

EDMONTON
TOWER

10111 - 104 AVENUE NW, EDMONTON, AB

Retail Space

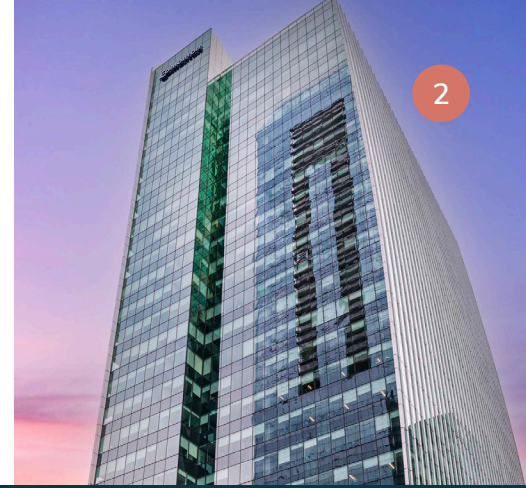
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Epic

Property Details



27
Floors



650,000 sq.ft.
of office & retail space

Year Built	2016
Building Class	Trophy
Parking	Secure 4-level underground parkade 507 total stalls Tenant and public parking options Parking Ratio: 1 per 1,200 rentable square feet Parking Cost: \$450/mo (24h stall), \$350/mo (6am to 6pm)
Location & Access	Daily exposure to office tower employees and visitors Proximity to residential towers, hotels, and Rogers Place Located within Edmonton aboveground Pedway network Sheltered connection to McEwan LRT & major bus route
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	



Where Business Meets Entertainment



Located at the high-traffic intersection of 104 Avenue and 101 Street, Edmonton Tower offers retailers a prime location bridging the ICE District and the city's financial core—two of Edmonton's most dynamic destinations.

With direct access to office workers, event-goers, and downtown visitors, retailers benefit from steady foot traffic throughout the day and into the evening. The building features secure underground parking, EV charging, and bike storage, making visits easy by any mode of transportation.

Proximity to Rogers Place, hotels, restaurants, and wellness amenities creates a vibrant environment that draws people in, while BOMA BEST Platinum, LEED Gold and ENERGY STAR® certifications reinforce the building's commitment to sustainability and operational excellence.

