

COMMERCE PLACE

10155 - 102 Avenue, Edmonton, AB

RETAIL FOR LEASE

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COMMERCE PLACE

10155 - 102 AVENUE, EDMONTON, AB

THE OPPORTUNITY

Commerce Place is a 27-storey AA-class office and retail destination 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 mixed use office, restaurants, and 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 Tenant dedicated bicycle parking.

MAIN FLOOR RETAIL

AVAILABLE AREA
IMMEDIATE POSSESSION

Unit 100 | 6,440 SF

Unit 132 | 1,118 SF

Unit 142 | 3,676 SF

Unit 159 | 1,599 SF

Unit 161 | 1,175 SF

Unit 163 | 7,347 SF

Unit 170 | 1,046 SF

Unit 187 | 2,393 SF

Unit 189 | 2,372 SF

Unit 195 | 2,184 SF

Up to ± 10,121 SF contiguous

FOR LEASE

LEASE RATE

Flexible

ADDITIONAL RENT

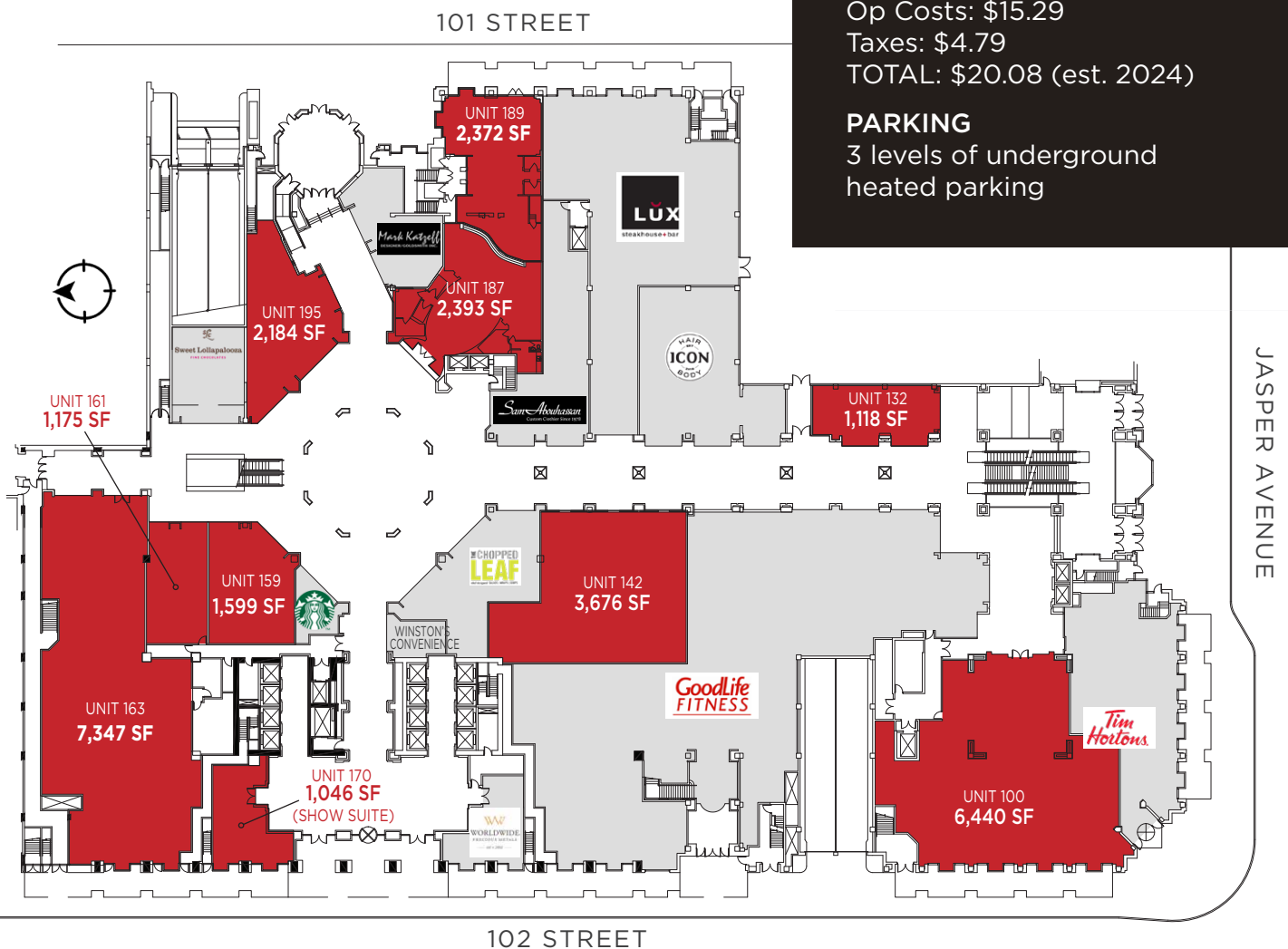
Op Costs: \$15.29

Taxes: \$4.79

TOTAL: \$20.08 (est. 2024)

PARKING

3 levels of underground
heated parking



PROPERTY FEATURES

AMENITIES

Best-in-class Property Management Team
Brand new conference facility
2 storey granite retail pavilion
Multiple food and amenity based retailers located in retail pavilion
3 level underground heated parkade
Tenant-exclusive bicycle parking facility
Good Life Fitness Facility

PARKING

Total parking stalls: 621
Parking ratio: 1/1,500sq.ft.
Parking description:
Random \$325.00/month;
Reserved \$375.00/month
Daily & hourly parking available
Electrical vehicle charge stations

SUSTAINABLE CERTIFICATIONS

BOMA Best Certified Gold
LEED8 Gold

2ND FLOOR RETAIL

AVAILABLE AREA IMMEDIATE POSSESSION

Unit 220 | 1,538 SF
Unit 244 | 5,050 SF
Unit 248 | 1,490 SF
Unit 257 | 422 SF
Unit 261 | 1,781 SF
Unit 274 | 1,232 SF
Unit 276 | 216 SF
Unit 279 | 379 SF

