

COMMERCE PLACE

10155 - 102 Avenue, Edmonton, AB

RETAIL FOR LEASE

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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 Platinum
 LEED 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

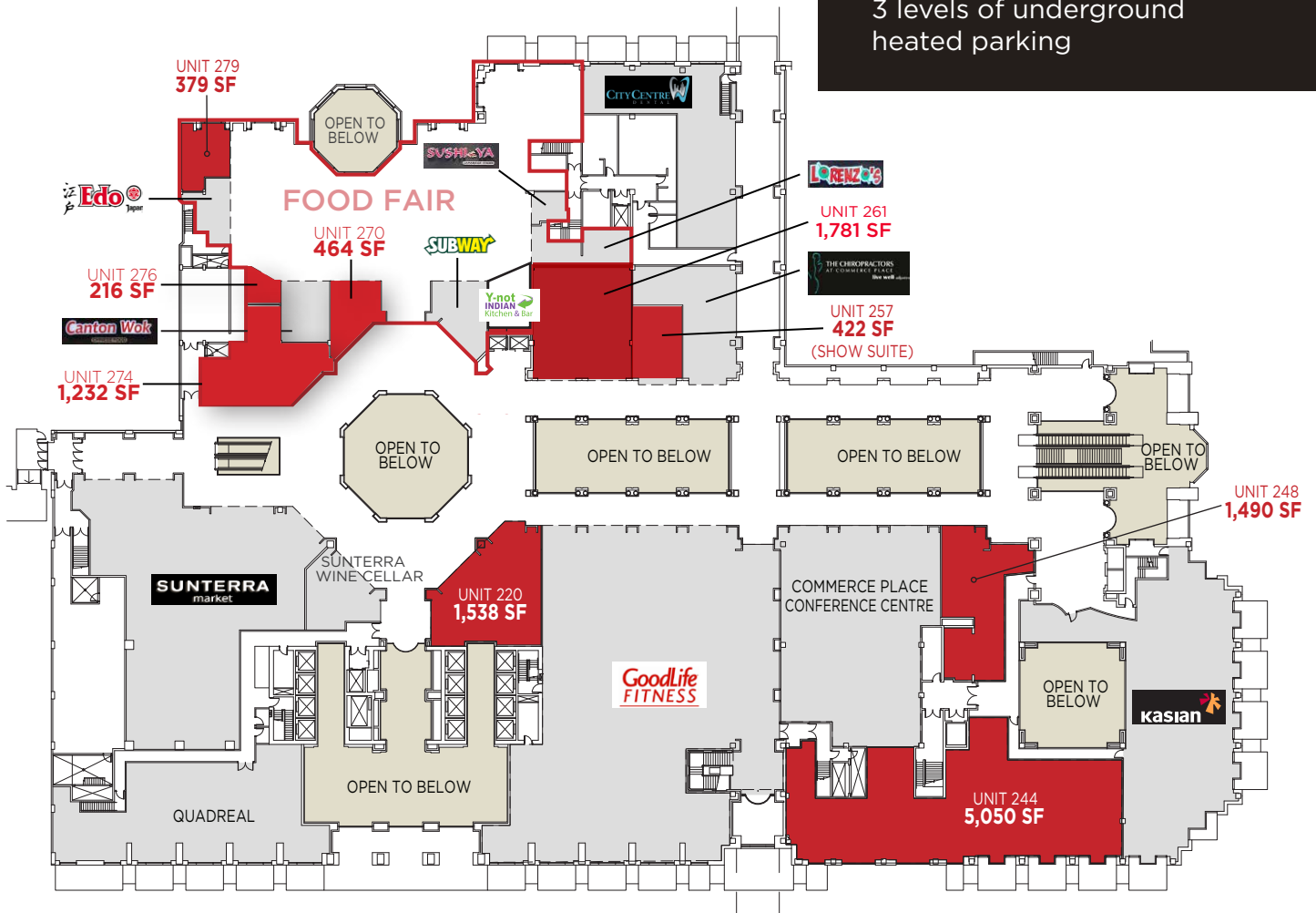
Flexible

ADDITIONAL RENT

Op Costs: \$16.71
 Taxes: \$5.01
 Total: \$21.72 (est. 2025)

