

**AVISON
YOUNG**

FOR LEASE

**10220 - 103 Avenue
Edmonton, AB**



FUTURE RESIDENTIAL TOWER COMING TO ICE DISTRICT

STANTEC TOWER

FOOD & BEVERAGE OPPORTUNITY

We are offering a unique opportunity for a partnership in design and operation of a curated culinary experience in a high-traffic, high-visibility location. This will be ideal for an established boutique restaurateur, chef-entrepreneurs, and regional brands looking to expand within a vibrant environment. Our partner will have exclusive alcohol sale rights for this F&B destination at Stantec Tower.

Ben Volorney
Principal
+1 780.909.5810
ben.volorney@avisonyoung.com

Emma Anderson
Associate, Brokerage Services
+1 587.416.3022
emma.anderson@avisonyoung.com

**„Deka
Canderel**



THE OPPORTUNITY

Stantec Tower's ownership and management teams are pleased to offer a premier food & beverage (F&B) opportunity, in the heart of Downtown Edmonton's vibrant ICE District. The landlord is seeking an experienced F&B operator with the expertise to develop this second-level (pedway connected) space into a dynamic destination with curated culinary offerings. A cohesive 'central core' will provide an anchor to this space, while various types of seating, games, interactive spaces, pop-up shops, and a live music stage will support and enhance the dining experience. Alcohol sales will undoubtedly boost potential revenues and add to overall marketability.

The selected operator will collaborate closely with the landlord to create and design a multi-faceted culinary destination that will attract daily workers in the downtown core, F&B connoisseurs, and Edmonton consumers alike. This includes having creative input on all aspects of the space such as but not limited to interior design choices, seating arrangements, and back-of-house infrastructure.

As part of a professionally managed and fully licensed venue, Stantec Tower presents an energetic, modern atmosphere and is perfectly positioned in a high-traffic, high-visibility location to become not only a signature dining experience in Edmonton but a standout F&B destination nationally.

Dine. Play. Stay. Live.

ICE District is the heart of downtown Edmonton, one of the fastest growing cities in Canada. Spanning 25-acres, this world-class mixed-use development combines condos, a public plaza, sports, entertainment, a chic hotel (JW Marriott), 208,000 square feet of retail space and 1.3 million square feet of office space all in one dynamic location. It's much more than a state-of-the-art Rogers Place arena. It's a place to gather; a place to celebrate; a place where the city of Edmonton comes alive.

Source: <https://icedistrict.com/>

Join Henry Singer

We are pleased to announce that Henry Singer has relocated their downtown flagship location to Stantec Tower, in the heart of ICE District. This 10,490 SF menswear lifestyle boutique includes an exclusive barbershop, a cafe / bar, and a shoeshine service, which has created a luxury destination for clients in Edmonton's downtown core and beyond.

Unique retail opportunities in the heart of downtown

Stantec Tower is downtown Edmonton's newest office and luxury condo development, and western Canada's tallest building. It is a 69-storey LEED-Gold building and the unmistakable centerpiece of the ICE District. Sky residence boasts 483 luxury residential condos above 29 floors of office tenancies, with commercial space totaling 62,000 SF.

Customer traffic 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

PWC
DLA
Canada ICI
Bennett Jones

Edmonton Tower:
City of Edmonton
RBC DS
Felesky Flynn
Kids & Company

Royal Bank of Canada
Sorrell Financial
Avison Young

THE LOCATION

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 various access points to the second floor dining area.

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.

 **104,843**
Daytime population (2024 estimate)

 **37.1**
Median age

 **\$89,207**
Average household income

Demographics: Within 3km as of April 2025, Sitewise

Pedway connected

Stantec Tower is connected via above ground 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.