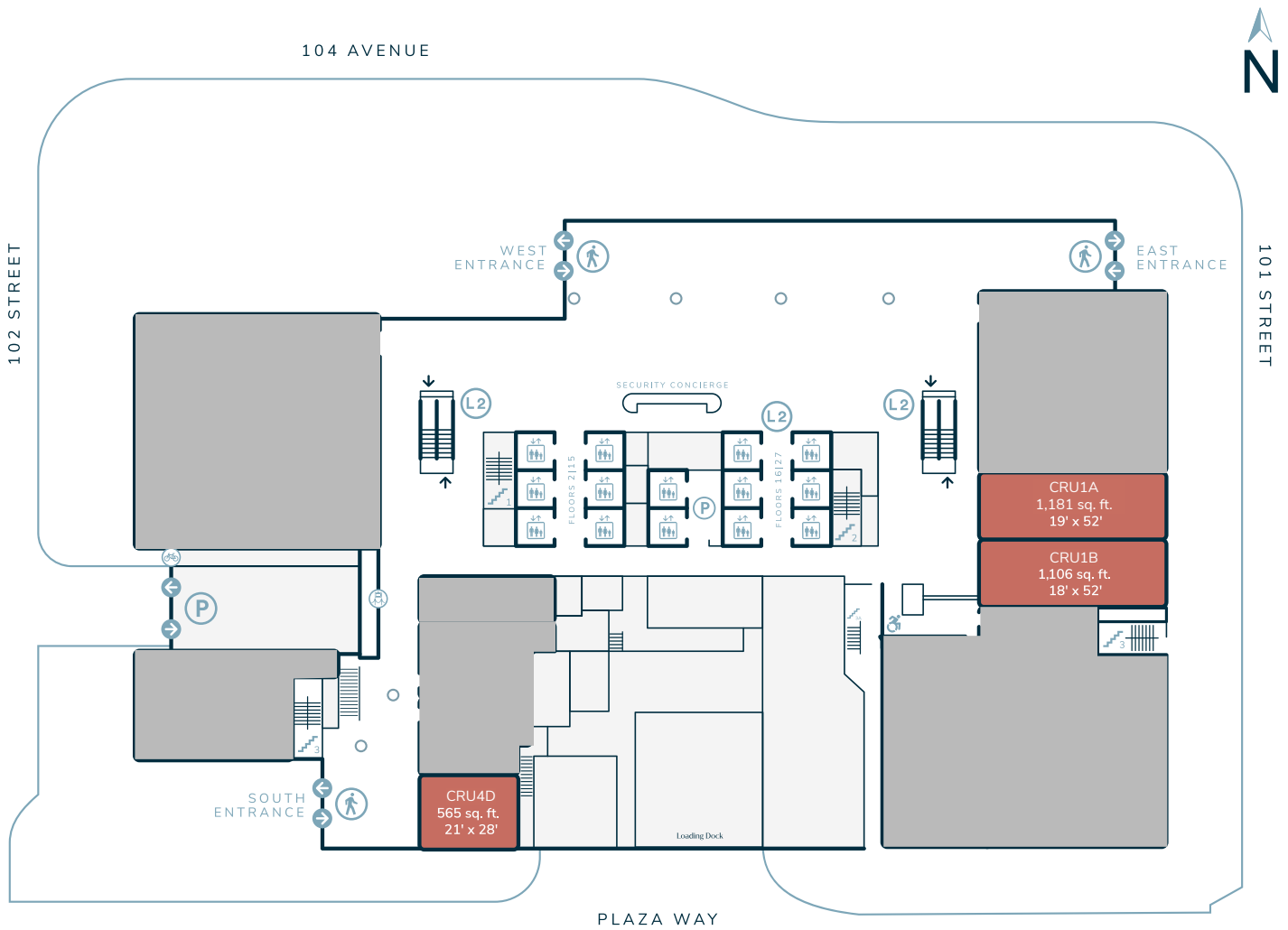
Leasing Details

Unit Sizes	452 SF - 2,300 SF
Availability	Immediately
Zoning	Core Commercial Arts Zone (CCA)
Asking Rent	Call agents to discuss
Additional Rent (2026 Estimate)	\$27.65 psf

Availability

SUITE	SIZE	AVAILABILITY	COMMENTS
CRU1A	1,181 sq.ft.	Immediately	Street Level. Exposure to 101 Street. Base Building Condition.
CRU1B	1,106 sq.ft.	Immediately	Street Level. Exposure to 101 Street. Base Building Condition.
CRU4D	565 sq.ft.	Immediately	Street Level. Interior Unit. Base Building Condition.
CRU2B	462 sq.ft.	Immediately	Pedway Level. Developed Space. Ideal for smoothie bar, or healthy grab-and-go concept.
CRU4	555 sq.ft.	Immediately	Fully developed space. Suitable for convenience-style operator or small service user (e.g., barber). Landlord is open to modify-