PARKING

3 levels of underground heated parking



PROPERTY OVERVIEW



LRT Stops



Capital LRT Line



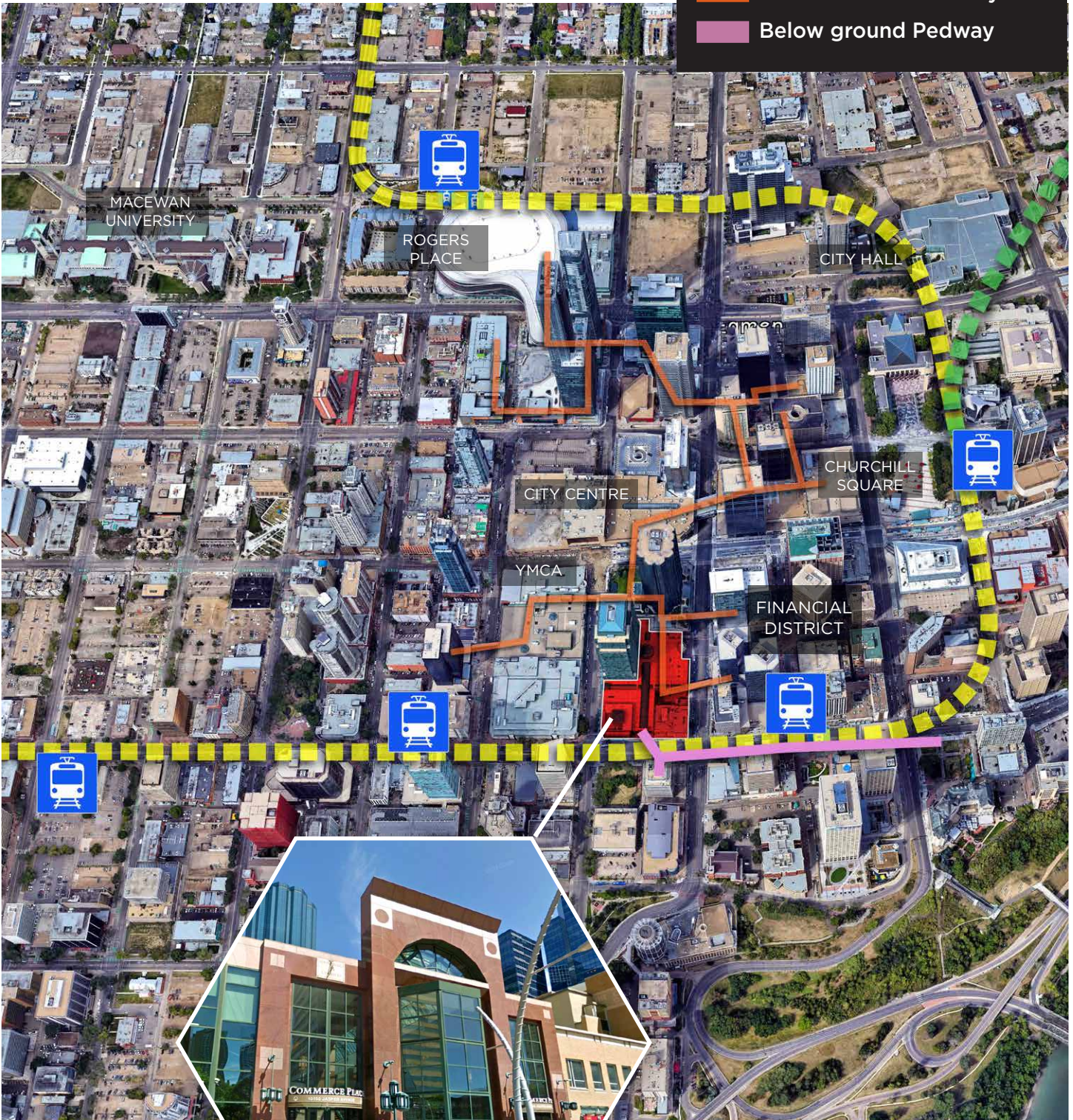
Metro LRT Line



Above Ground Pedway



