

# 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

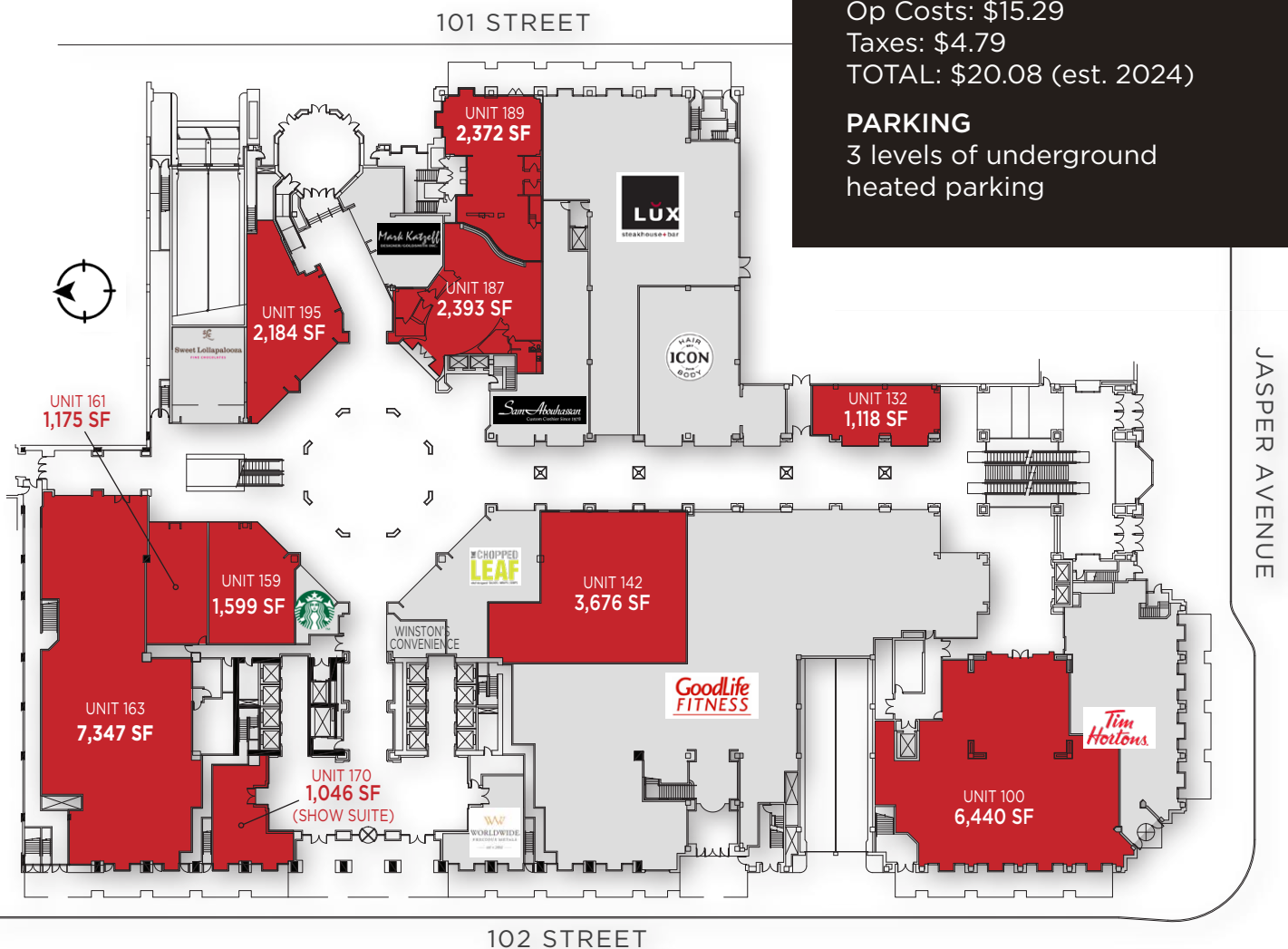
Op Costs: \$15.29

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 263 | 457 SF  
Unit 274 | 1,232 SF  
Unit 276 | 216 SF  
Unit 279 | 379 SF

