



Stantec TOWER

10220 - 103 Avenue
Edmonton, AB

⇌ Canderel



Welcome to Stantec Tower

Stantec Tower, located in the heart of downtown Edmonton, is renowned for its cutting-edge architectural design and considered a defining landmark in the city. With 69 stories, it stands as the tallest tower in western Canada and is a symbol of Edmonton's thriving skyline.

The tower offers a mix of office spaces, residential units, and retail spaces, all designed with environmental sustainability in mind. Its features include high-efficient heating and cooling systems and ample windows providing an abundance of natural light.

The ICE district location offers convenient access to shopping, dining, entertainment, and public transportation for residents, employees, clients and visitors.

Property Summary

Address	10220 - 103 Avenue
Manager	Canderel Management (West) Inc.
Hours	6:00AM - 6:00PM Monday - Friday 8:00AM - 4:00PM Saturdays
Parking	Parkade located below building
Year Completed	2018
Number of Floors	29 (office)
Typical Floor Area	25,000 SF
Ceiling Height	9' (24 th floor); 12' (29 th floor)
Window Height	8' (24 th floor); 15' 6" (29 th floor)
Available Units	203, 301, 2401, & 2900
Available Sizes	3,500 SF - 8,997 SF
Asking Rate	Market rental rates
Additional Rent	\$26.09 (2025 estimate)
Tenant Allowance	\$80 - \$100 PSF
Parking Ratio	1 stall per 1,350 SF
Parking Rates	\$310 - \$450 per stall/month

Major Tenants



HENRY SINGER



大成 DENTONS

Scotiabank®



Exceptionally Connected

Stantec Tower is conveniently connected and shielded from the elements via pedway to all major downtown class A office buildings. Tenants and guests enjoy a direct connection to art and entertainment hubs including Rogers Place arena, Royal Alberta Museum, and Francis Winspear Centre for Music. From Stantec Tower to the ICE, financial, arts, and civic districts – reach your destination in comfort any time of the year.

Entertainment & Business

- | | |
|--------------------------------|----------------------------|
| 1 Edmonton Convention Centre | 8 Francis Winspear Centre |
| 2 Sir Winston Churchill Square | 9 Citadel Theatre |
| 3 Rogers Place | 10 Edmonton Public Library |
| 4 City Hall | 11 Grand Villa Casino |
| 5 Royal Alberta Museum | 12 Ice District Plaza |
| 6 Art Gallery of Alberta | 13 Edmonton City Centre |
| 7 Edmonton Law Courts | 14 Edmonton Tower |