Below ground Pedway



CONNECT DOWNTOWN

SHOPPING, RESTAURANTS & SERVICES

Hundreds of retailers within walking distance

ROGERS PLACE & ICE DISTRICT

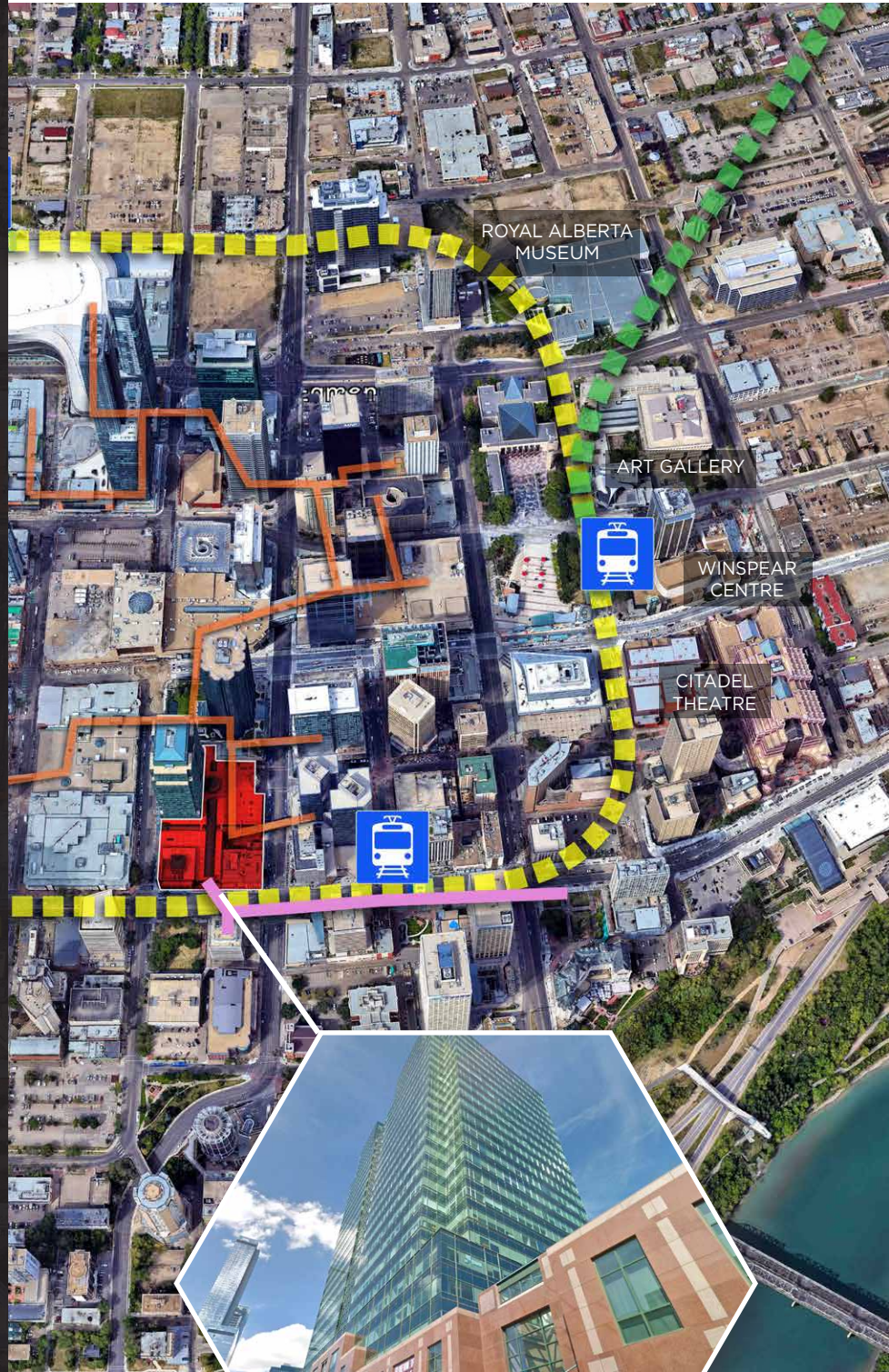
