



# STERLING PLACE

9940 106 Street, Edmonton, AB

**GWL REALTY ADVISORS**

STERLING PLACE  
The MARC RESTAURANT  
1111  
Curbside Takeout: 463-6141

100 AVE

EXCEPT BICYCLES

## The Property

Sterling Place is a 12-storey, 169,651 square foot office tower prominently located on the corner of 100 Avenue & 106 Street.

In close proximity to Jasper Avenue, major hotels, and the Alberta Legislature Building.

Walking distance to major bus routes and the Corona LRT station.

100 Avenue frontage with excellent signage opportunity available.

Heated and secured underground parking for tenants.

## Vacancy Details

### Current Vacancies

Suite 102 - 2,982 SF

Suite 104 - 279 SF

Suite 202 - 3,702 SF

Suite 325 - 3,126 SF

### Underground Parking

1 stall / 1,500 SF

\$250 per stall/month

### Availability

Move-in ready opportunities

### Lease Rate

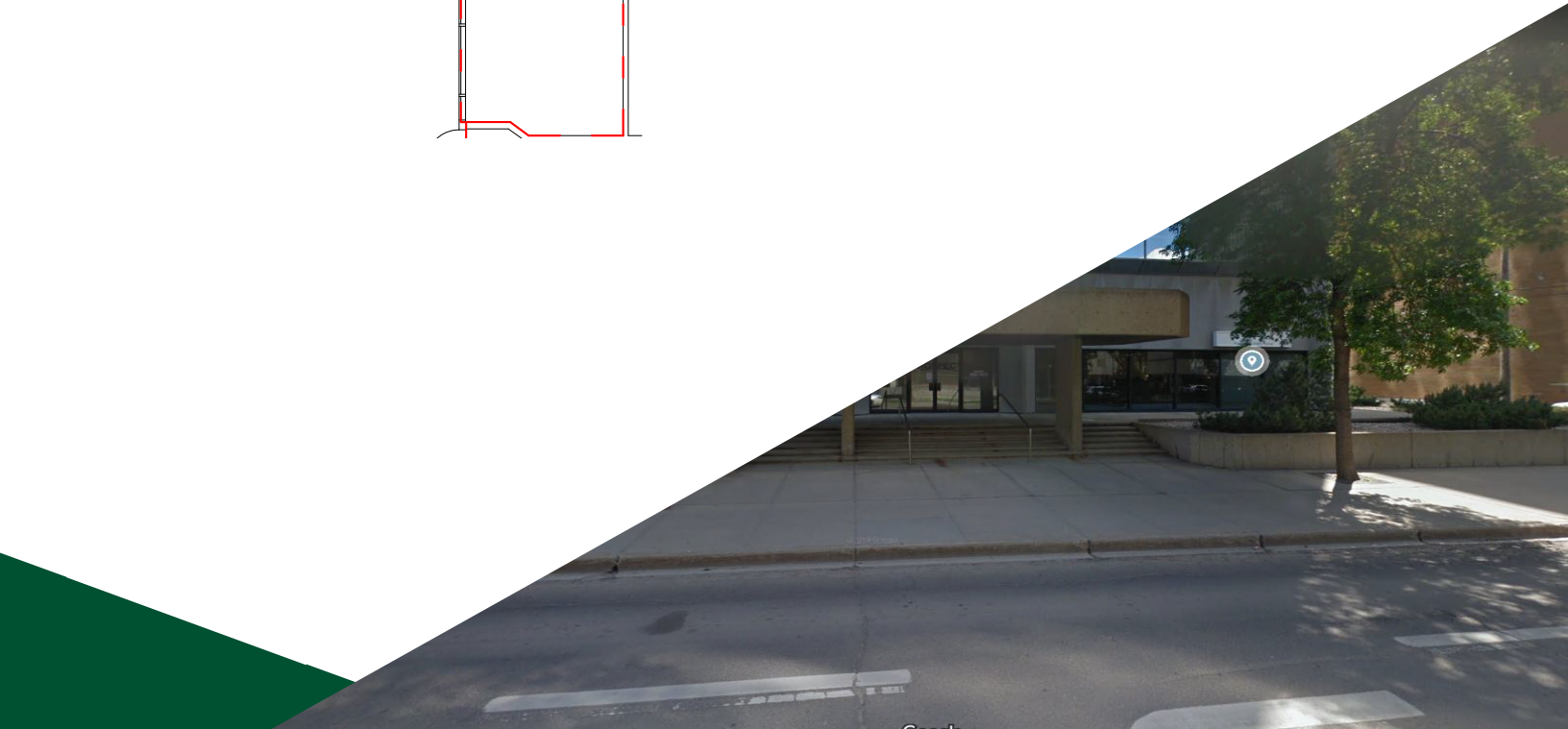
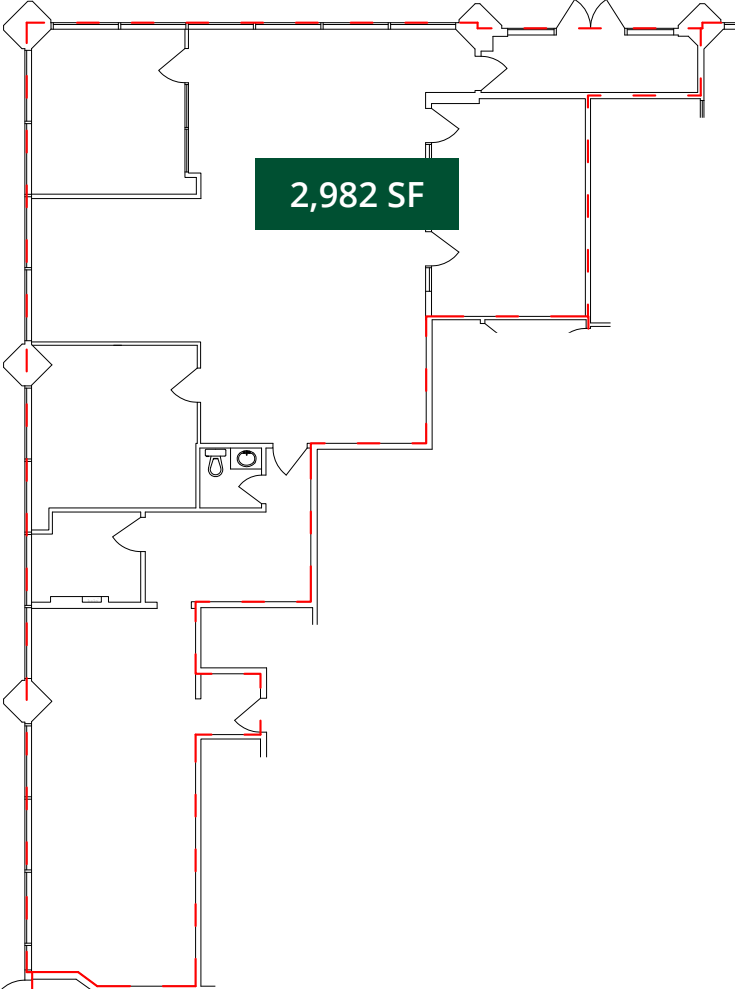
Market