FOR LEASE

LEASE RATE

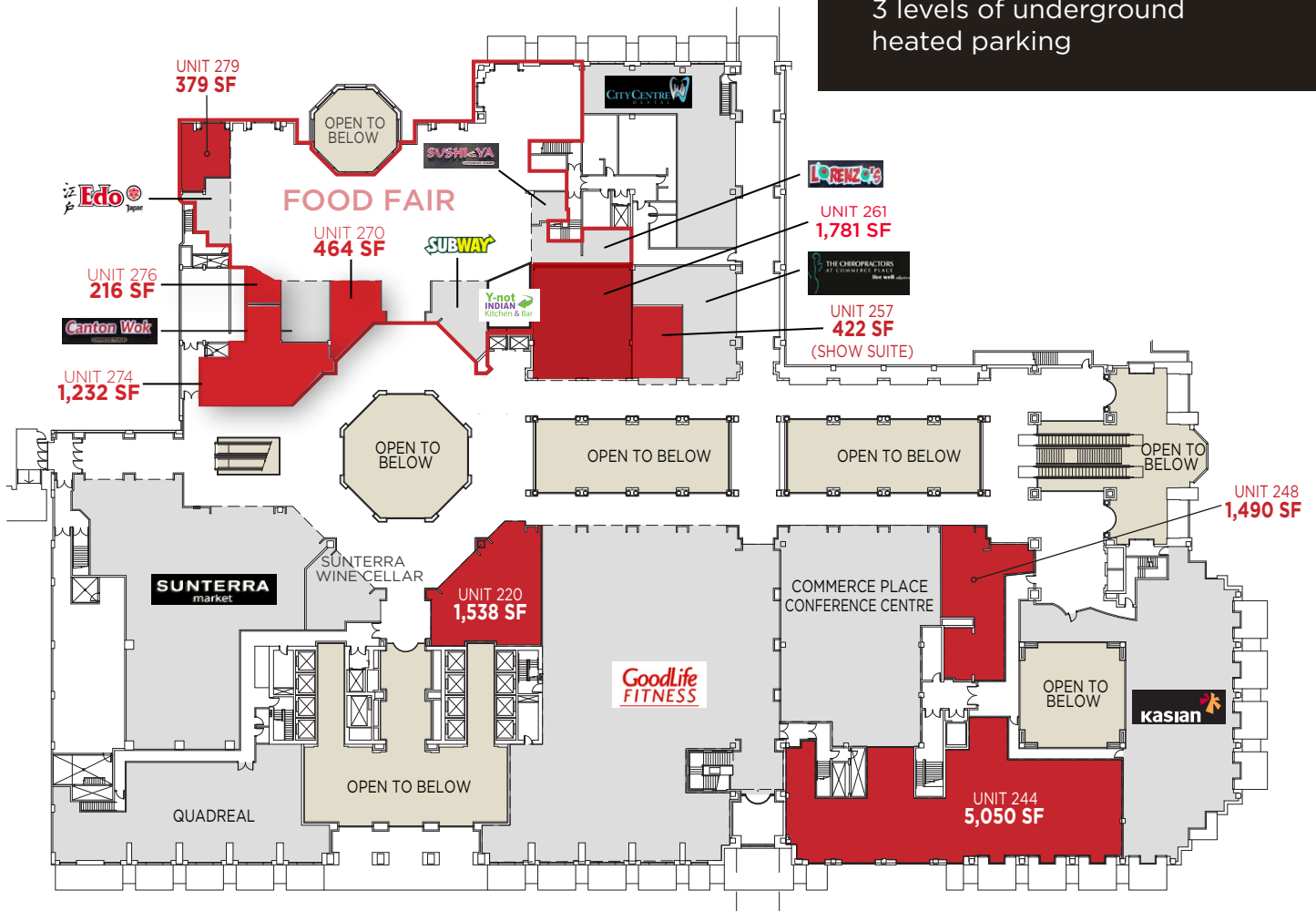
Flexible

ADDITIONAL RENT

Op Costs: \$15.29
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PARKING

3 levels of underground heated parking