Hotels

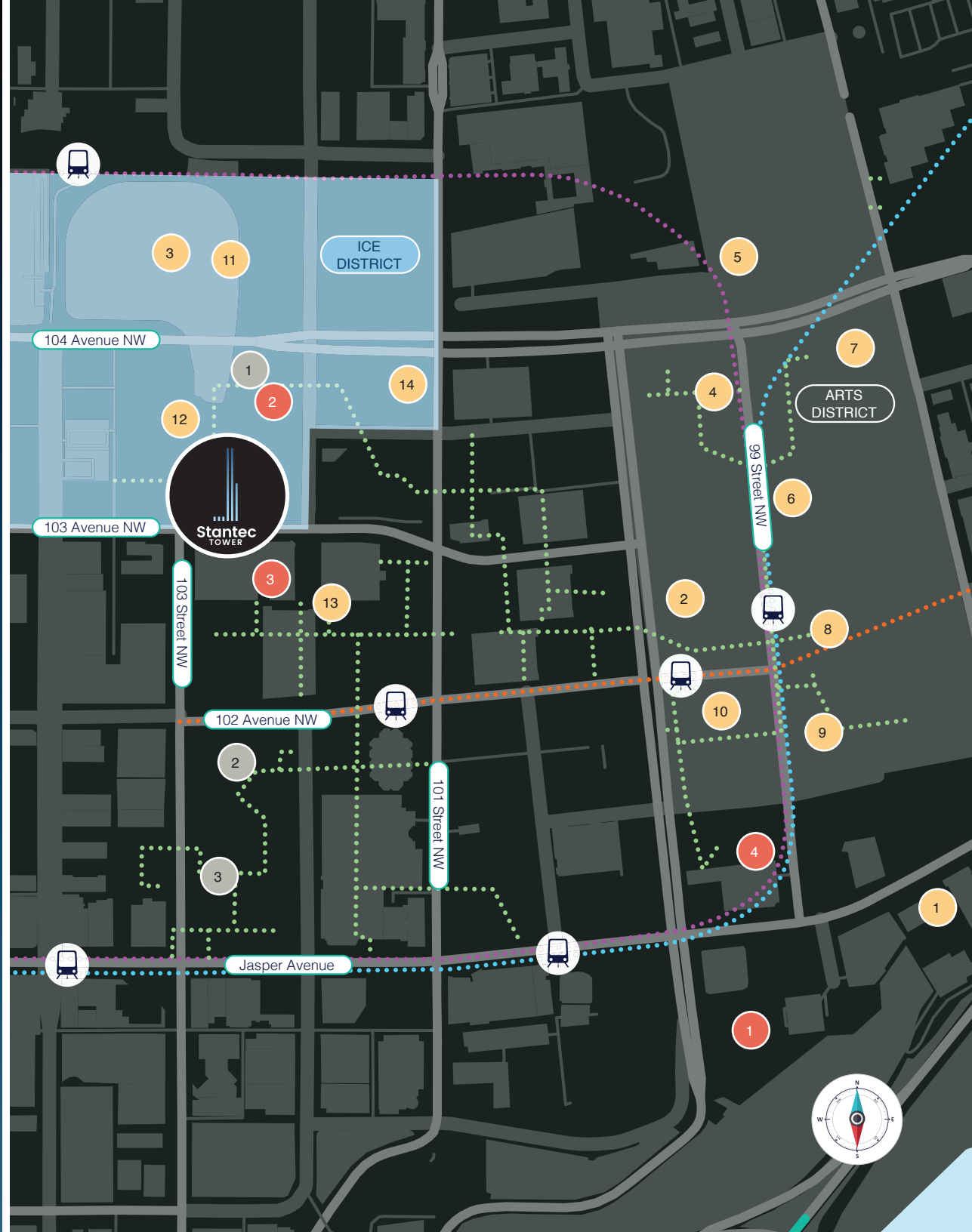
- 1 Fairmont Hotel MacDonald
- 2 J.W. Marriott Hotel
- 3 Delta Hotels by Marriott
- 4 Westin Hotel

Fitness Facilities

- 1 Archetype
- 2 Don Wheaton YMCA
- 3 GoodLife Fitness

Connectivity

- • • LRT Metro Line
- • • LRT Capital Line
- • • Future LRT Valley Line
- • • Pedway System



