



**AVISON
YOUNG**

FOR LEASE

Stantec Tower

10220 - 103 Avenue
Edmonton, AB

**Medical opportunity in
the heart of ICE District**

FUTURE RESIDENTIAL TOWER COMING TO ICE DISTRICT

Get more information

Ben Volorney

Principal

+1 780.909.5810

ben.volorney@avisonyoung.com

Emma Anderson

Associate, Brokerage Services

+1 587.416.3022

emma.anderson@avisonyoung.com

Property Overview

MEDICAL SPACE

Stantec Tower represents a rare opportunity to position your medical business in the heart of ICE District, the hub of activity in downtown Edmonton.

This 4,862 SF space can be demised based on use and overall size requirement.

Maximize your business exposure with steady weekday traffic from office tenants and a regular stream from hotel guests and permanent residents. This location is at the doorstep of Rogers Place, and other major attractions. Immediately adjacent to Connect Centre with major retailers including Loblaws City Market, Canadian Icehouse and The Banquet.

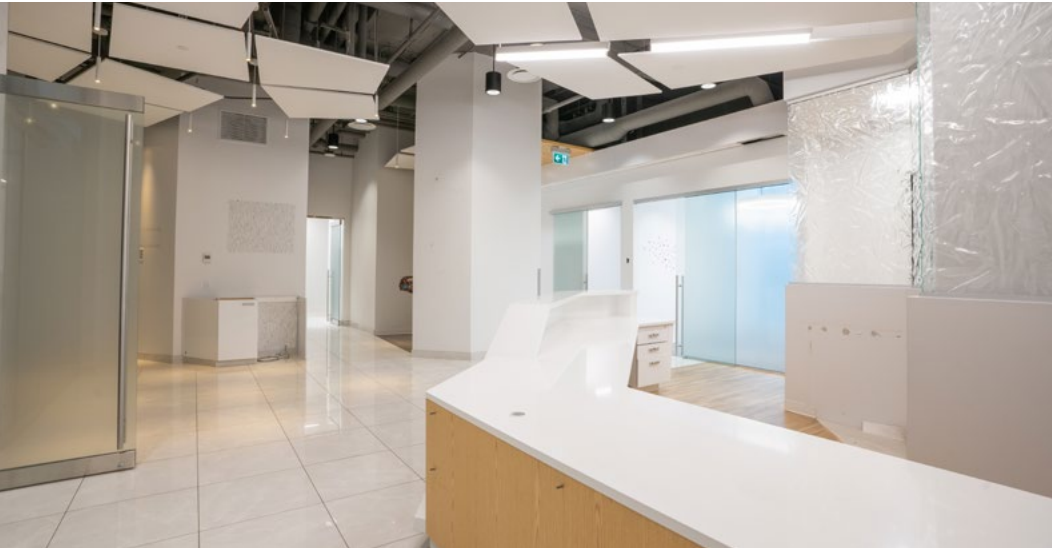
Property Details

Lease Rate:	Market
Additional Rent:	\$20.36 psf (2026)
Available Area:	4,862 sf (demisable)
Parking:	Over 2,700 underground stalls in ICE District plus ample street parking
Available:	Immediately



Wiikwemkoong Indigenous Community Acquires 65\$M ICE District Space - New Housing to Come!

The community plans to add 35 storeys of residential space, totalling approximately 300 new units. This new development will inject an immediate population into the ICE District area.