### FOR LEASE

#### LEASE RATE

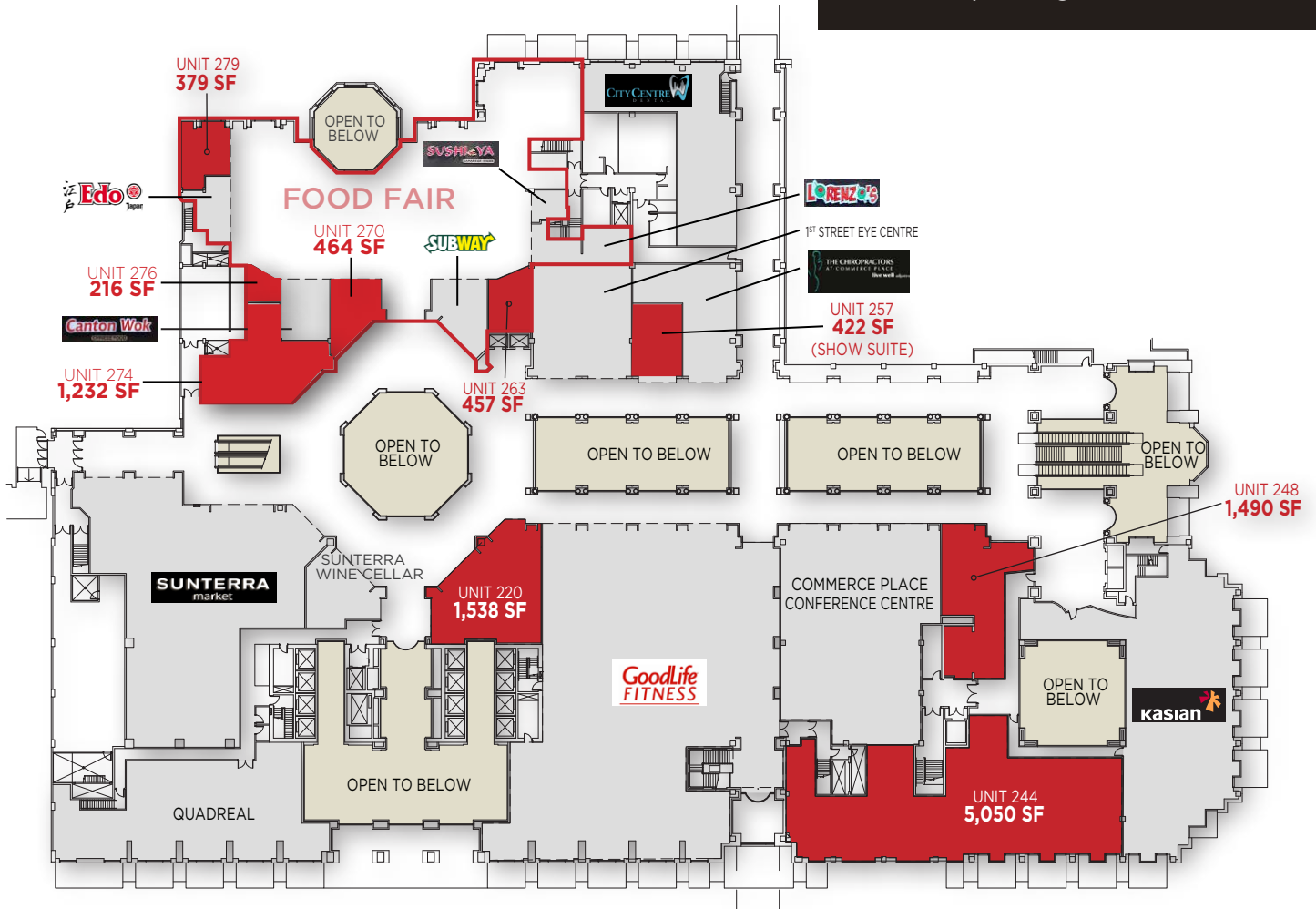
Flexible

#### ADDITIONAL RENT

Op Costs: \$15.29  
Taxes: \$4.79  
TOTAL: \$20.08 (est. 2024)

