

**AVISON
YOUNG**

For Lease
1074 - 103A Street SW
Edmonton, AB



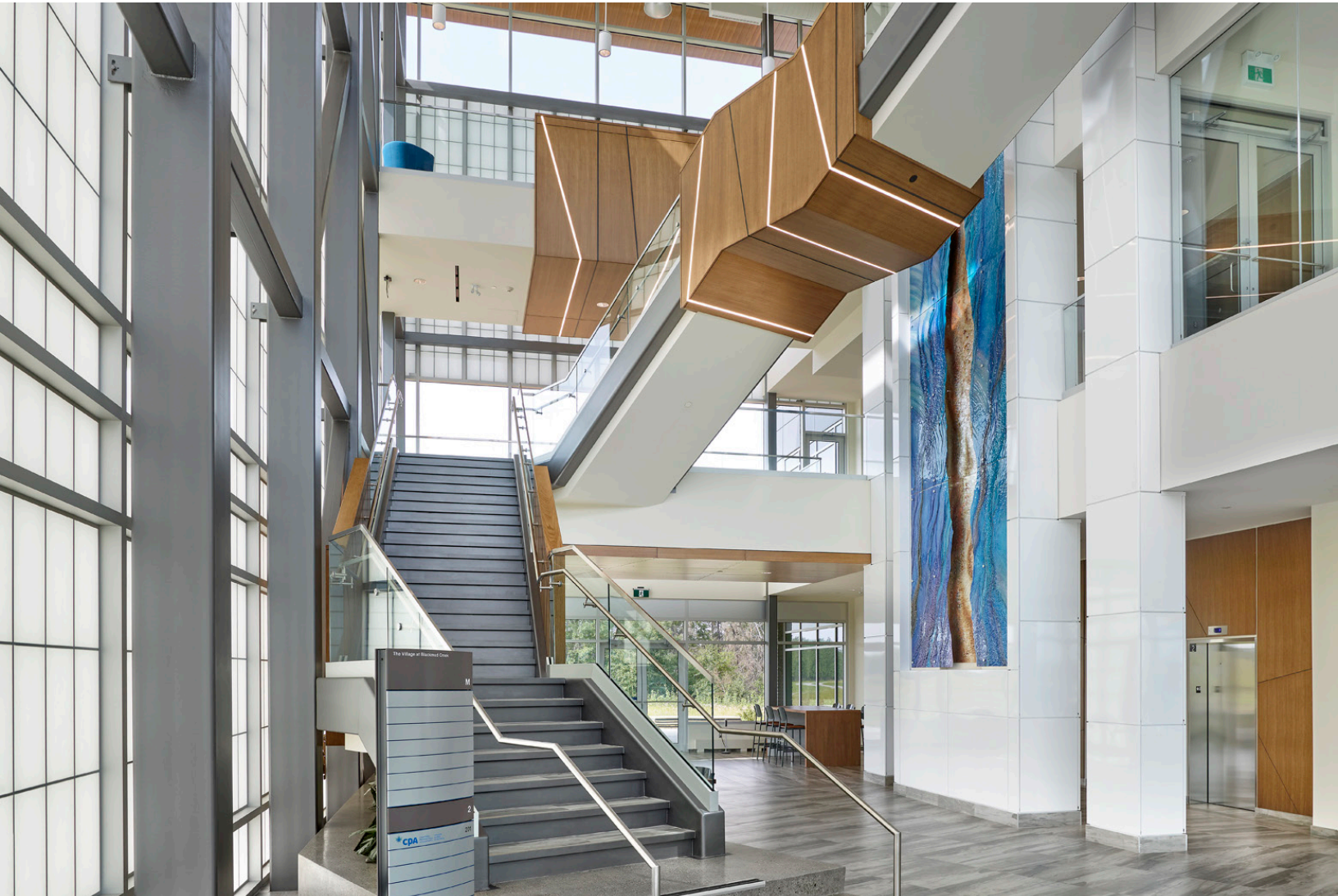
The Village at Blackmud Creek

Situated south of Ellerslie Road adjacent to Calgary Trail and the picturesque Blackmud Ravine, the Village at Blackmud Creek is Edmonton's most dynamic business location. Forward comprehensive planning has created the vision of a high-profile, productive and positive work environment for employers and their employees alike.

Get more information

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Property Description

This development will enjoy unobstructed views and access to Blackmud Ravine, providing employees with the invaluable opportunity to temporarily escape down a scenic pathway far from the stress of the workday. A landscaped green space, wet pond and connected integrated trail system will provide additional outdoor respites close to work.

Excellent exposure via Gateway Boulevard, a variety of amenities and a high standard of quality ensure that Village at Blackmud Creek will meet the demands and high expectations of any company or business.