Benefit from:

- **Entertainment**
Rogers Place
Grand Villa Casino
Community Rink
Fan Park @ ICE District
- **Hotel & Residence**
JW Marriott
Sky Signature Suites
The Legends Private Residence at ICE District

- **Office employees**
Stantec Tower:
Stantec
Scotiabank
Dentons
Henry Singer
Edmonton Tower:
City of Edmonton
RBC DS
Felesky Flynn
Kids & Company
- PWC
DLA
Canada ICI
Bennett Jones

Royal Bank of Canada
Sorrell Financial
Avison Young

Area Demographics:

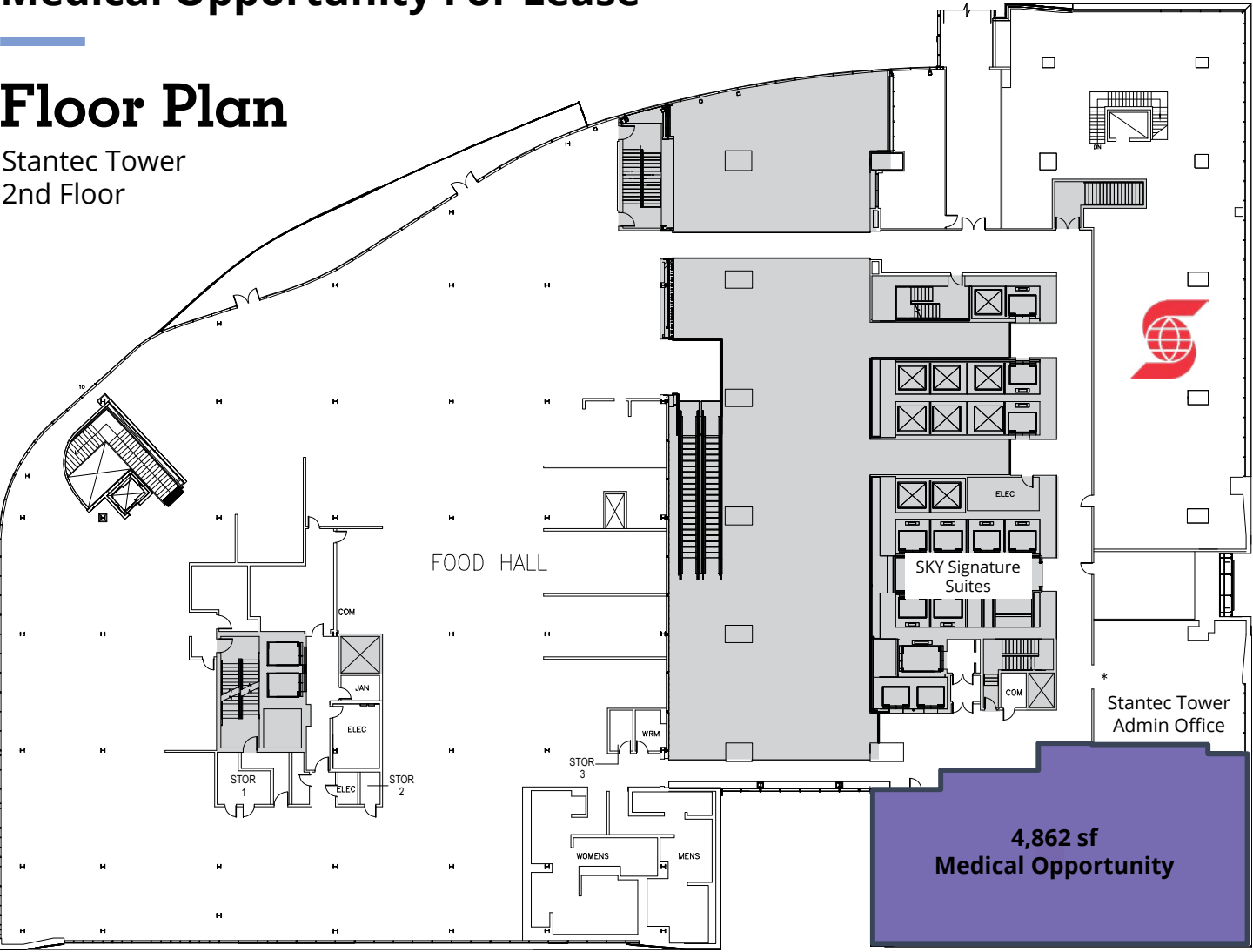
- **2024 Population estimate within:**
5 min. walk 3,620
10 min. walk 9,489
15 min. walk 39,082
20 min. walk 104,843
- **Daytime Employees within:**
5 min. walk 16,214
10 min. walk 63,035
Over 1,500 Stantec employees
**Sitewise*

