

**CBRE**

# HSBC PLACE



# CONNECT AT THE NEW HSBC PLACE

10250 - 101 STREET | EDMONTON, ALBERTA

# CONNECT TO QUALITY

HSBC Place is one of the first buildings in Edmonton to be certified Wired® Platinum and Well® Gold, and boasts market-leading building features and amenities.

EDMONTON'S FIRST  
DIGITAL ART  
INSTALLATION

COLLABORATIVE  
SPACES

AN CAFE

## UNMATCHED BUILDING FEATURES

### EXCLUSIVE TENANT FITNESS CENTRE

- Staffed
- Includes towel service

### DEDICATED AND SECURE BICYCLE PARKING

- Complete with repair mount benches & pumps
- Equipment storage lockers

### EXCLUSIVE TENANT CONFERENCE FACILITY

- With servery, AV equipment
- Can accommodate 10-80 guests
- 3 individual rooms that can be combined

### 9' HIGH CEILINGS

### MODERN ELEVATORS

- With Destination Dispatch

### BEST 'AA CLASS' PARKING RATIO

### FLOOR TO CEILING TRIPLE GLAZED VISION GLASS

- Improved tenant comfort and insulating value
- Better connection to the outside environment
- Light penetrates deeper in building

### PRIVATE WASHROOMS

- 7 individual self contained private washrooms per floor

### EXPANDED PROPERTY MANAGEMENT SERVICES

- Concierge, 24/7/365 security



## BEST IN CLASS HVAC DELIVERY

## TWO STOREY MAIN FLOOR LOBBY

- With full height vision glass

## MAIN FLOOR DIGITAL MEDIA ART INSTALLATION

- First of its kind in Edmonton

## NEW ENTRANCE ONTO 102A AVENUE

## LED LIGHTING

## DEDICATED ELECTRIC VEHICLE PARKING

- Complete with charging stations



## TARGETING LEED® GOLD

THE NEW INTERNATIONAL LEED® STANDARD

The LEED® certification program is the leading international program for sustainable building design and construction.

- Being in an environmentally responsible building has the added advantage of elevating your corporate image
- A health-focused building is attractive to prospective hires, and boosts both employee retention and productivity



## CERTIFIED WIRED® PLATINUM

ONE OF THE FIRST WIRED® PLATINUM BUILDINGS IN EDMONTON

WIRED® Certification identifies strong internet connectivity to ensure HSBC Place is optimized for the needs of tomorrow's office.

- Optimal connectivity via digital infrastructure
- World class, dependable internet service
- Future-proof your business



## TARGETING WELL® GOLD

ONE OF THE FIRST WELL® GOLD BUILDINGS IN EDMONTON

Covering seven core concepts of health and hundreds of features, focusing on the wellness of the people who work and visit HSBC Place.

- Advancing human health and wellness
- Outstanding air and water quality
- Superior building accessibility, lighting design and noise reduction



MACEWAN

ROGERS PLACE

HSBC PLACE

ICE DISTRICT

104 AVE

102 ST

104 ST

103 AVE

EDMONTON CITY CENTRE

FUTURE LRT STATION

DON WHEATON FAMILY YMCA

102 ST

101 ST

COMMERCE PLACE

## PEDWAY CONNECTED:

- CITY CENTRE & COMMERCE PLACE
- ROGERS PLACE & ICE DISTRICT BUILDINGS
- NEARBY PARKADES
- CHURCHILL & CENTRAL LRT STATIONS
- ARTS DISTRICT BUILDINGS
- RESTAURANTS, SERVICES AND SHOPPING