#### PARKING

3 levels of underground heated parking



# PROPERTY OVERVIEW



LRT Stops



Capital LRT Line



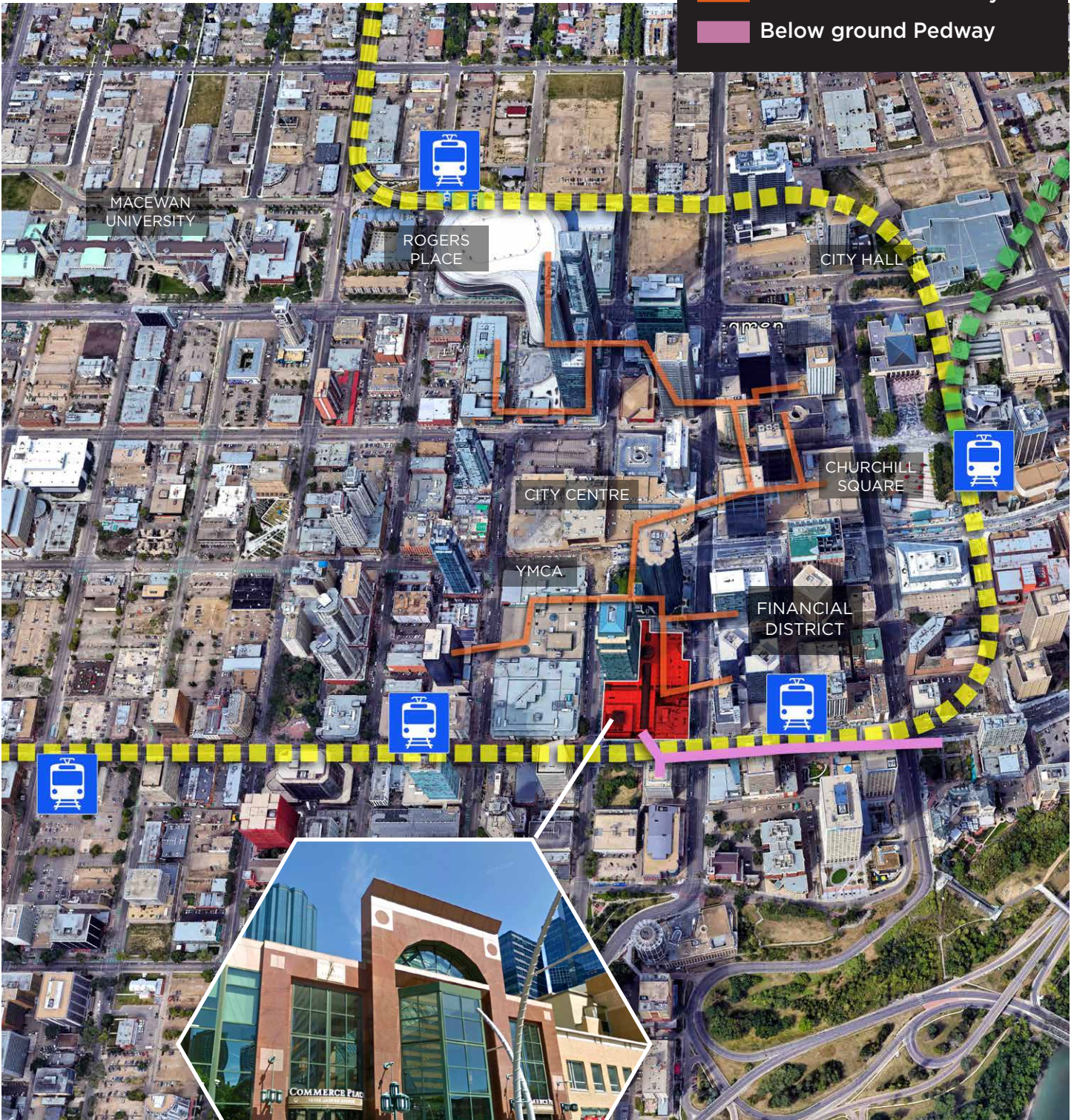
Metro LRT Line



Above Ground Pedway