Medical Opportunity For Lease

Stantec Tower Retail
10220 103 Avenue, Edmonton, AB

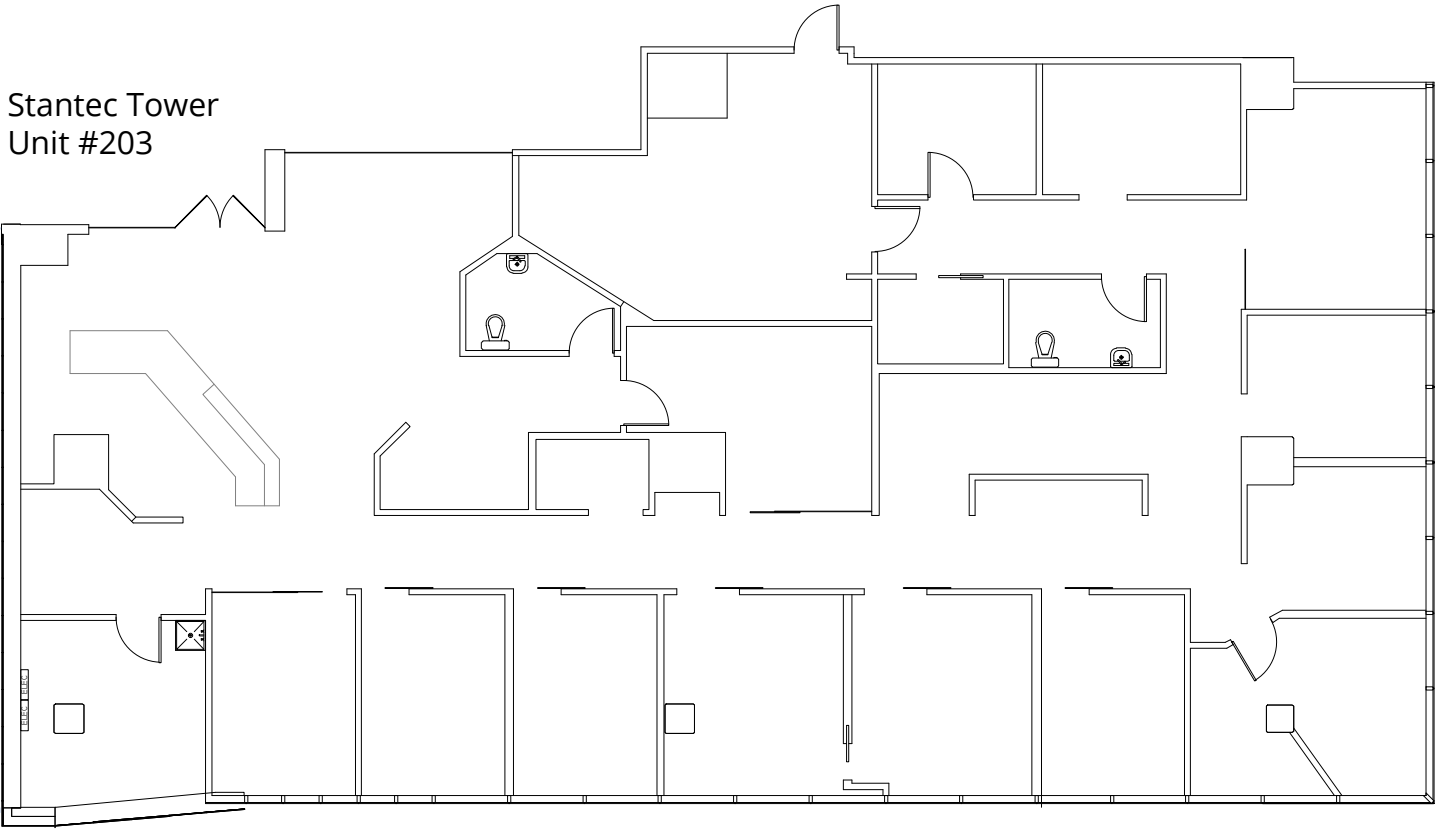
Floor Plan

Stantec Tower
2nd Floor



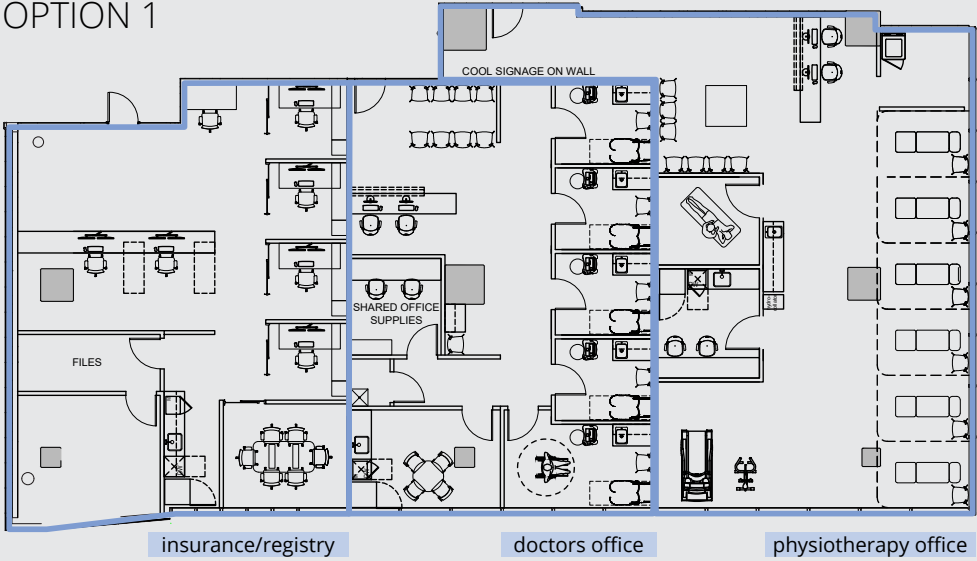
Unit 203 is a 4,862 sf fully-fixture
dentist office with demising options to
accommodate a range of medical and
professional services. Potential demising
plans of the space are provided below.