Trade Area

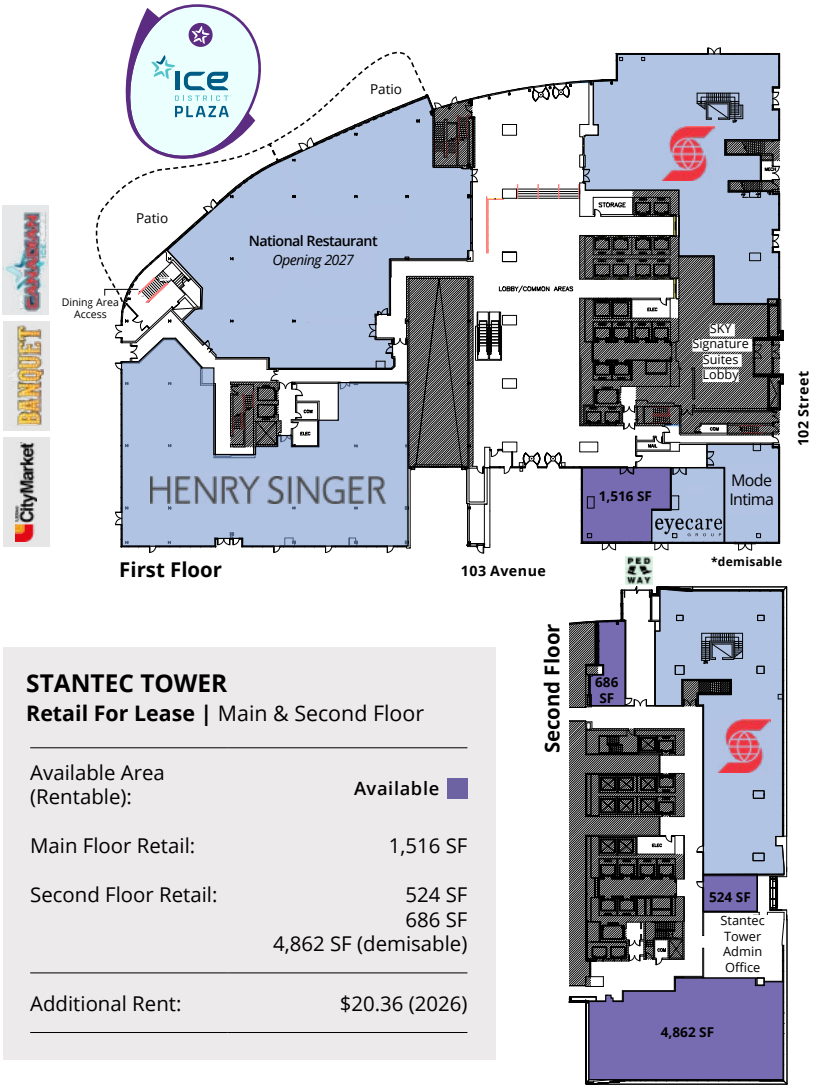
2024 Population estimate within:

400 m (5 min walk)	3,620
800 m (10 min walk)	9,489
1.5 km (15 min walk)	39,082
3.0 km (20 min walk)	104,843

Daytime Employees within:

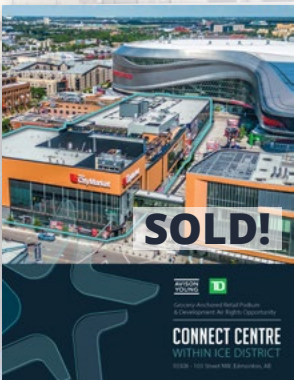
400 m (5 min walk)	16,214
800 m (10 min walk)	63,035
Over 1,500 Stantec employees	

*Sitewise



STANTEC TOWER	
Retail For Lease Main & Second Floor	
Available Area (Rentable):	Available
Main Floor Retail:	1,516 SF
Second Floor Retail:	524 SF
	686 SF
	4,862 SF (demisable)
Additional Rent:	\$20.36 (2026)