Offer "Right to Light" with shallow rectangular design



9' floor to t-bar ceiling



LED parking lot and building lighting to reduce Operating Costs



Energy efficient windows to reduce heating and cooling costs



Motion sensor lights for washrooms



3-storey atrium with interconnected feature staircase

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Amenities include walking trails, ponds, outdoor fitness facilities, and outdoor work stations



Redefining the Workplace

The way we work has changed dramatically over the last 20 years – the pace faster, the demands tougher, talent harder to recruit and retain, and the competition fierce and global. The physical work environment has not kept up to these demands until now.

The Village at Blackmud Creek is revolutionizing the modern work environment. It is redefining the workplace through amenities that set a new gold standard for an Employer of Choice such as on-site daycare, multi-use trails, the Right to Light, outdoor fitness pods, and outdoor workstations.



Quality daycare program on site



Hotels and conference facilities located adjacent to site



Located conveniently on QEII Highway and Anthony Henday Drive - just 14 minutes to the International Airport



Retail component within the campus offers a wide variety of food choices



Close to public transit and the future Ellerslie LRT Station



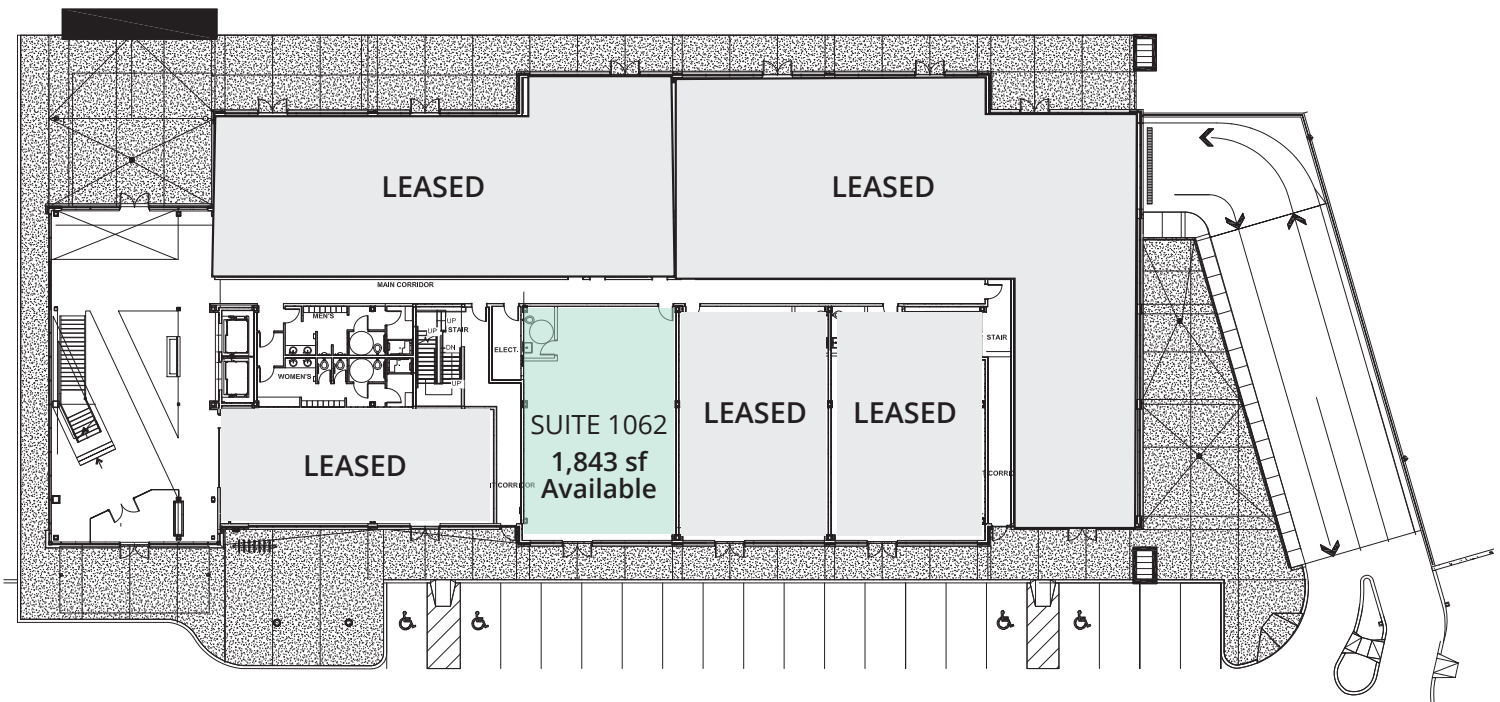
Prominent exposure along QEII Highway and Ellerslie Road with building and pylon signage options

