMMON](#)

[686 SF](#)

[524 SF](#)

**For Lease**

Stantec Tower Retail  
10220 103 Avenue, Edmonton, AB

## Stantec Tower Food Hall

### Coming Soon

The Stantec Tower Food Hall will be an energetic, modern atmosphere, creating a true culinary destination for guests to explore. As part of a professionally managed and programmed fully-licensed venue, there will be various amenities including featured chefs and bartenders, live entertainment, and top-tier décor.



## 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/>

## Join Henry Singer

We are pleased to announce that Henry Singer has relocated their downtown flagship location to Stantec Tower, in the heart of ICE District. This 10,490 SF menswear lifestyle boutique includes an exclusive barbershop, a cafe / bar, and a shoeshine service, which has created a luxury destination for clients in Edmonton's downtown core and beyond.

## 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 SF, including what will be Alberta's premium licensed Food Hall. (*Rendering above*)



# For Lease - Main Floor Retail

Stantec Tower Retail  
10220 103 Avenue, Edmonton, AB

## Retail space

Stantec Tower represents a rare opportunity to position your business in the heart of ICE District, the hub of downtown Edmonton.

Maximize customer exposure with steady weekday traffic from office tenants and a regular stream from hotel guests and permanent residents. This location is at the doorstep of Rogers Place, and other major attractions. Immediately adjacent to Connect Centre with confirmed tenants including Loblaws City Market, Canadian Icehouse and The Banquet.

### Main Floor Retail

- Various opportunities with exceptional exposure to central plaza and street-front are available
- Retail bays range from 1,351 SF and up

### Second Floor Retail

- Small bay retail / amenity / coffee shop opportunity available
- Bays are 524, 686 & 4,862 SF (usable)
- Capitalize on the foot traffic generated on the Pedway between Stantec Tower, Connect Centre, JW Marriott and connected office towers

### Customer traffic from:



#### Entertainment

Rogers Place  
Grand Villa Casino  
Community Rink



#### Office employees

*Stantec Tower:*

Stantec	PWC
Scotiabank	DLA
Dentons	Canada ICI

*Edmonton Tower:*

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



#### Hotel & Residence

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



For Lease

Stantec Tower Retail  
10220 103 Avenue, Edmonton, AB

# Location highlights





Daytime population (2023 estimate)

**180,307**



Median age

**36.9**



Average household income

**\$93,620**

*Demographics: Within 3km as of January 18, 2024, Sitewise*



## Edmonton's entertainment & lifestyle destination



### 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.



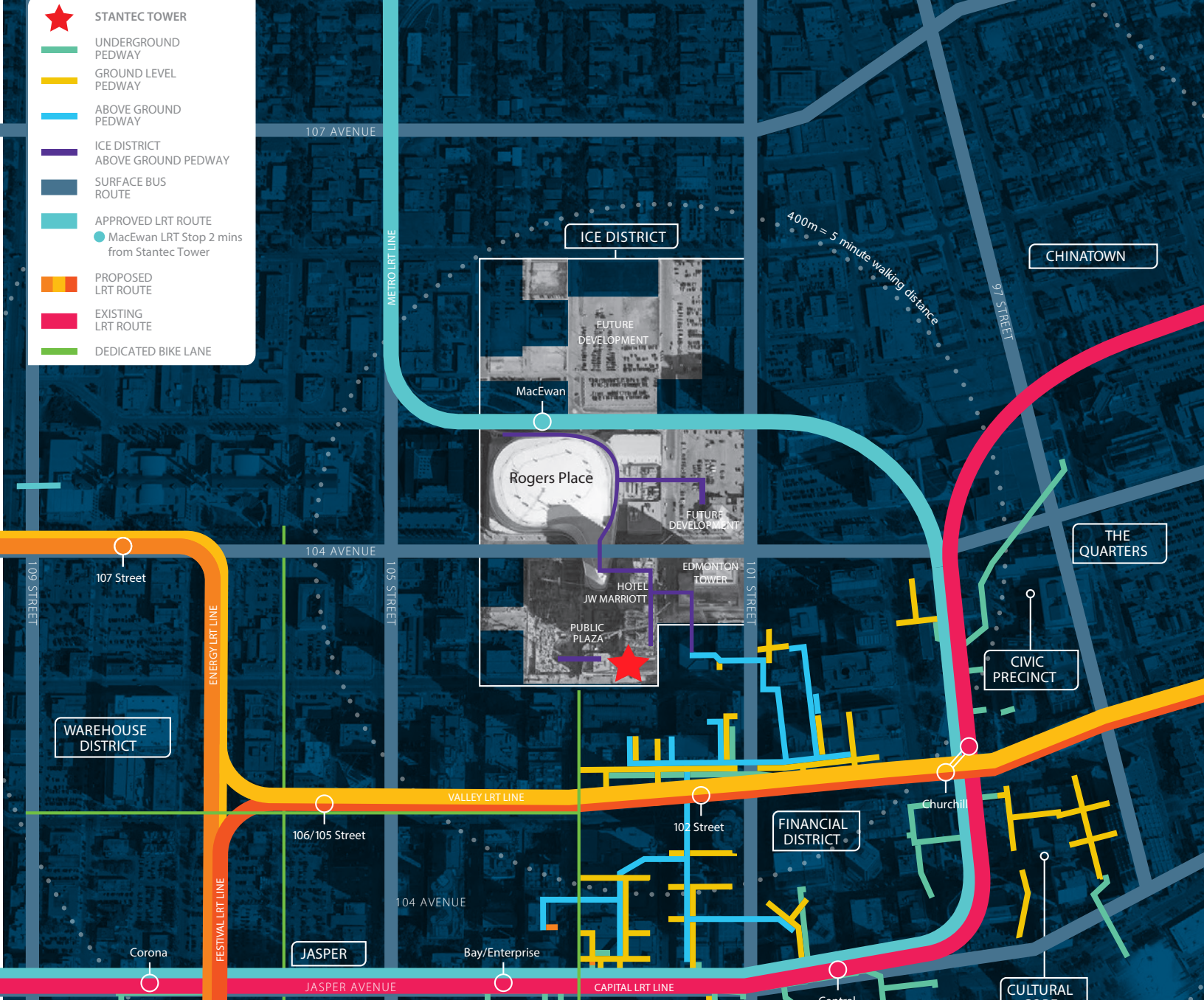
### JW Marriott Edmonton

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.



### 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.

### 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, providing indoor access to the rest of downtown Edmonton's core system.

### Public transit

In addition to its location directly along major bus routes, Stantec Tower has indoor access to four LRT stations via pedway connection, both ground level and underground access.

### Trade Area

#### 2023 Population estimate within:

400m (5 min. walk)	3,968
800m (10 min. walk)	15,798
1.5Km (15 min. walk)	55,907
3.0km (20 min. walk)	101,025

#### Daytime Employees within:

400m (5 min. walk)	29,307
800m (10 min. walk)	81,893
Over 1,500 Stantec employees <i>Sitewise</i>	

For more information,  
please contact:



Scan for  
more info

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