

AVISON  
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FOR LEASE

# Stantec Tower

10220 - 103 Avenue  
Edmonton, AB



MEDICAL OPPORTUNITY

## Get more information

**Ben Volorney**

Principal

+1 780.909.5810

[ben.volorney@avisonyoung.com](mailto:ben.volorney@avisonyoung.com)

**Emma Anderson**

Associate

+1 587.416.3022

[emma.anderson@avisonyoung.com](mailto:emma.anderson@avisonyoung.com)

## Property Overview

### MEDICAL SPACE

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

This 4,862 SF space can be demised based on use and overall size requirement.

Maximize your business 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 major retailers including Loblaws City Market, Canadian Icehouse and The Banquet.

#### Property Details

Lease Rate:	Market
Additional Rent:	\$20.36 psf (2026)
Available Area:	4,862 sf (demisable)
Parking:	Over 2,700 underground stalls in ICE District plus ample street parking
Available:	Immediately



#### Benefit from:



##### Entertainment

Rogers Place  
Grand Villa Casino  
Community Rink  
Fan Park @ ICE District



##### Hotel & Residence

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



##### Office employees

Stantec Tower:  
Stantec  
Scotiabank  
Dentons  
Henry Singer  
PWC  
DLA  
Canada ICI  
Bennett Jones

Edmonton Tower:  
City of Edmonton  
RBC DS  
Felesky Flynn  
Kids & Company  
Royal Bank of Canada  
Sorrell Financial  
Avison Young