Stantec Tower
Unit #203

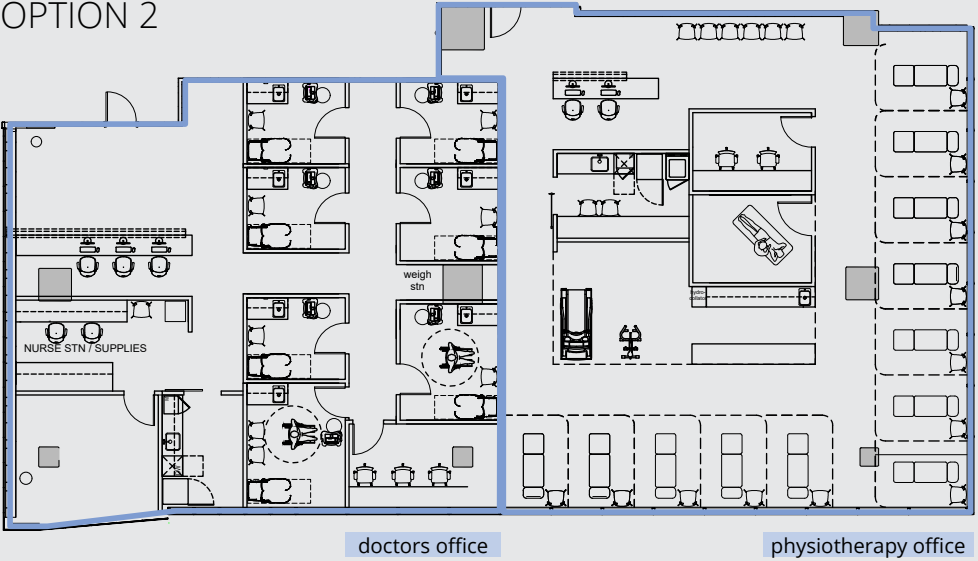


Potential Demising Plans

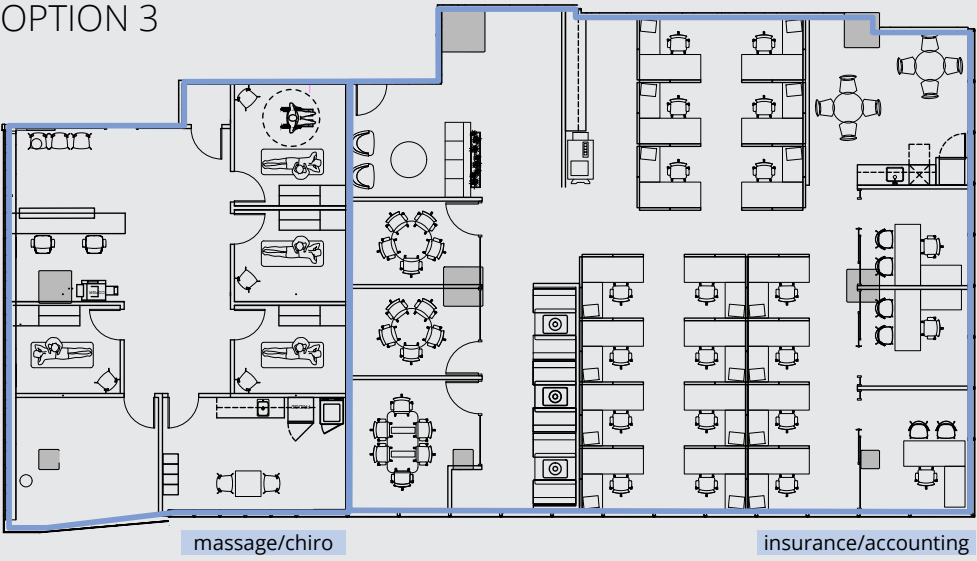
OPTION 1



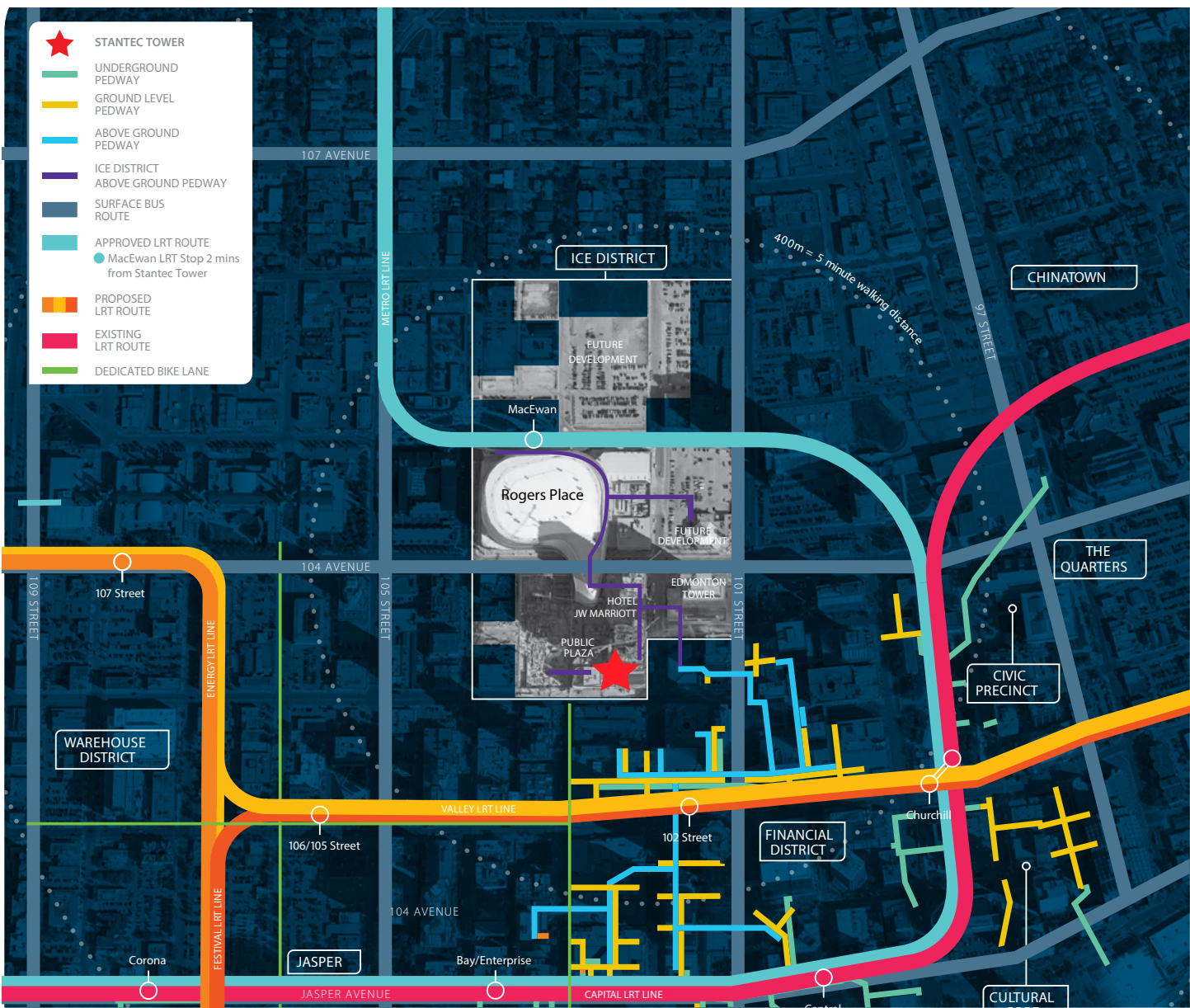
OPTION 2



OPTION 3



Location Overview



Street level access

When fresh air is needed, the adjacent Public Plaza is only steps away and within less than a five minute walk to anywhere in the financial district, situated north of Stantec Tower. Rogers Place and Ford Hall are accessible across the plaza just beyond the front entrance. A very attractive lobby welcomes tenants with main floor retail and a future second-floor licensed food hall.

Pedway connected

Stantec Tower is connected via aboveground pedway into Rogers Place through the JW Marriott, situated on the north