### Additional Rent

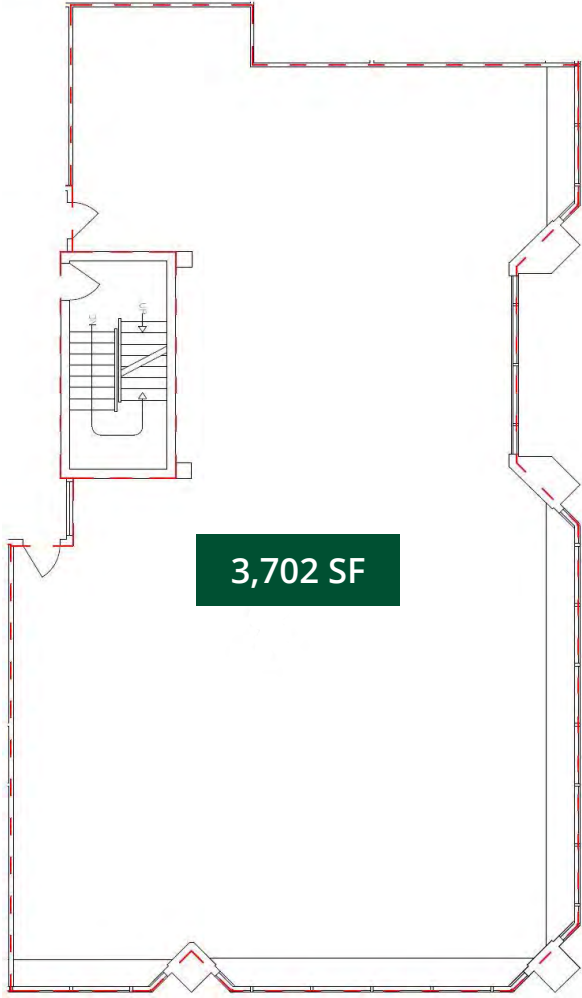
\$14.20 psf (2026 Estimate)

*A prominent and highly visible office tower within downtown Edmonton's Government District*

# Suite 102

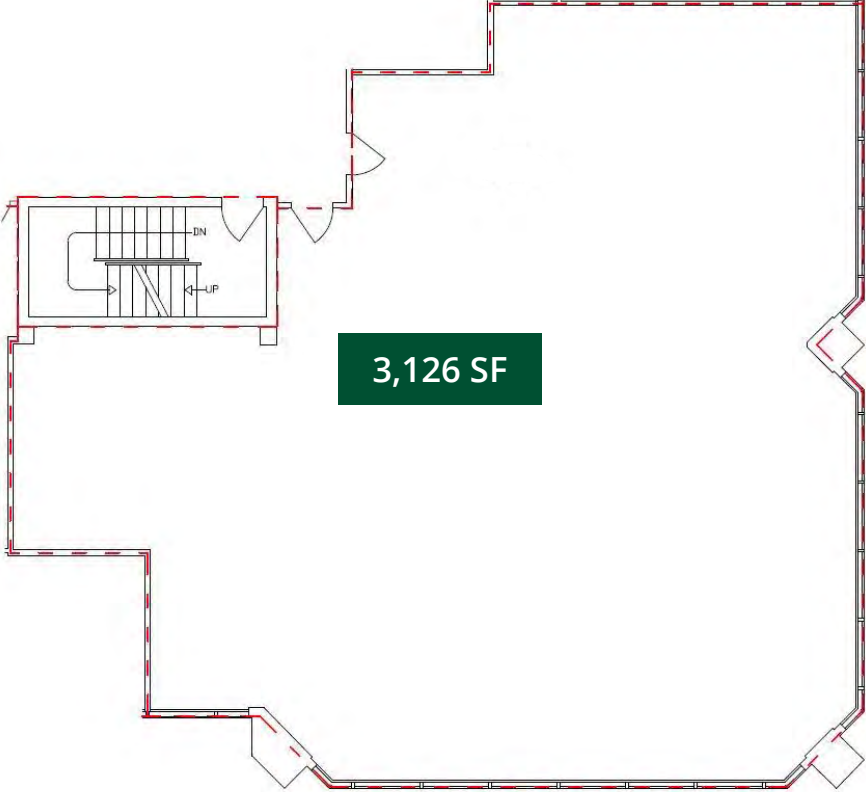


# Suite 202



*Centrally located near Jasper Avenue and in close proximity to all amenities*

# Suite 325



## Contact Us

### Angela Wu-Kemp

Director, Leasing

Direct: 587 412 5580

Cell: 587 930 7814

Email: [angela.wukemp@gwla.com](mailto:angela.wukemp@gwla.com)

### GWL Realty Advisors, Edmonton

10065 Jasper Avenue, Suite 800

Edmonton, AB T5J 3B1

Phone: 780 944 1222

Fax: 780 428 4047

[gwla.com](http://gwla.com)

Jasper Avenue

108 Street

107 Street

100 Avenue

106 Street



**GWL** REALTY  
ADVISORS