#### Area Demographics:



##### 2024 Population estimate within:

5 min. walk	3,620
10 min. walk	9,489
15 min. walk	39,082
20 min. walk	104,843



##### Daytime Employees within:

5 min. walk	16,214
10 min. walk	63,035
Over 1,500 Stantec employees	

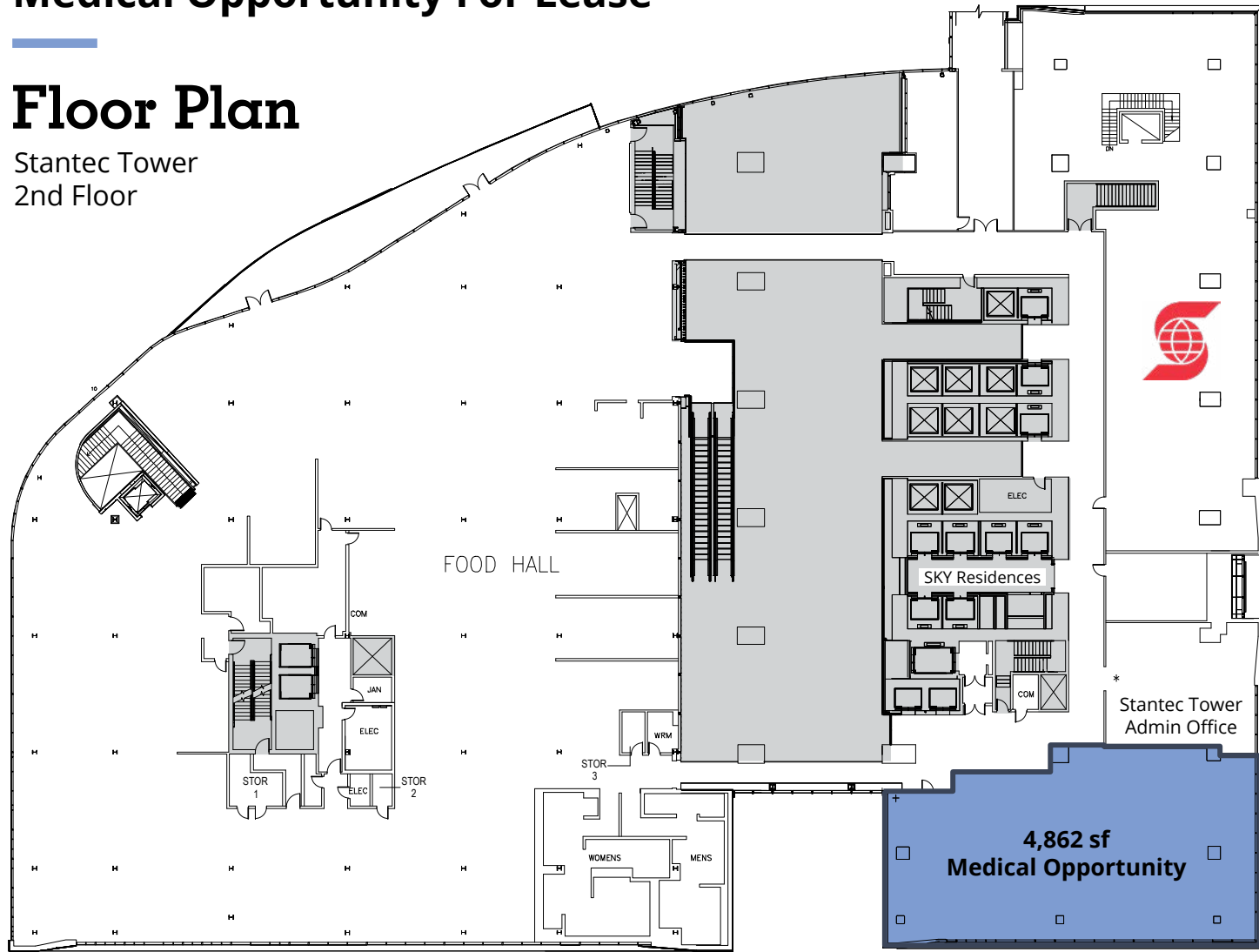
*\*Sitewise*

# Medical Opportunity For Lease

Stantec Tower Retail  
10220 103 Avenue, Edmonton, AB