PROPERTY OVERVIEW



LRT Stops



Capital LRT Line



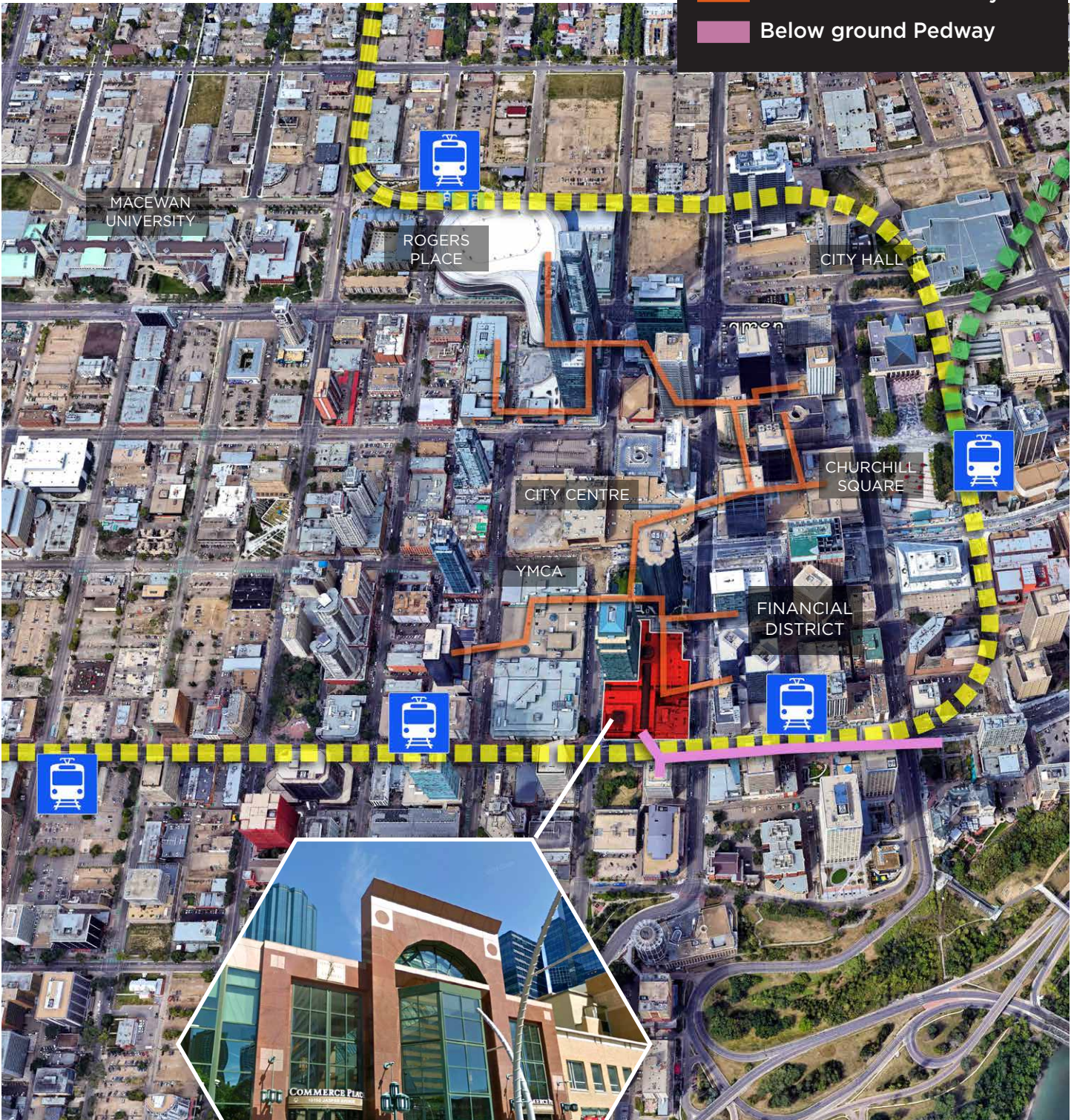
Metro LRT Line



Above Ground Pedway



Below ground Pedway



CONNECT DOWNTOWN