Building Highlights



Secure bike storage



End of trip facilities



Exterior roof top amenities



6,000 parking stalls within a 5 min. walk



Near-perfect Walk Score of 97



100% pedway connected



Conference Centre



Gym & wellness facilities



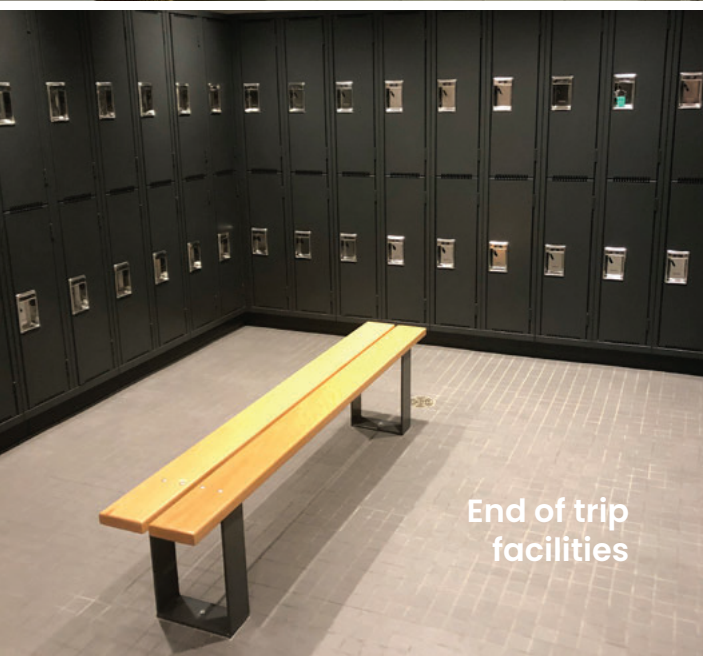
Food hall
COMING SOON



Building Amenities



End of trip
facilities



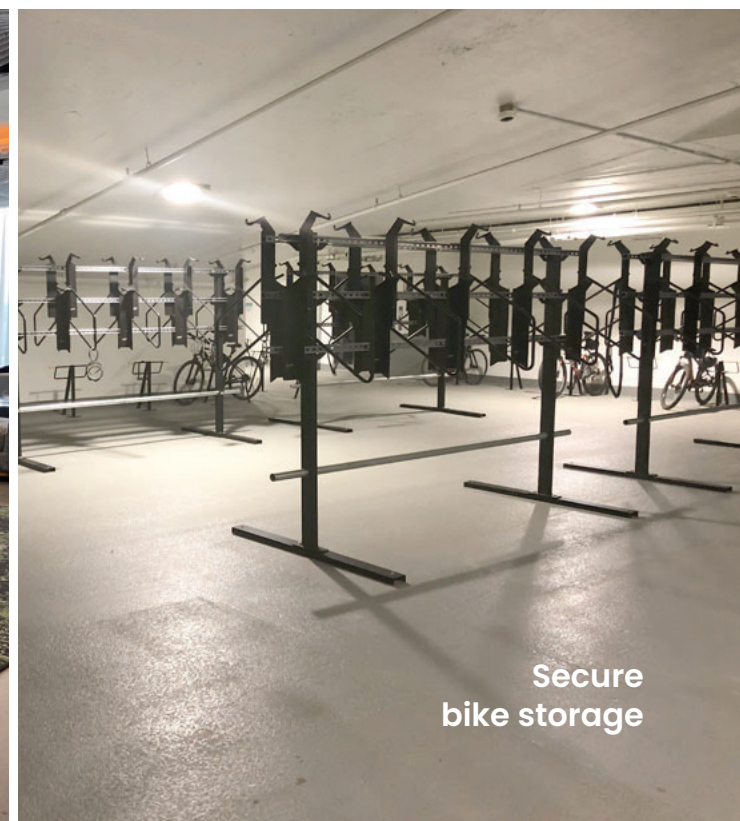
End of trip
facilities



Gym & wellness
facilities



Amenity floor
and lounge



Secure
bike storage

Built with ESG in mind

Sustainability is built into the foundation of Stantec Tower. The building's core and shell are certified LEED® Gold. The LEED core and shell provides a foundation of sustainability for future tenants, for success with sustainability goals and certifications for their own office space.

High-performance building systems drive energy conservation in the Tower. Stantec Tower's efficient design includes:

- Low flow fixtures that reduce water usage
- Cistern tank that captures roof rainwater
- Occupancy sensors
- Multi-level lighting switching
- Daylight sensors used for LED lighting sources
- Building Management System

Plans to incorporate various wellbeing strategies that promote a healthy lifestyle include: collaboration spaces, gender-neutral washrooms, access to fitness facilities, and rooftop gardens.



Platinum Connectivity

At Stantec Tower, we are committed to providing our tenants with the highest standard of connectivity and technological infrastructure.

With the WiredScore Platinum certification, tenants can enjoy the assurance of top-tier internet connectivity, ensuring that their businesses operate at peak efficiency. Whether they are streaming content, hosting virtual meetings, or running data-intensive applications, Stantec Tower is equipped to meet our tenants' digital needs.

This recognition also reflects our commitment to sustainability and future-proofing our properties, as it acknowledges the resilience of our network infrastructure. Stantec Tower is at the forefront of innovation, providing tenants with a competitive edge in today's digital landscape.