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Main floor



Offering Summary

Available: Suite 1062: 1,843 sf

Improvement Allowance: Negotiable

Rental Rate: Market

Term: 10 - 15 years

Operating Costs: \$20.26 psf

Parking: 3.8 stalls/1,000 sf
Including underground stalls
(\$150/month/stall)

[CLICK TO VIEW 360 TOUR](#)

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Nearby Restaurants

- Chop (10111 Ellerslie Rd.) 3 min drive
- Boston Pizza (9630 Ellerslie Rd.) 3 min drive
- Canadian Brewhouse (9538 Ellerslie Rd.) 3 min drive
- Pampa Brazilian Steakhouse (9626 Ellerslie Rd.) 3 min drive
- Moxies (1739 102 St.) 6 min drive
- Montana's (1720 99 St.) 6 min drive
- The Keg Steakhouse (1631 102 St.) 6 min drive
- Joey South Common (9911 19 Ave) 6 min drive
- Mikado (1903 98 St.) 6 min drive

Nearby Hotels

- Marriott Hotel on site
- Home2 Suites (Open 2019) on site
- Sandman Hotel (1011 Ellerslie Rd.) 3 min drive
- Hampton Inn (10020 12 Ave.) 4 min drive
- Four Points (10010 12 Ave.) 4 min drive

Nearby Coffee

- Starbucks (9504 Ellerslie Rd.) 3 min drive
- Second Cup (11160 Ellerslie Rd.) 7 min drive

Drive Times

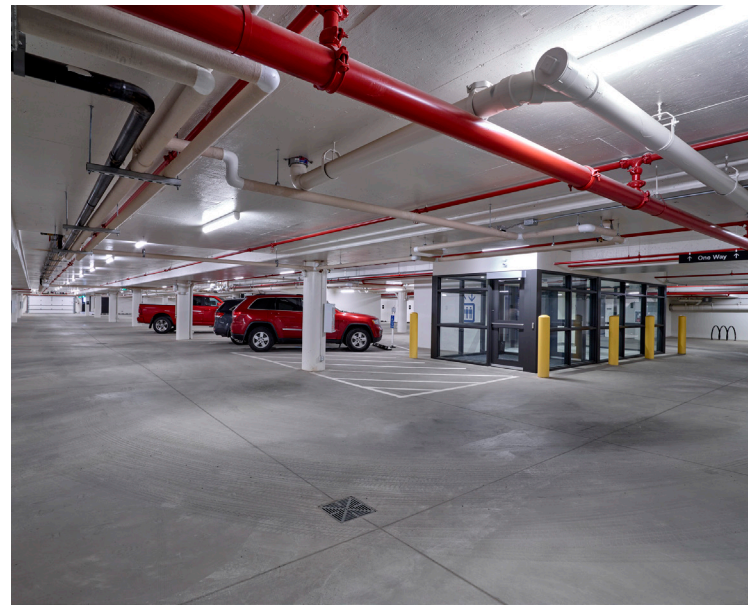
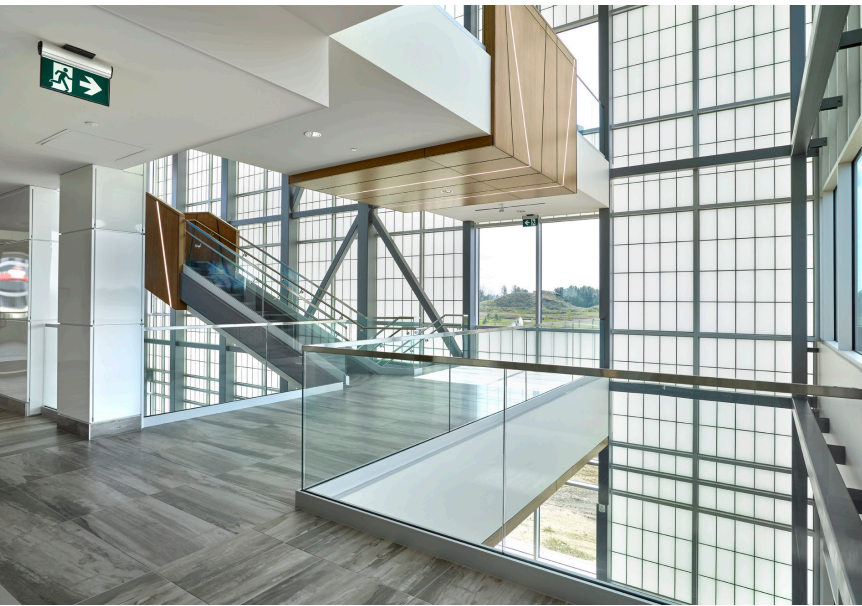
Downtown	20 minutes
St. Albert	23 minutes
Sherwood Park	17 minutes
Spruce Grove	25 minutes
Stony Plain Rd/ Anthony Henday Drive	18 minutes
Leduc	15 minutes
International Airport	14 minutes

Currently, the Village at Blackmud Creek is located along bus route 360, a 9 minute transfer from the Century Park LRT station. The development includes 2 future bus stops along 103A Street. Currently, City transit stops outside of this development along Ellerslie Road.