side of Stantec Tower and on the west side of 102nd Street. Above ground connections can be made through Edmonton Tower and Bell Tower as well as west to Loblaws City Market, providing indoor access to the rest of downtown Edmonton's core system.

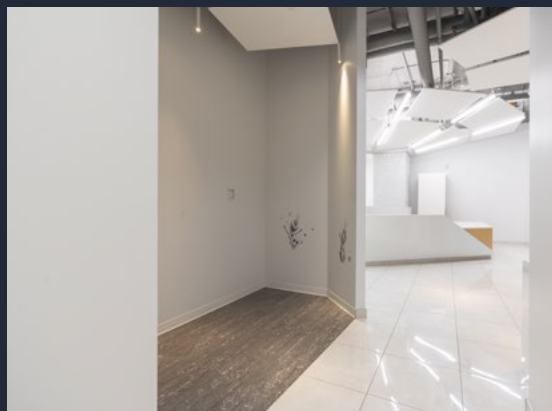
Public transit

In addition to its location directly along major bus routes, Stantec Tower has indoor access to four LRT stations via pedway connection, both ground level and underground access.

**For more information,
please contact:**

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avisonyoung.com

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Suite 2100, 10111 - 104 Avenue | Edmonton, AB T5J 0J4 | 780 428 7850

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