WiredScore
PLATINUM



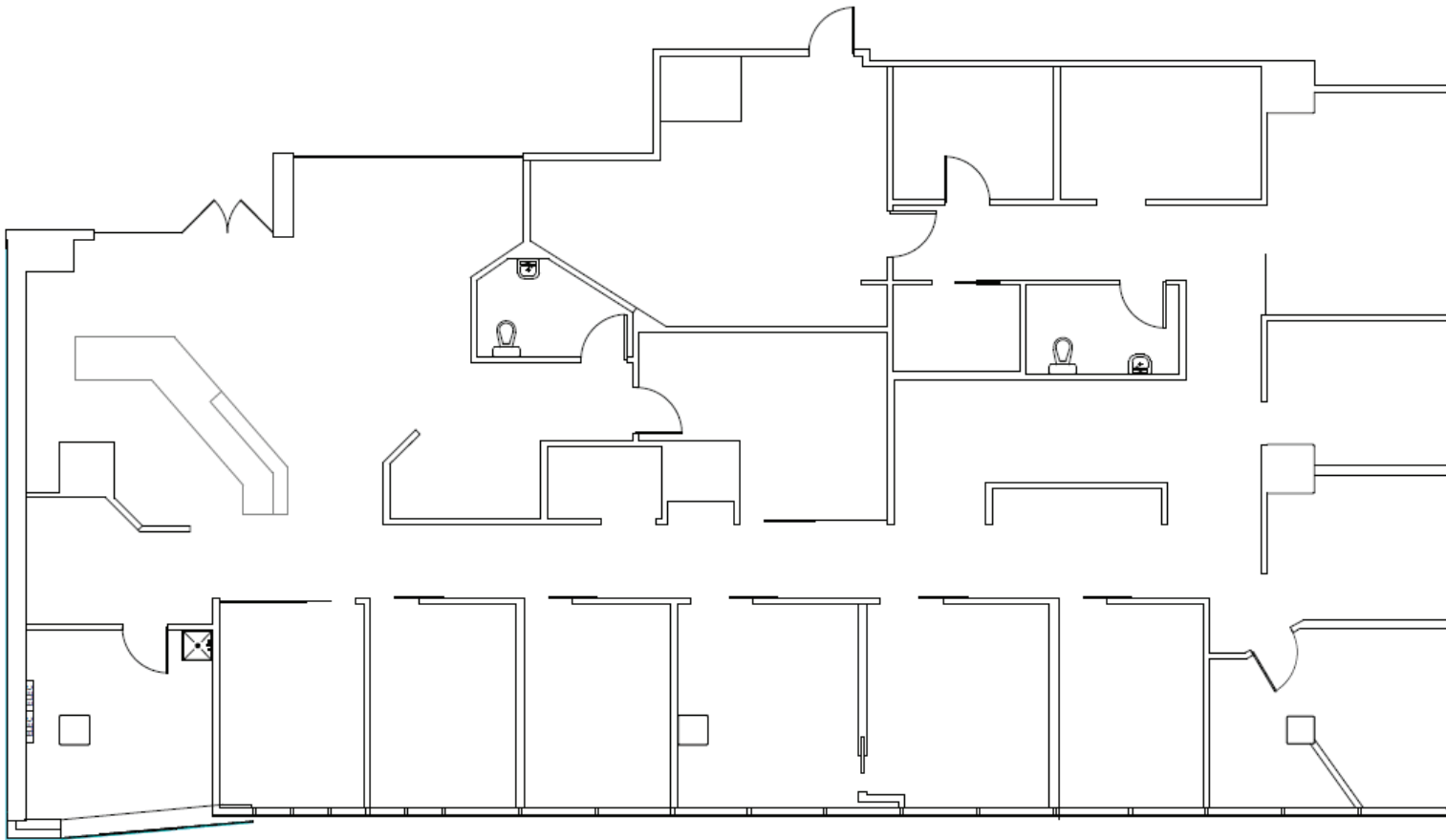
Availabilities

Unit 203

up to 4,271 SF

Condition: Developed

- Suitable for office, medical or service-based users.
- Positioned on a highly visible southeast-facing corner.
- Layout includes reception, exterior offices, and above-average ceiling height.
- Flexible layout with options to demise.