JASPER AVE

BAY/ENTERPRISE

103 ST

102 ST

104

# CONNECT DOWNTOWN

## SHOPPING, RESTAURANTS & SERVICES

HUNDREDS OF RETAILERS WITHIN WALKING DISTANCE

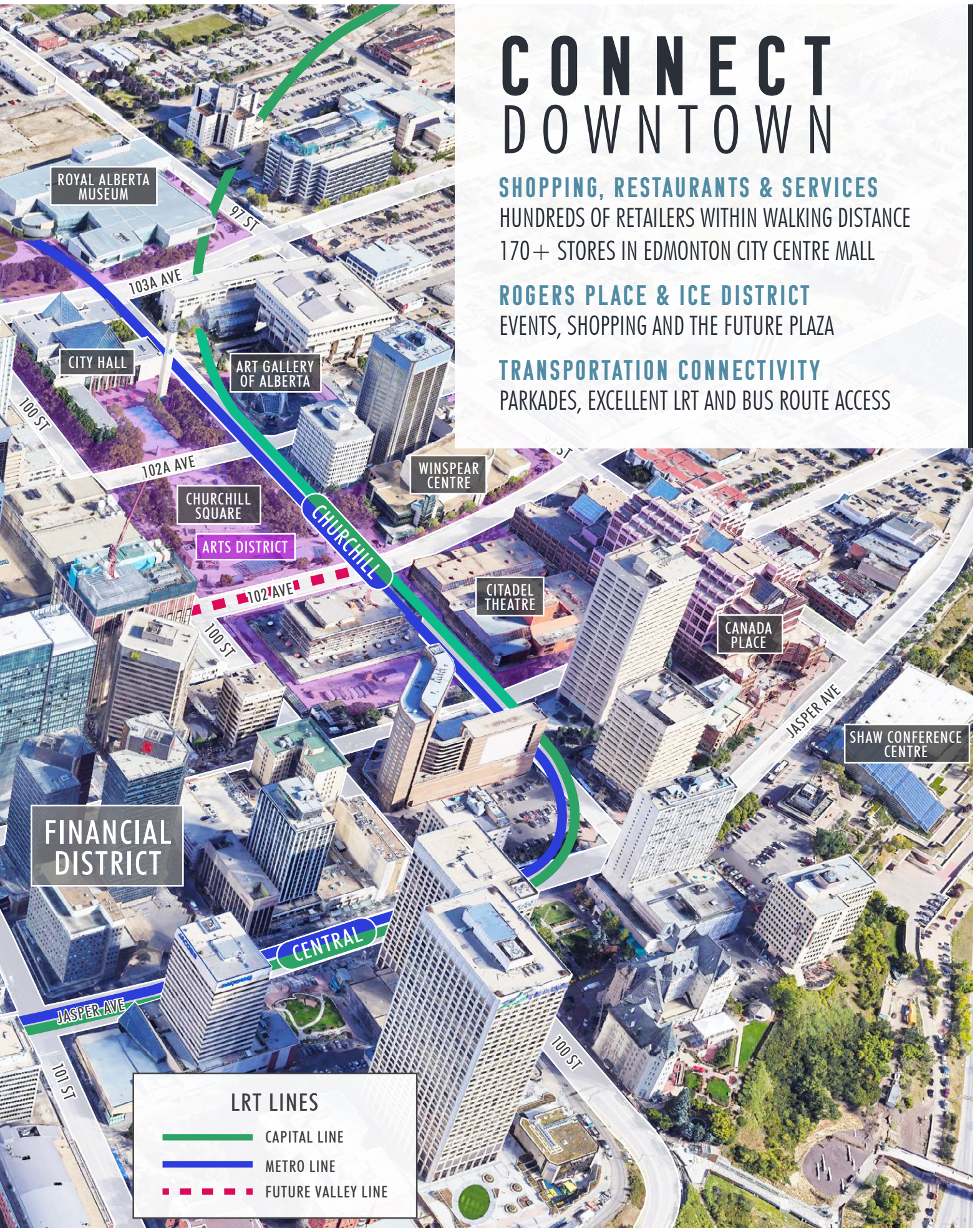
170+ STORES IN EDMONTON CITY CENTRE MALL

## ROGERS PLACE & ICE DISTRICT

EVENTS, SHOPPING AND THE FUTURE PLAZA

## TRANSPORTATION CONNECTIVITY

PARKADES, EXCELLENT LRT AND BUS ROUTE ACCESS



### LRT LINES

-  CAPITAL LINE
-  METRO LINE
-  FUTURE VALLEY LINE

# OFFICE SPACE

## DETAILS

### LEASE RATES

\$36.00 - \$38.00

### PARKING

1.9 stalls per 1,000

### OP COSTS

\$23.49 (estimated 2020)