Below ground Pedway



# CONNECT DOWNTOWN

## SHOPPING, RESTAURANTS & SERVICES

Hundreds of retailers within walking distance

## ROGERS PLACE & ICE DISTRICT

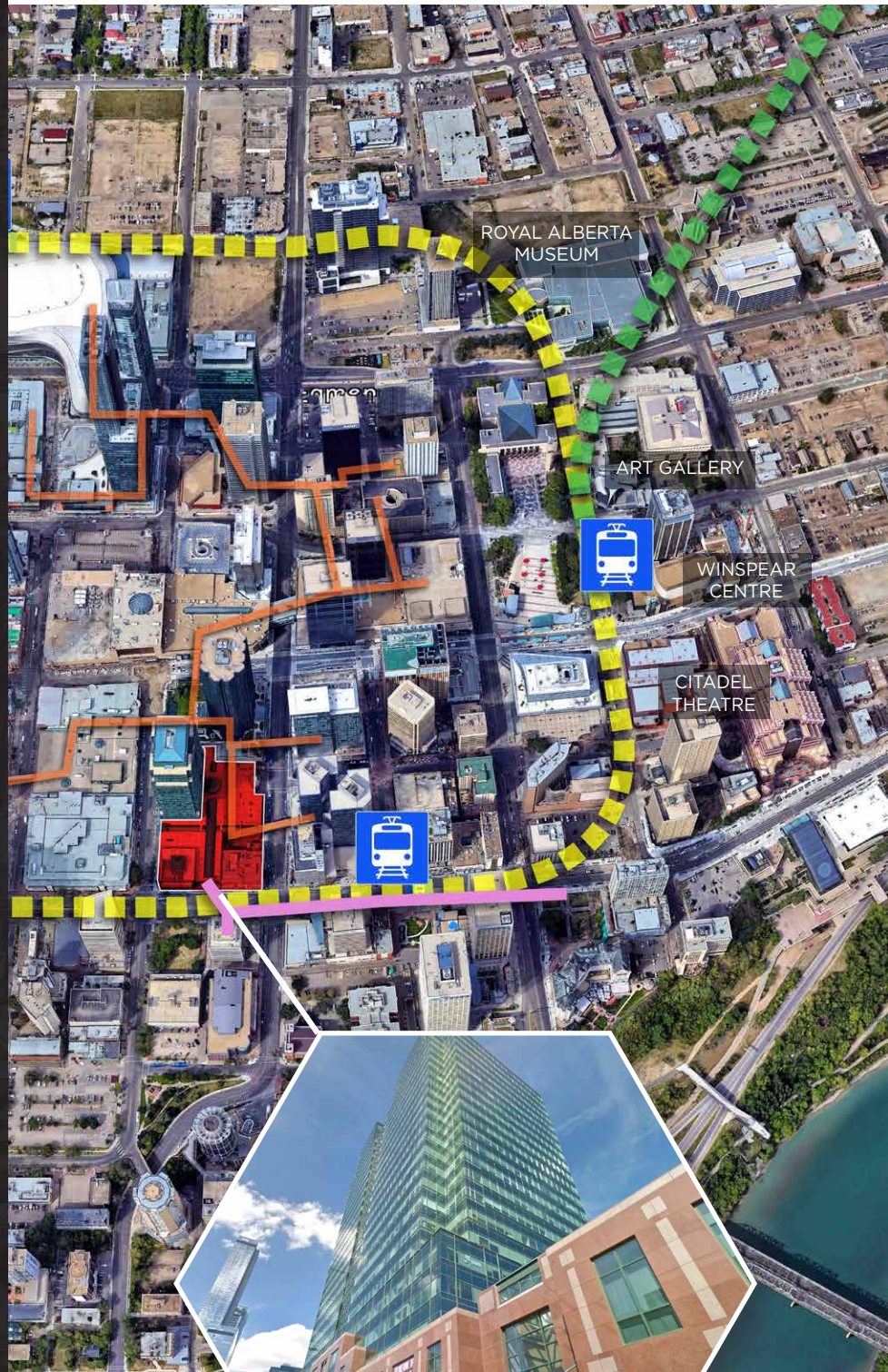
