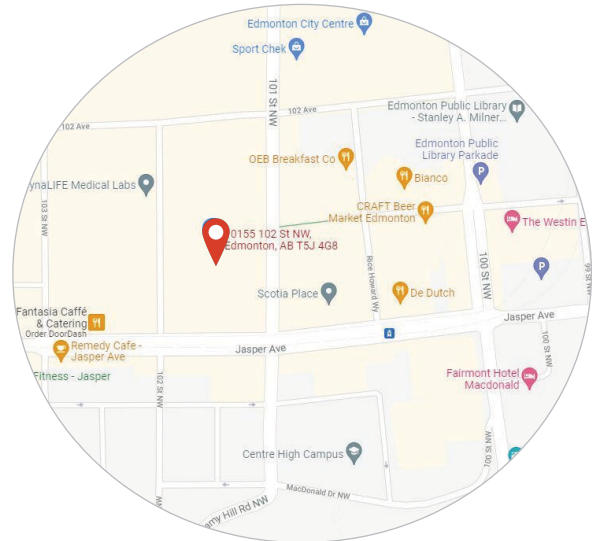


# FACT SHEET

## COMMERCE PLACE

10155 102nd Street NW  
Edmonton, AB | [www.commerceplacedm.ca](http://www.commerceplacedm.ca)



### PROPERTY DESCRIPTION

#### "Something Special in the Core"

Commerce Place is a 27-storey AAA-class office and retail building prominently located in the centre of Edmonton's downtown financial core.

With over 600,000 square feet of office space and 118,000 square feet of premium retail space, Commerce Place offers convenience, comfort and class to tenants and visitors, alike.

Situated on the corner of Jasper Avenue and 102 Street, Commerce Place features heated, underground parking, convenient access to all forms of public transit including the LRT and Edmonton Transit bus service, as well as a direct connection to the temperature controlled, above and below ground pedway system.

Tenants enjoy exclusive access to a brand new conference facility and [future] Tenant dedicated bicycle parking.



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## PROPERTY FEATURES

### Amenities

- Best-in-class Property Management Team
- Brand new conference facility
- 2 storey granite retail pavilion with 118,000 sq. ft. of premium retail space
- Multiple food and amenity based retailers located in retail pavilion
- 3 level underground heated parkade
- Future tenant - exclusive bicycle parking facility

### Parking

- Total parking stalls: 621
- Parking ratio: 1/1,500 sq. ft.
- Parking description: Random: \$325.00/month; Reserved: \$375.00/month

### Access and Public Transit

5-minute walking distance to all major downtown attractions including Roger's Place, the Royal Alberta Museum, Art Gallery of Alberta, the Edmonton Funicular and River Valley Trail System.

Convenient access to all forms of Edmonton Transit including Edmonton's Central LRT station and future Valley Line LRT station. Direct connection to above and below ground pedway system.

### Sustainable Certifications

- BOMA Best Certified Gold
- LEED® Gold

## BUILDING SPECIFICATIONS

### Property Specifications

Year Built: 1990

### Safety and Security Features

Fire Detection System: Yes  
 Sprinkler System: Yes  
 Onsite Security: Yes (24/7)  
 Security System: Yes

### Building Size

Number of Floors: 27  
 Typical Floor Plate (Lowrise): 24,600 sq. ft.  
 Typical Floor Plate (Highrise): 20,400 sq. ft.

### Total Building Size:

Office Tower: 602,000 sq. ft.  
 Retail Space: 118,000 sq. ft.  
 Total: 720,000 sq. ft.

### Technical Specifications

Fibre Optic Capability: Yes  
 Shipping and Receiving: Yes  
 Ceiling Height: 9', finished  
 Washrooms per Floor: 2  
 Telecommunications providers: Allstream, Telus, Bell, Shaw  
 HVAC: Detail to be provided  
 Electrical Distribution: In-ceiling  
 Crossover Floors, Office Tower : Floors 3, 7, 11, 15, 19, 23, 25

### Elevators

No. of Elevators: 12 passenger, dest. dispatch  
 1 freight

### Office Additional Rent

2022 Operating Costs: \$16.61 per sq. ft.  
 2022 Realty Taxes: \$5.29 per sq. ft.  
 Total Additional Rent: \$21.90 per sq. ft.

### Retail Additional Rent

2022 Operating Costs: \$14.92 per sq. ft.  
 2022 Realty Taxes: \$5.29 per sq. ft.  
 Total Additional Rent: \$20.21 per sq. ft.