## Floor Plan

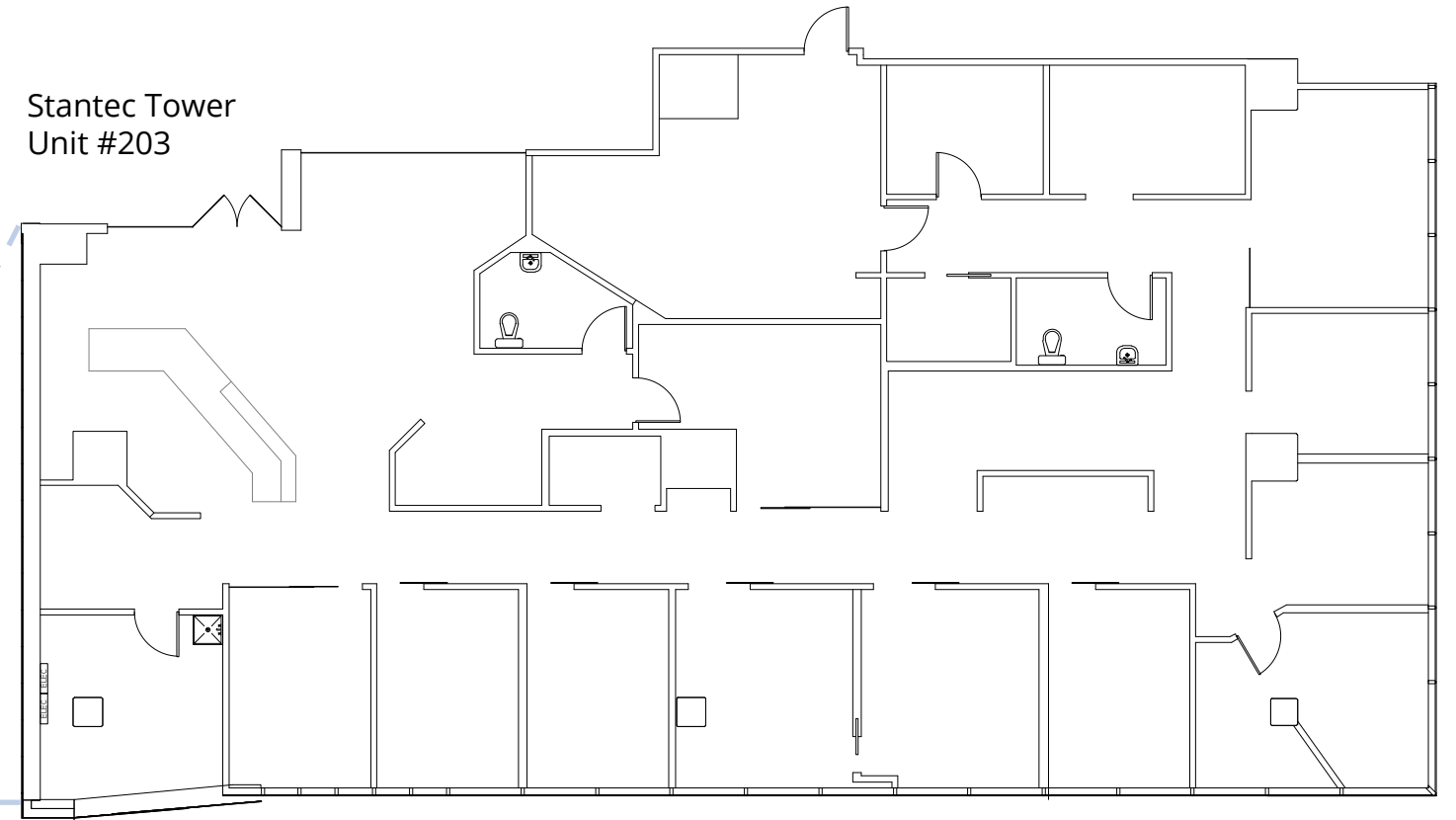
Stantec Tower  
2nd Floor



Unit 203 is a 4,862 sf fully-fixture dentist office with demising options to accommodate a range of medical and professional services. Potential demising plans of the space are provided below.

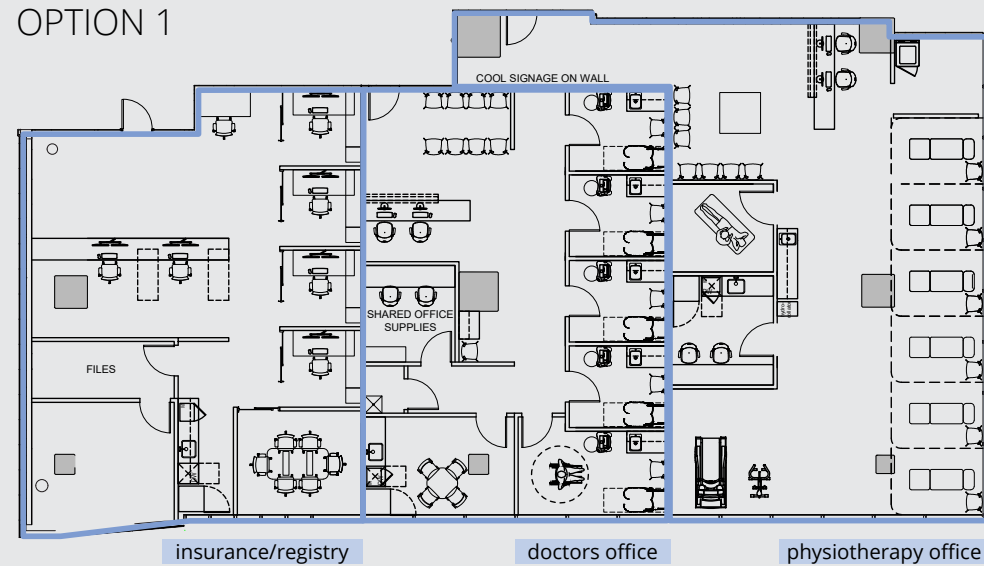
[Click to View 360 Virtual Tour of the Unit and Common Area](#)