Events, shopping and future plaza

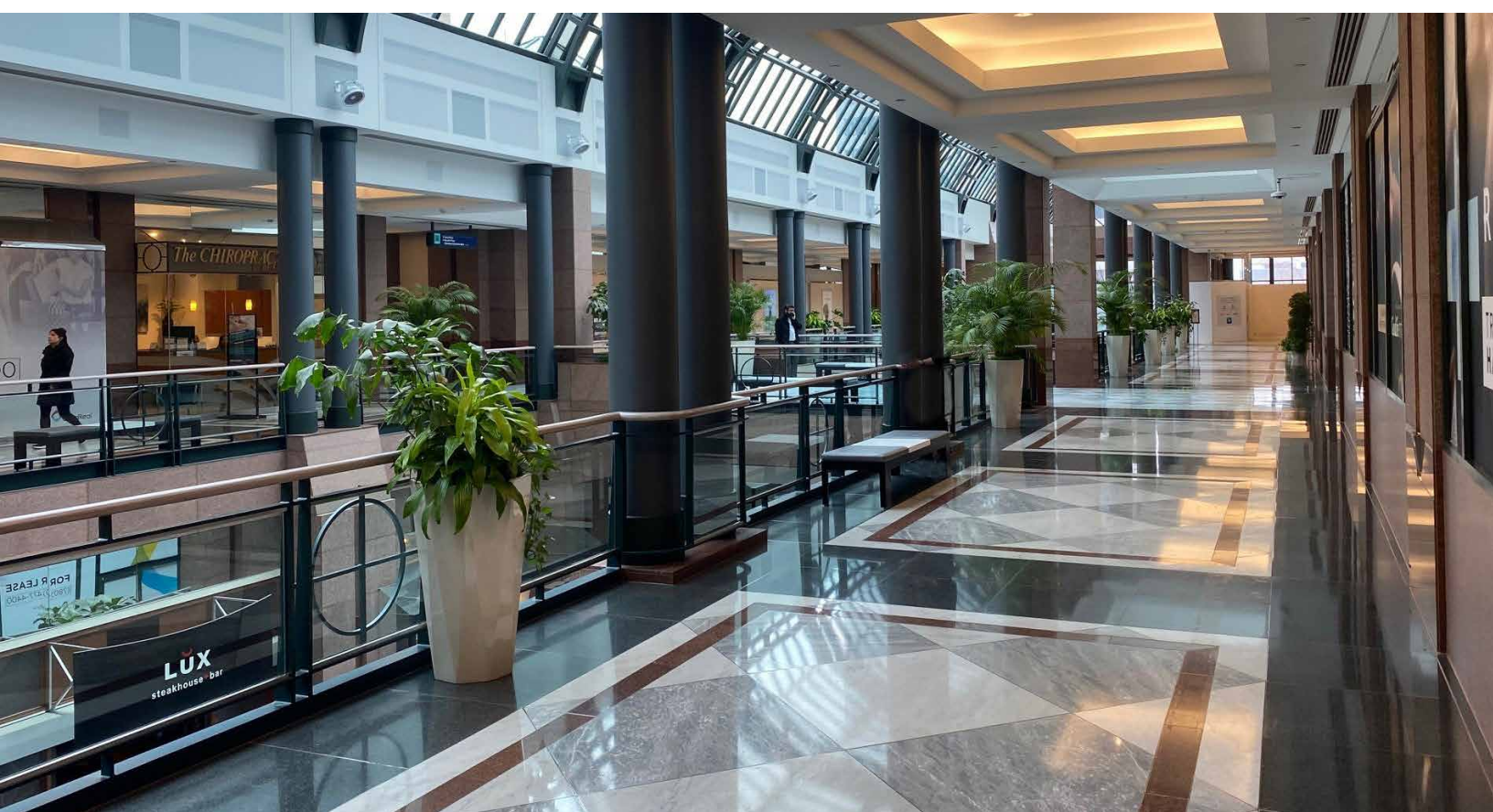
## TRANSPORTATION CONNECTIVITY

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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