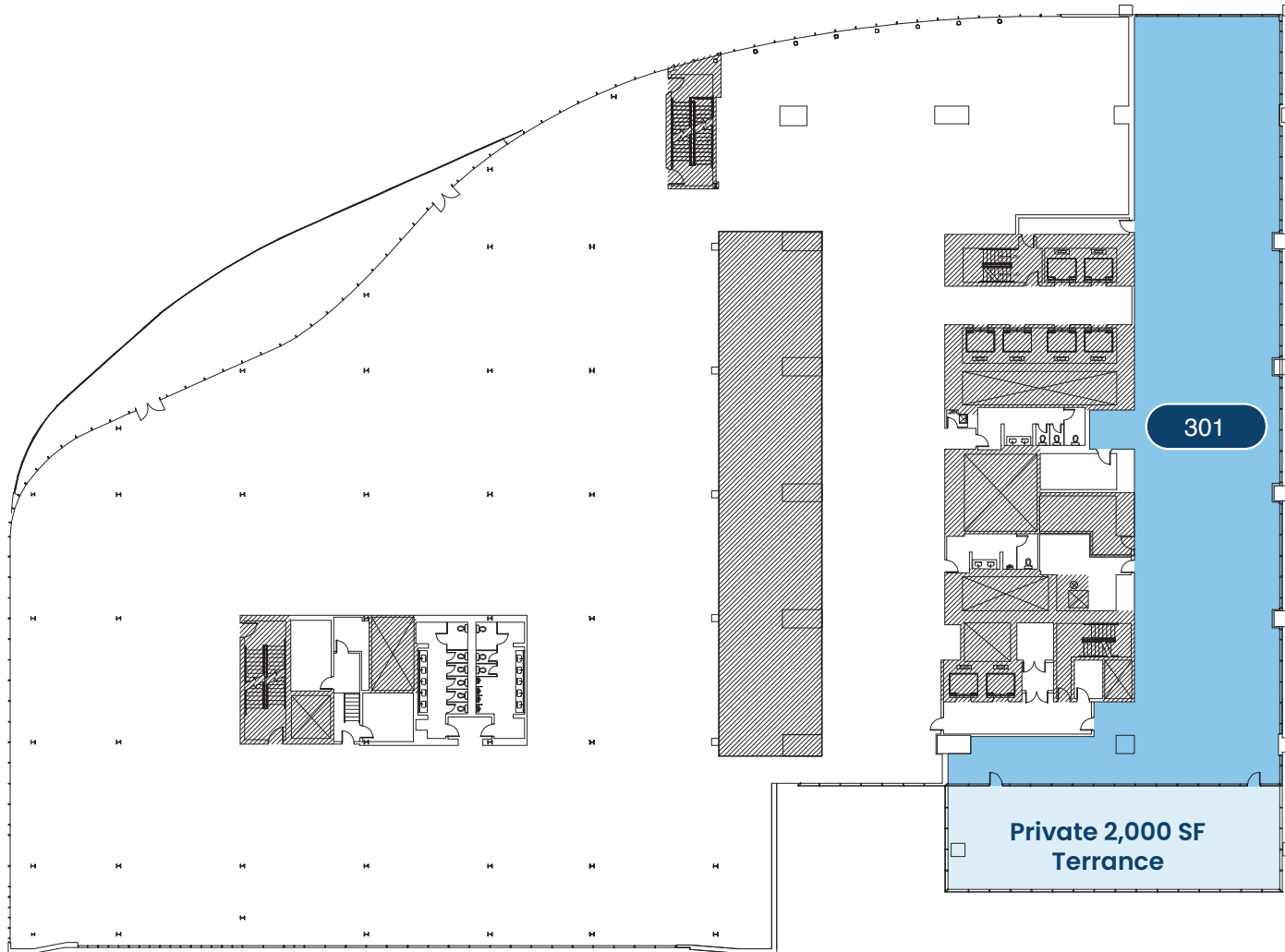
Availabilities

Unit 301

up to 8,807 SF

Condition: Grey Box

- Corner unit with views on three sides of the building.
- Full glazing system allowing for an abundance of natural light.
- Private roof top terrace.
- Can be demised into 3,500 sf and 5,300 sf configurations.