Stantec Tower  
Unit #203

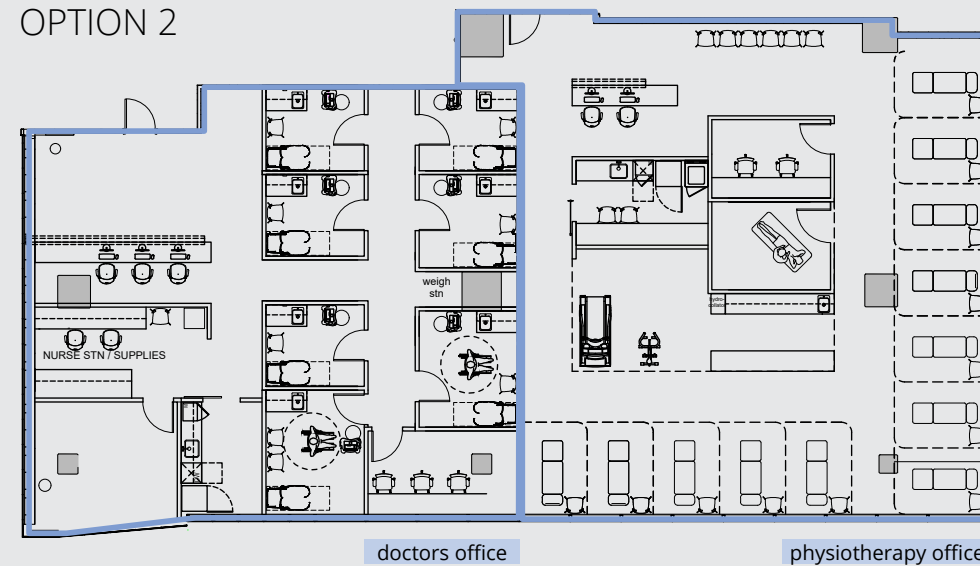


## Potential Demising Plans

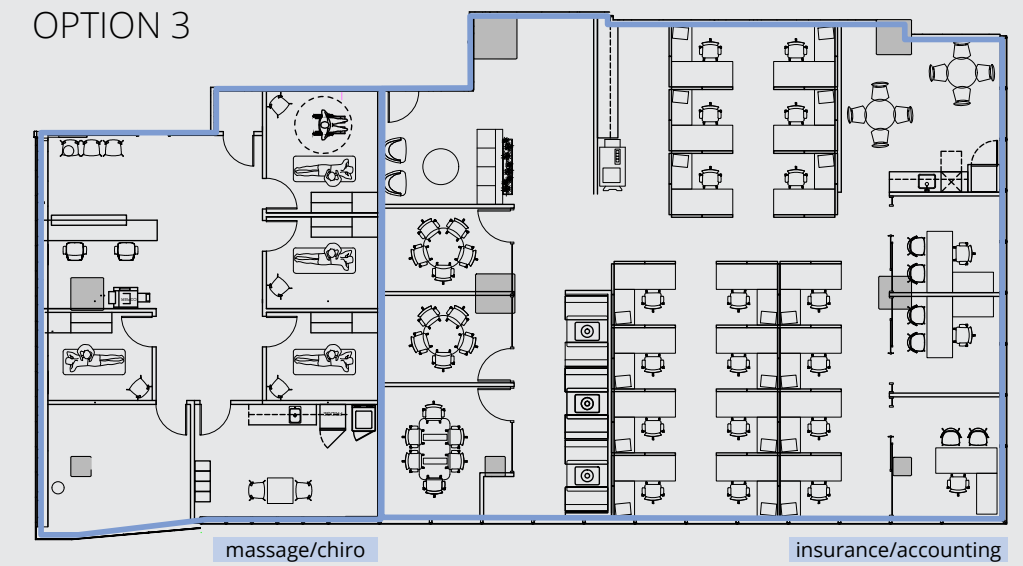
OPTION 1



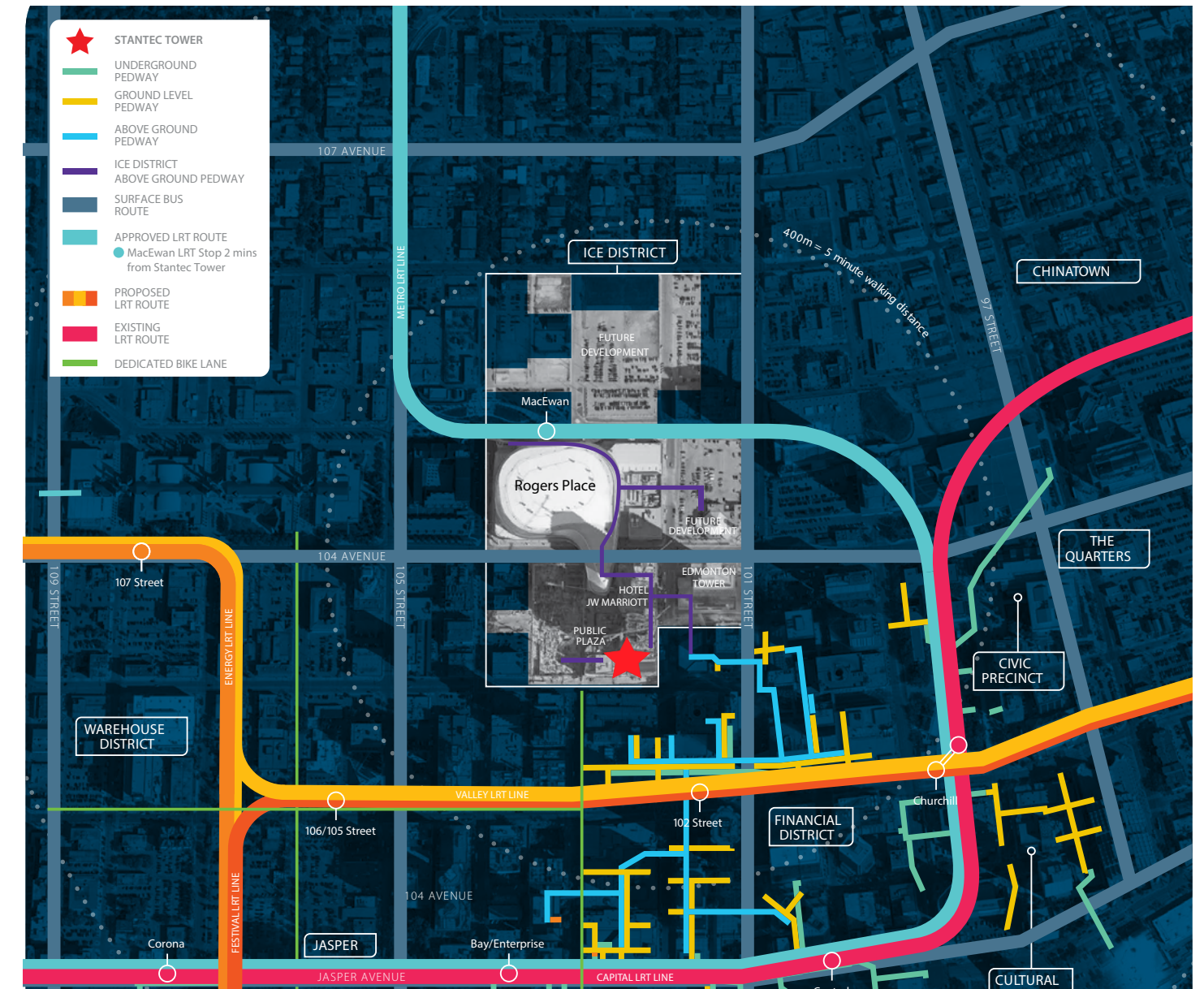
OPTION 2



OPTION 3



# Location Overview



### 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

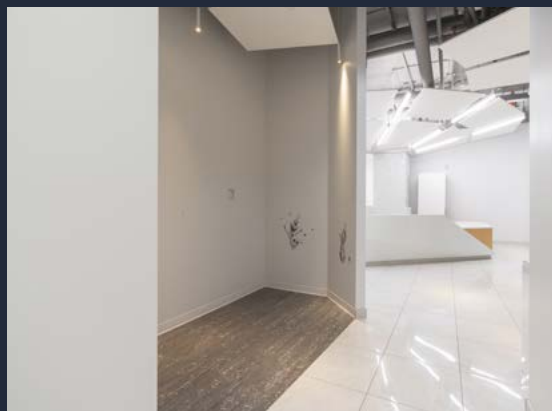
In addition to its location directly along major bus routes, Stantec Tower has indoor access to four LRT stations via pedway connection, both ground level and underground access.

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Suite 2100, 10111 - 104 Avenue | Edmonton, AB T5J 0J4 | 780 428 7850

**Deka**