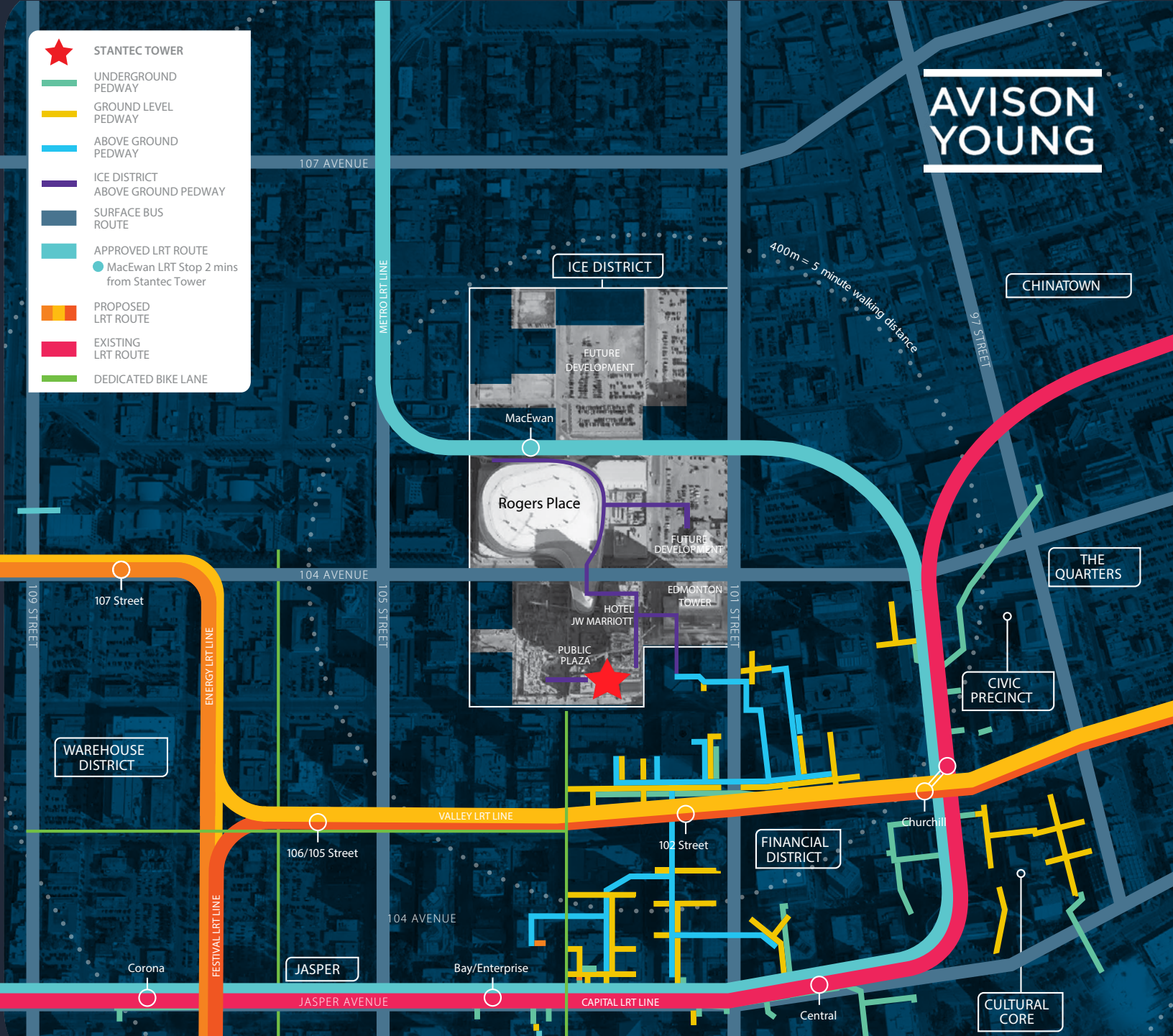
SOLD!

CONNECT CENTRE
WITHIN ICE DISTRICT

New Housing to Come!

Wiikwemkoong Indigenous Community Acquires \$65M ICE District Space

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.



To discover more about this prestigious food & beverage opportunity, please contact:

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