Level 1 – Ground/Street Level

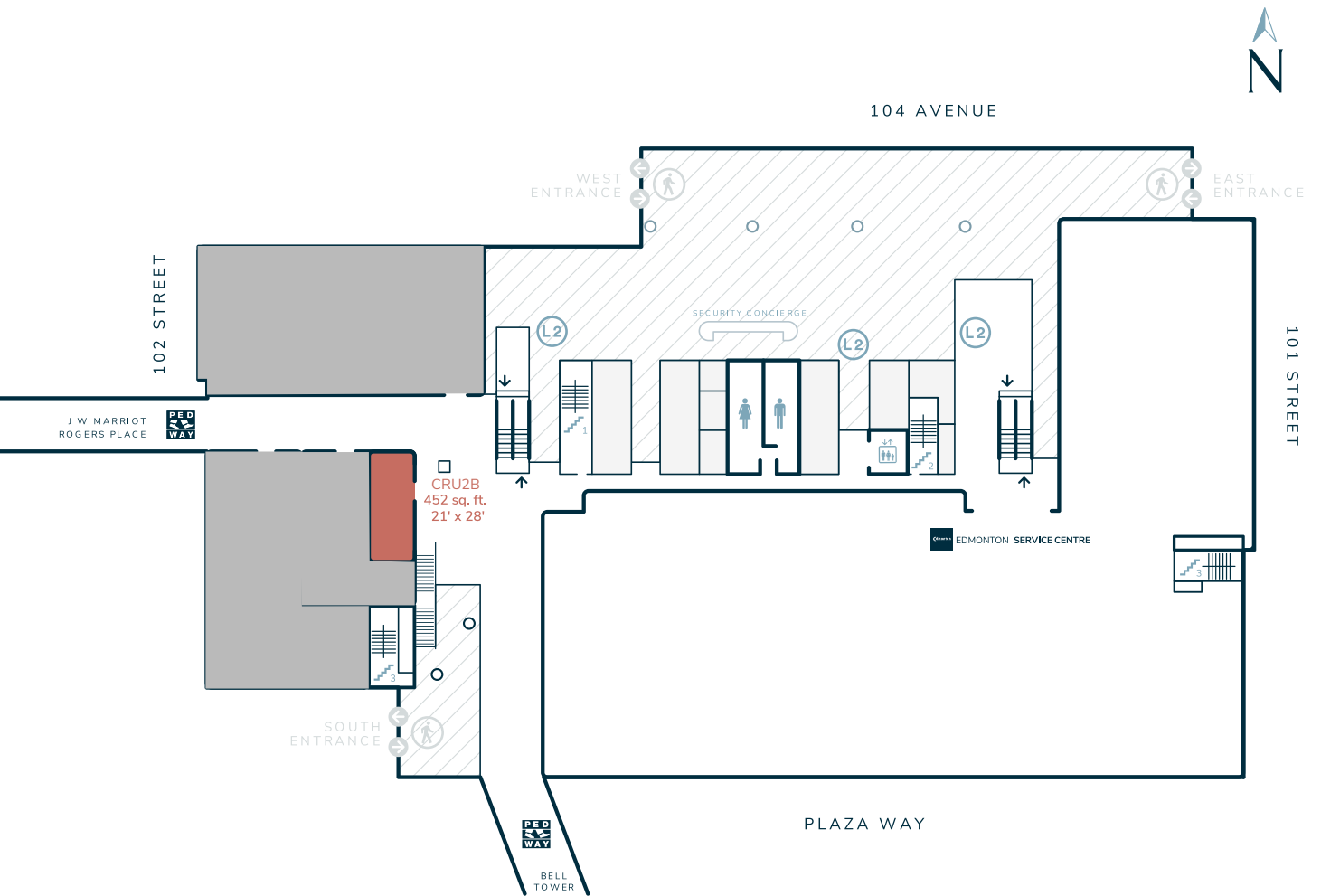


 Escalators to Level 2 / Pedway access

 Available

 Leased

Level 2 – Pedway Level



(L2) Escalators to Level 1 - Ground/Street Level

● Available

● Leased

Situated in ICE District



Your Customers Are Already Here

A vibrant, high-density population and strong talent base in finance, tech, and health make the Ice District ideal for retail space. High transit use, apartment living, and strong education levels further support demand in this urban core.

Population



103,604
Total Population

69.1%
Labour Force Rate

37.2
Median Age

171,052
Daytime Population

Household



\$63,586
Median Income

1.7
Average Size

Educational Attainment



22%
High School Diploma

34%
University Bachelor

Employment by Industry



14%
Sciences & Tech.



12.3%
Healthcare



11.8%
Public Admin.



8.9%
Education



8.7%
Retail Trade

Ring: 3 km radius

Sources: Data provided by Environics (2021, 2024).