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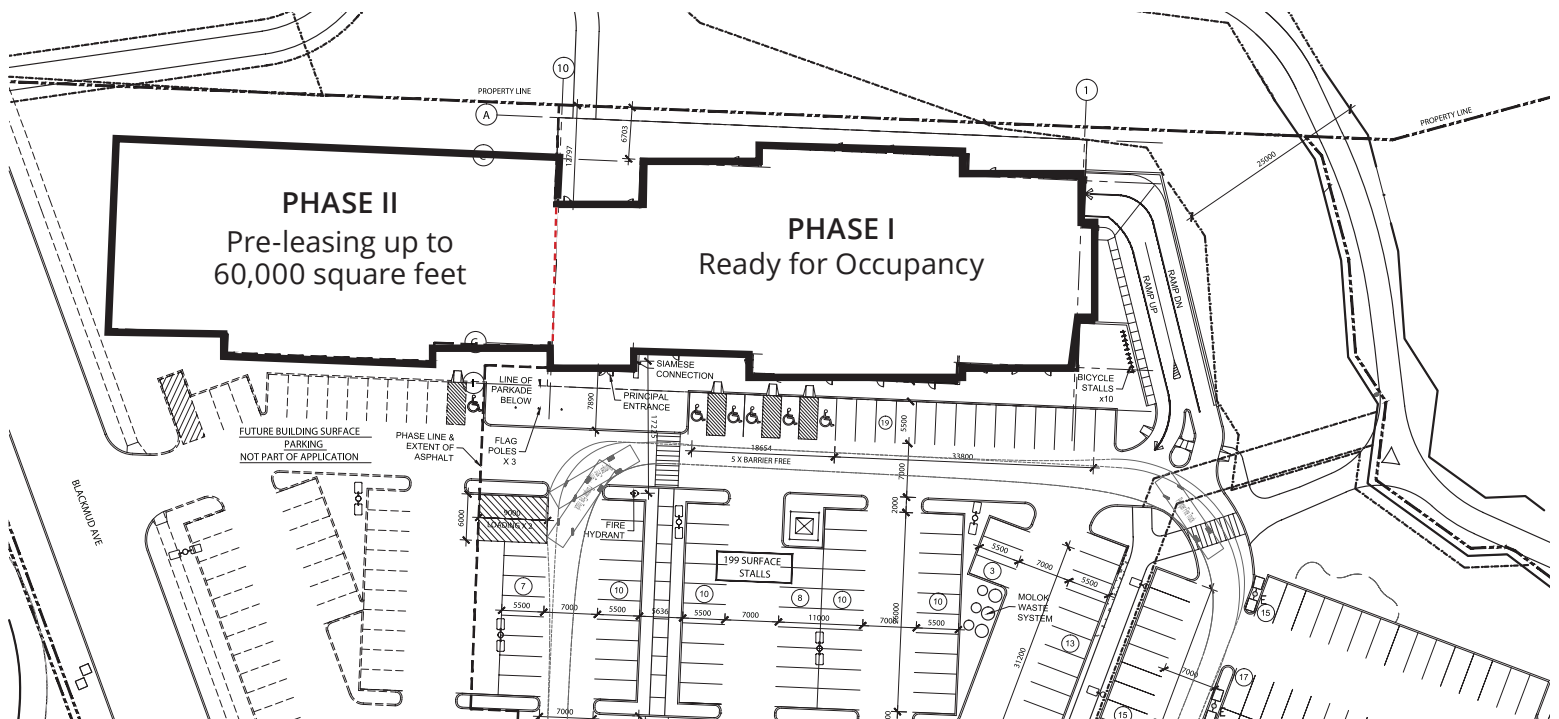
Phase II - Now Pre-Leasing

We are now pre-leasing Phase II of the Village at Blackmud Creek with office space ranging from 1,200 - 60,000 square feet. Anchored by RBC Dominion Securities and CPA Western School Of Business, this state-of-the-art building features an open concept foyer with floating staircase and a 32 foot high glass art mural.

Phase II | Up To 60,000 sf Available

Offering Summary

Rental Rate	Market
Operating Costs	\$20.26 psf
Term:	10 - 15 Years
Parking:	3.8 stalls/1,000 sf Including underground stalls



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