SHOPPING, RESTAURANTS & SERVICES

Hundreds of retailers within walking distance

ROGERS PLACE & ICE DISTRICT

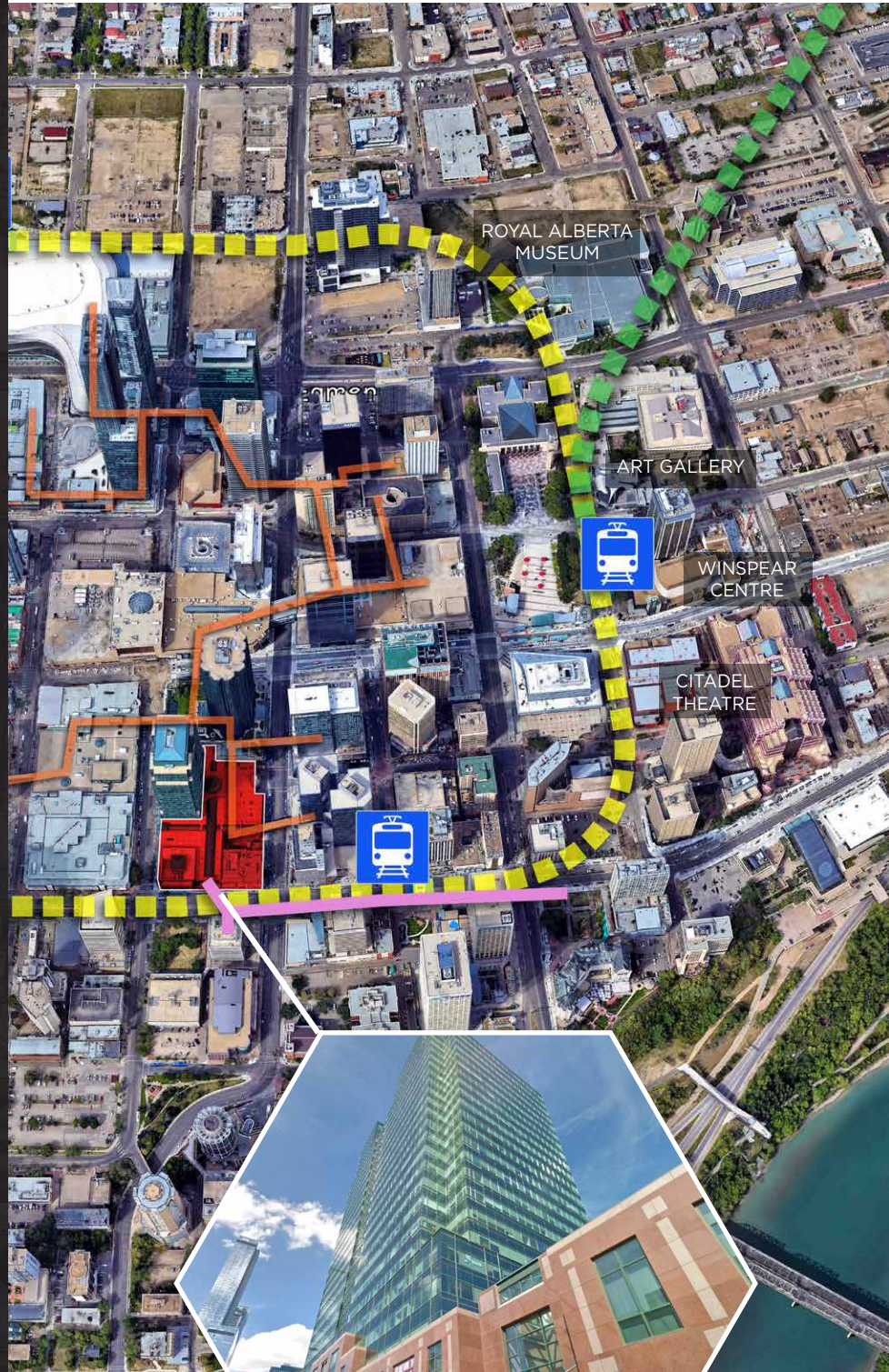
Events, shopping and future plaza

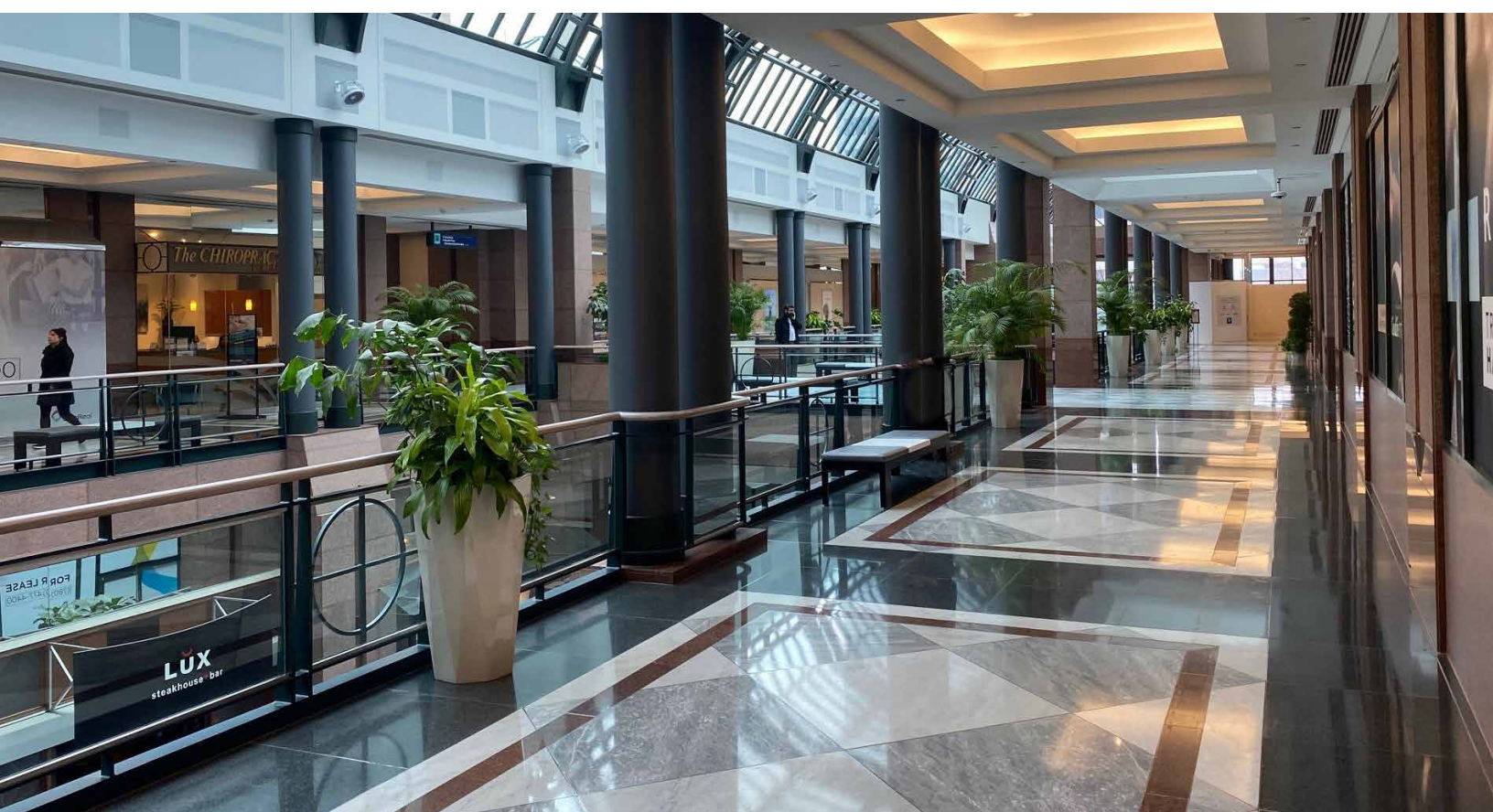