Events, shopping and future plaza

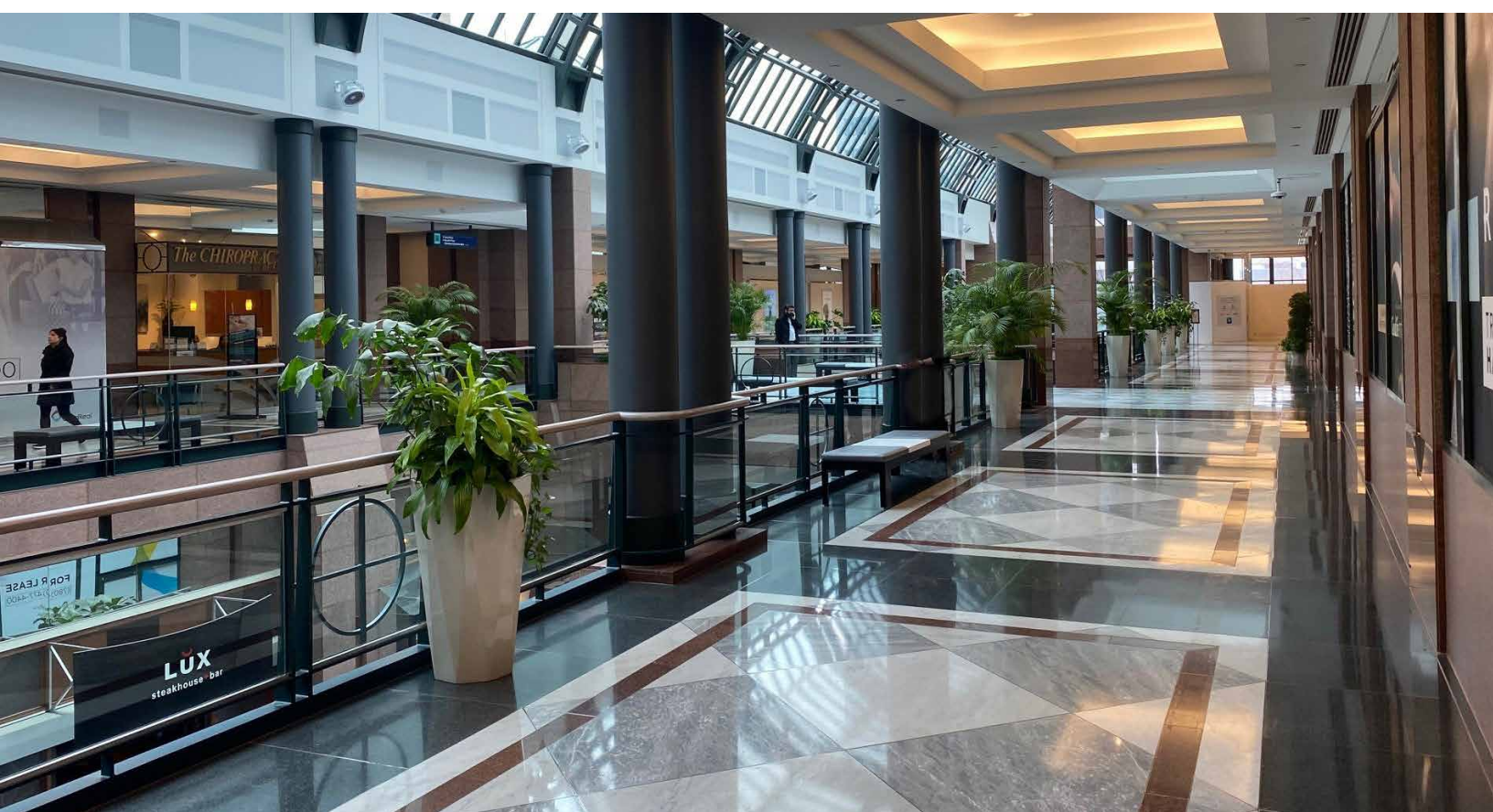
TRANSPORTATION CONNECTIVITY

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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