Retail 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

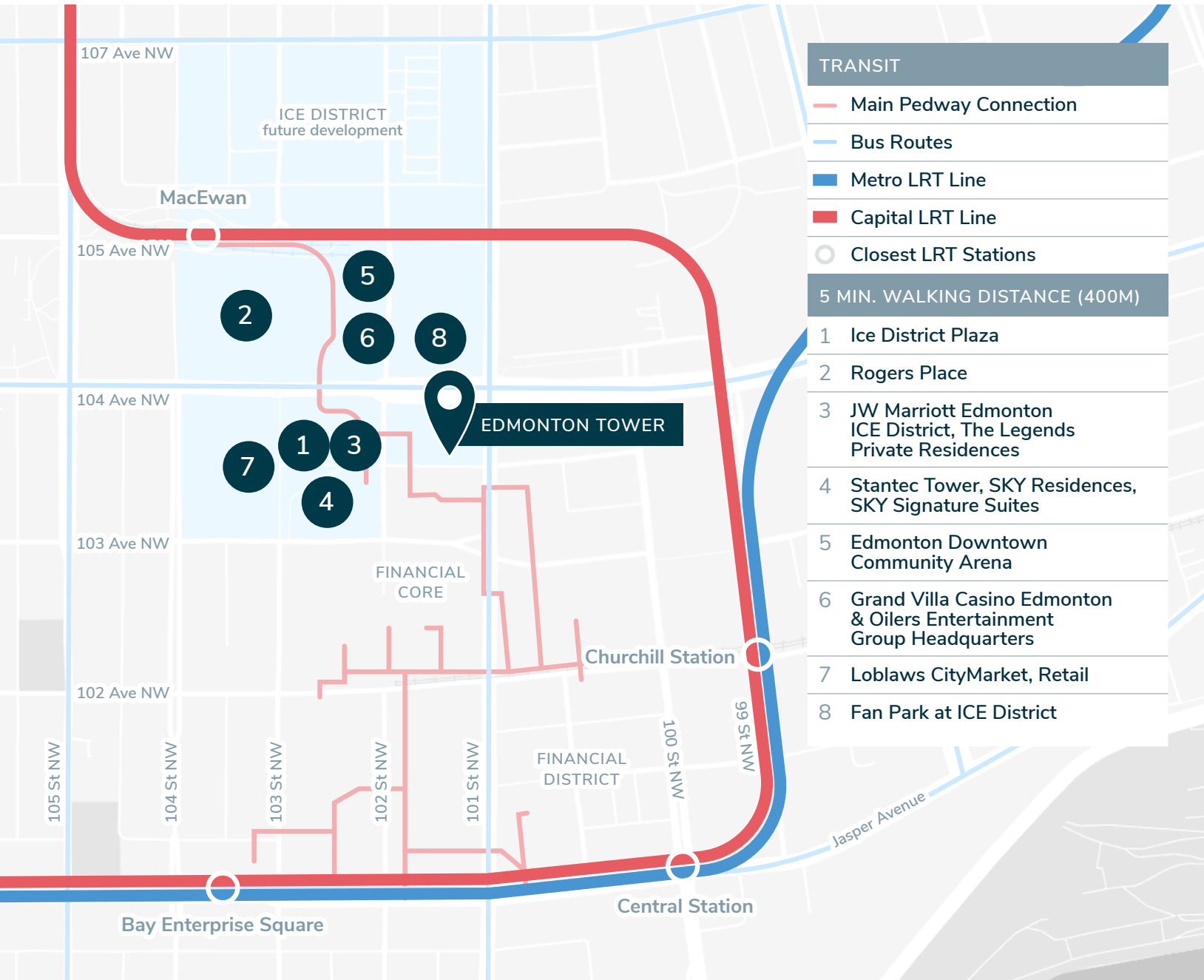



Office Tenants



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



**BOMA
BEST
SUSTAINABLE
PLATINUM**



Be Where The Change Is

Contact Us

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