## AVAILABLE AREAS\*

• 17,165 SF

• 16,037 SF



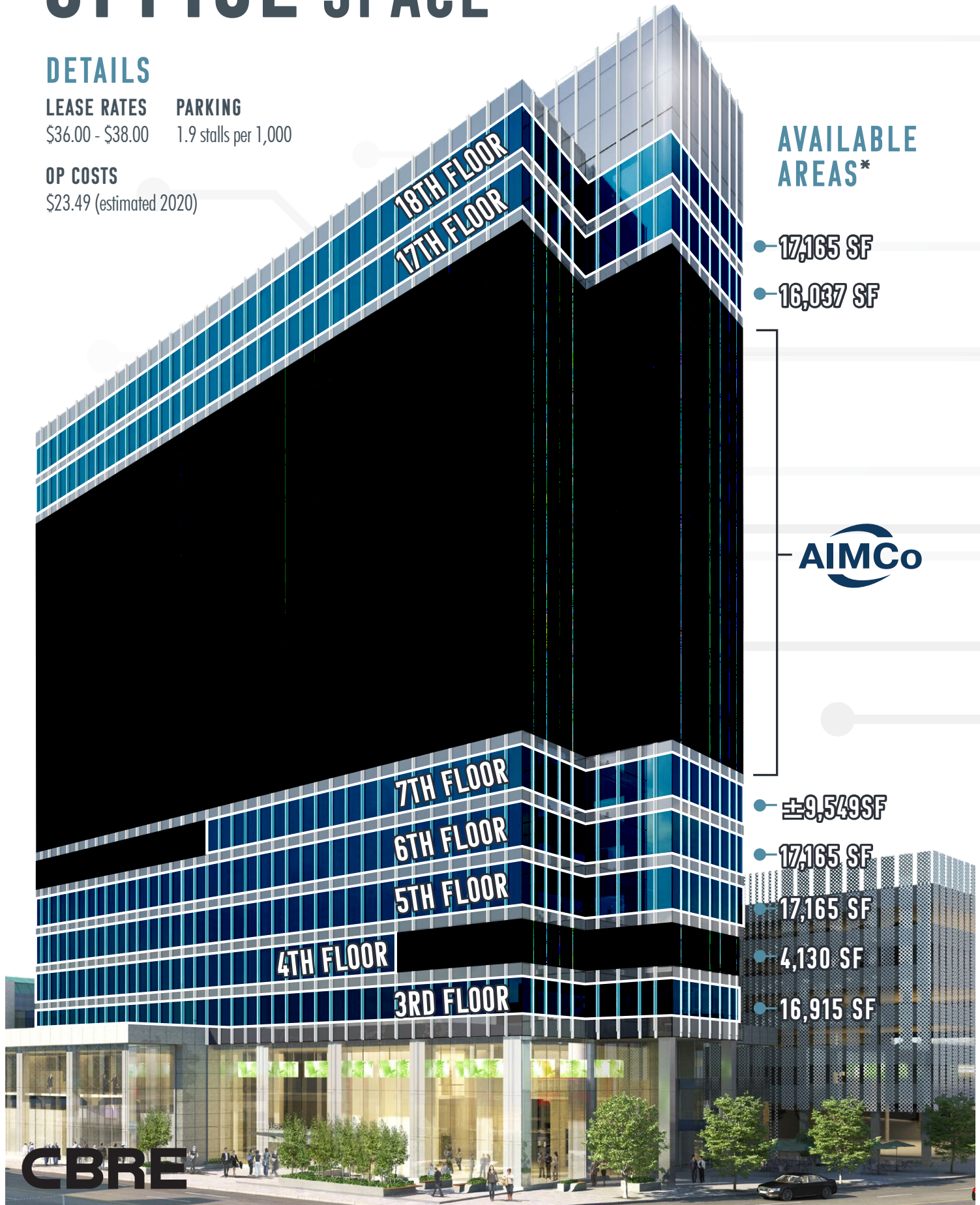
• ±9,549SF

• 17,165 SF

• 17,165 SF

• 4,130 SF

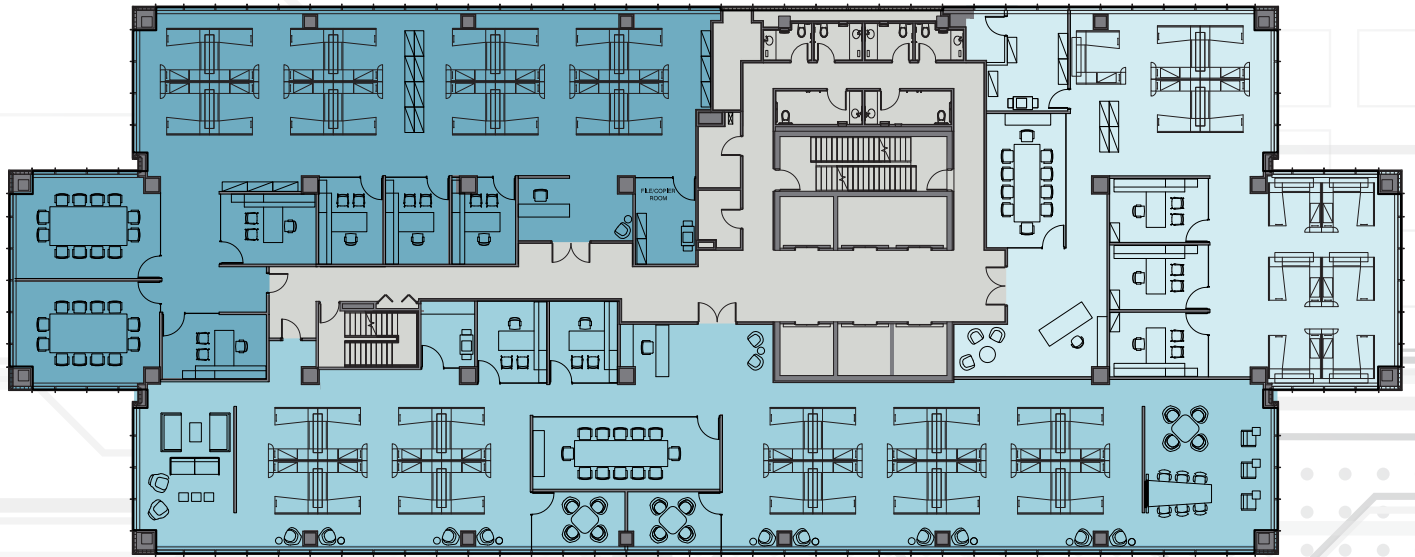
• 16,915 SF



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\*ALL AREAS SUBJECT TO MEASUREMENT / CONFIRMATION

# MULTI-TENANT FLOOR PLATE EXAMPLE



GLASS BRIDGE



DIGITAL ART

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# HSBC PLACE

## LEASING INQUIRIES

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FITNESS CENTRE



CONCIERGE SERVICE

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