TRANSPORTATION CONNECTIVITY

Parkade, excellent LRT and bus route access

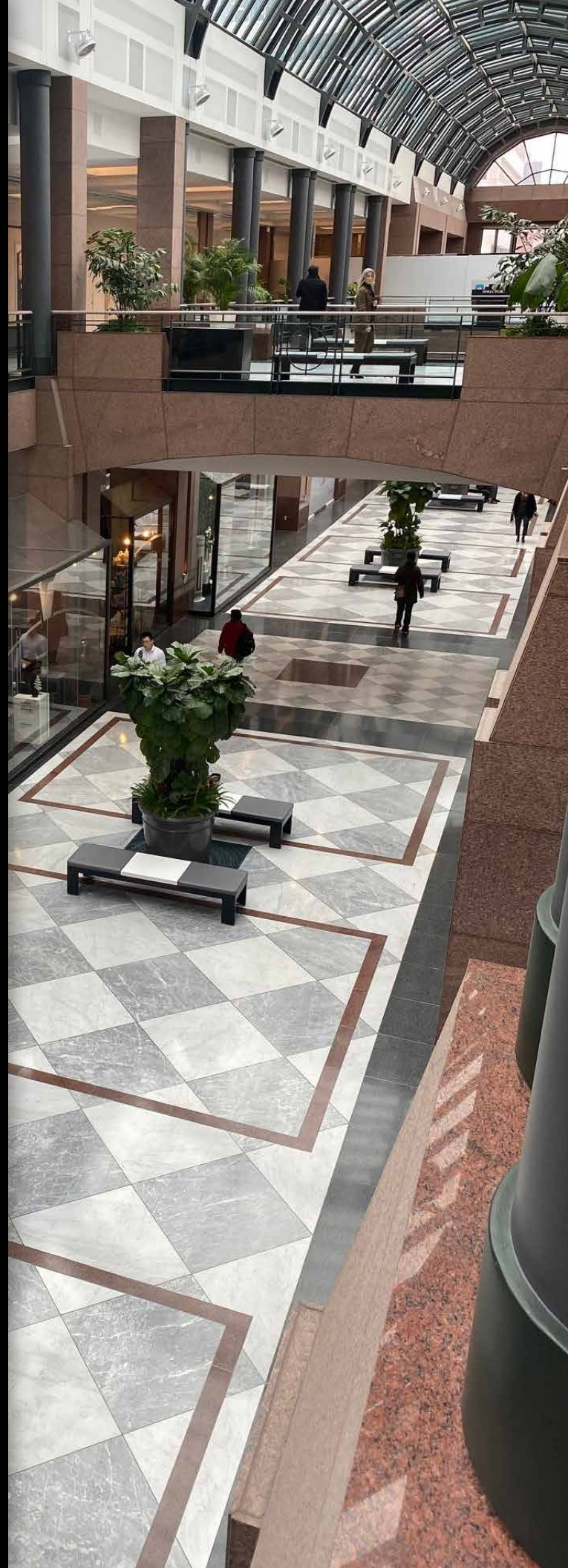
PEDWAY CONNECTED

- City Centre & Commerce Place
- Rogers Place & Ice District Buildings
- Parkades
- Churchill & Central LRT Stations
- Arts District Buildings
- Restaurants, Services and Shopping





UNIT 195 PHOTOS
2,184 SF



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