



EDMONTON
TOWER

10111 - 104 AVENUE NW, EDMONTON, AB

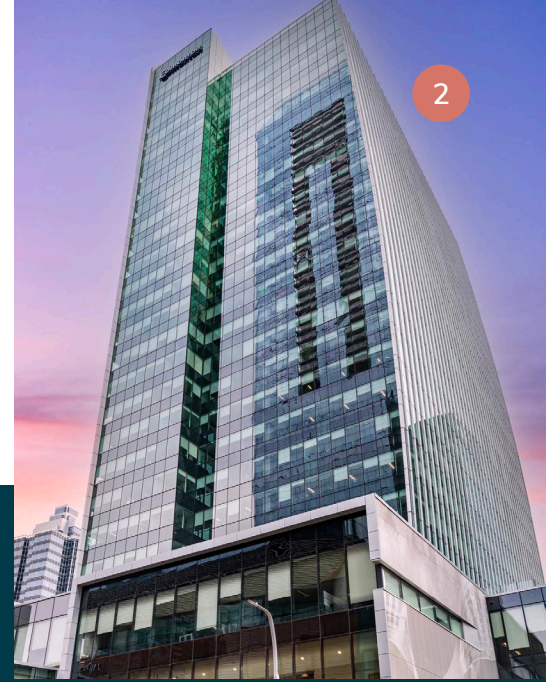
Office Space

Andrea Belanger

Senior Manager, Leasing
abelanger@epicis.com
780 970 5164



Property Details



27
Floors



650,000 SF
of office & retail space

Year Built	2016
Building Class	Trophy
Average Floor Plate	Open floor design averaging +/-23,000 rentable square feet
Ceiling Height	9' to 11' ceiling heights 8' clear vision glass
Parking	Secure 4-level underground parkade 507 total stalls Tenant and public parking options
Elevators	Modern High-Speed Elevators Destination Dispatch Technology
Security	24/7 Security Concierge
Accessibility	Accessibility features include, sloped ramps, power-assisted doors, elevators, ADA emergency signage and a security concierge
Building Amenities	Bicycle Storage & Showers (P1) EV Charging Stations (P1) Kids & Company Childcare (L4) Retail & Dining (L1 & L2)

Certifications



**BOMA
BEST**
SUSTAINABLE
PLATINUM



Where Business Meets Entertainment



Located at 104 Avenue and 101 Street, Edmonton Tower bridges the ICE District and Edmonton’s financial core, offering tenants the energy of a vibrant entertainment hub with downtown business connectivity.

Secure underground parking, EV charging, bike storage, on-site retailers, and high-speed elevators make the workday seamless.

Nearby dining, retail, wellness amenities, and Rogers Place ensure convenience from morning to after hours, while on-site daycare supports working parents.

With BOMA BEST Platinum, LEED Gold and ENERGY STAR® certifications, Edmonton Tower delivers a sustainable, high-performance workplace.

Leasing Details

Asking Rental Rate	Call agents to discuss
Additional Rent (2026 Estimate)	\$29.59 psf
Parking Ratio	1 per 1,200 rentable sq.ft.
Parking Rates	\$450/mo (24hrs) \$350/mo (6am–6pm)

Availability

SUITE	SIZE	AVAILABILITY	COMMENTS
2500	13,469 sq.ft.	Immediately	Move-in ready functionality.

Situated in ICE District





Offices at 10111 - 104 Avenue NW, Edmonton, AB

Be Where The Excitement Is

ICE District is the largest mixed-use sports and entertainment district in Canada and is delivering an energy and feeling unlike anything Edmonton has seen before. ICE District has ushered in a new era of entertainment in the form of epic concerts, heart-stopping NHL and WHL hockey and world-class gaming, boutique shopping, dining and more.

Our Tenant Community

Join the network of valued tenants at Edmonton Tower, where we proudly highlight the businesses that call our building home. These companies help drive downtown Edmonton's growth and opportunity while sharing our vision of providing a safe and welcoming environment for guests, occupants, and their families.

Retail Tenants



Office Tenants



Beyond the Office



Retail and Dining

Whether it's a morning coffee with coworkers, dinner with friends or errands over your lunch hours, restaurants, shops, and services are steps away.



Safe Underground Parking

Park your car in our secure 4-level underground parkade, with 507 stalls, tenant and public parking options, vehicle charging stations, and other convenient services.



Bicycle Parking and Shower Rooms

Keep your bike safe and yourself fresh in our designated bike locker and adjoining shower rooms, located on the 1st level of our secure underground parkade.



On-site Daycare

Conveniently located on the fourth floor, Kids & Company child care offers easy pick-up and drop-off from the parade.



Access to Pedway System

Connect to more than 40 downtown Edmonton buildings through the 13-kilometer pedway system, including Rogers Place and ICE District. Hours: 6am to 12am.



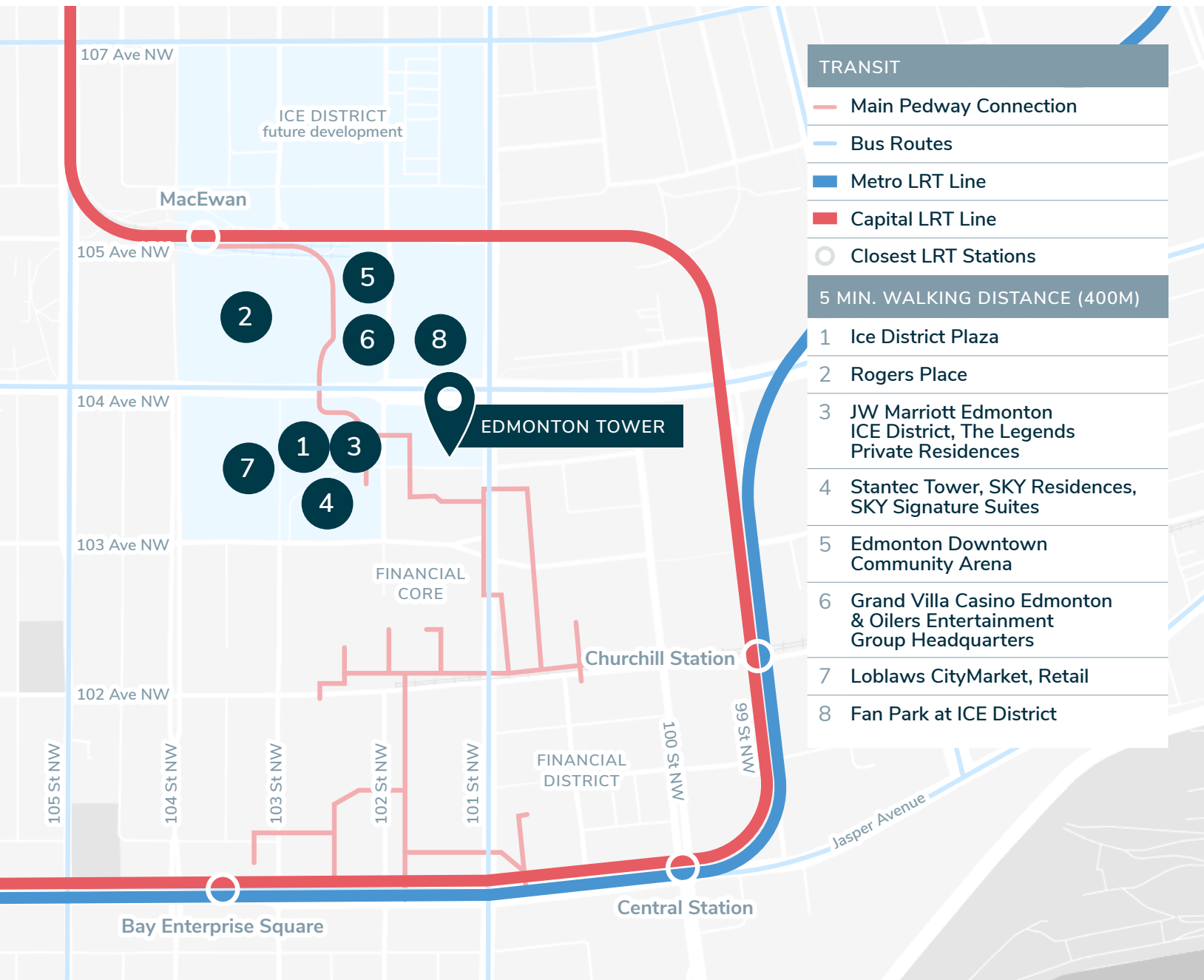
EV Charging Stations


A total of ten electric vehicle charging stations are located on the P1 level of the parking facility. In addition, there are eight Tesla charging stations to use, including two J1772 universal charging stations for other compatible electric vehicles.



Connected to What Matters

Edmonton Tower serves as the bridge between ICE District and Edmonton's financial core, offering unmatched connectivity and convenient access.



 **98**
Walk Score

 **93**
Bike Score

 **87**
Transit Score

A Smarter, Greener Place to do Business

At Edmonton Tower, sustainability isn't just a feature - it's a benefit. Tenants enjoy healthier, more comfortable workspaces thanks to advanced lighting and HVAC systems, optimized for thermal comfort and individual control. LEED Gold certification reflects the building's high-performance operations, which help reduce operating costs and support long-term efficiency. Ongoing data-driven monitoring and regular tenant engagement initiatives ensure that your workplace continues to evolve with your needs - prioritizing health, safety, and overall wellbeing.

Sustainable Practices:



Recycling and Waste Diversion Programs



Low Flow Water Features



Green Cleaning Program



Networked Level 2 EV Chargers



LED Lighting with Occupancy Sensors & Daylight Harvesting



Rooftop Greenspace



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Be Where The Change Is

Contact Us

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