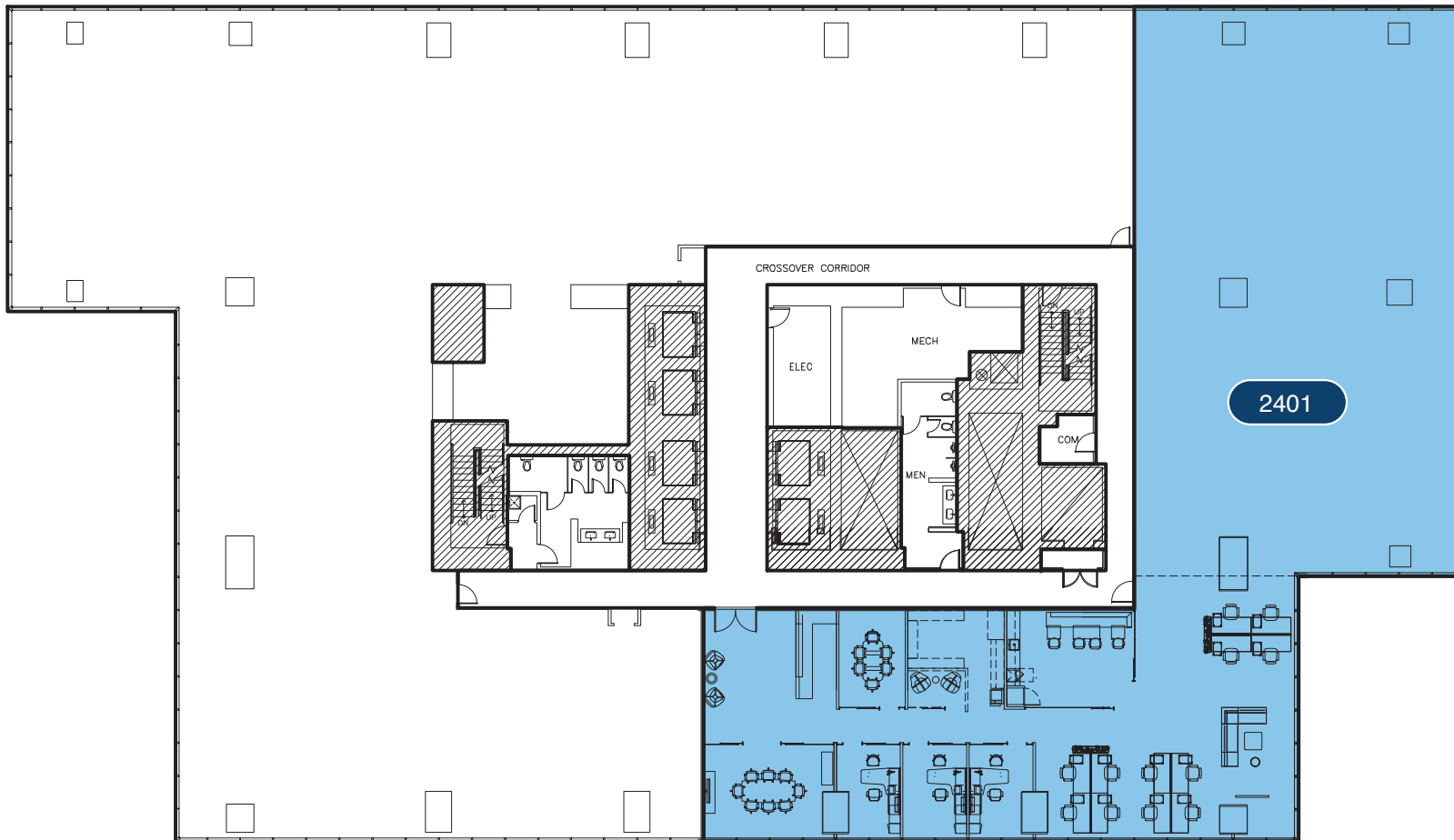
Availabilities

Unit 2401

3,750 – 8,997 SF

Condition: Show Suite

- Pronto Suite featuring 3,750 sf of high-end developed space.
- Layout includes reception area, boardroom, 4 offices, kitchen, & open work area.
- Pronto Suite can be expanded into balance of unit or leased as-is.



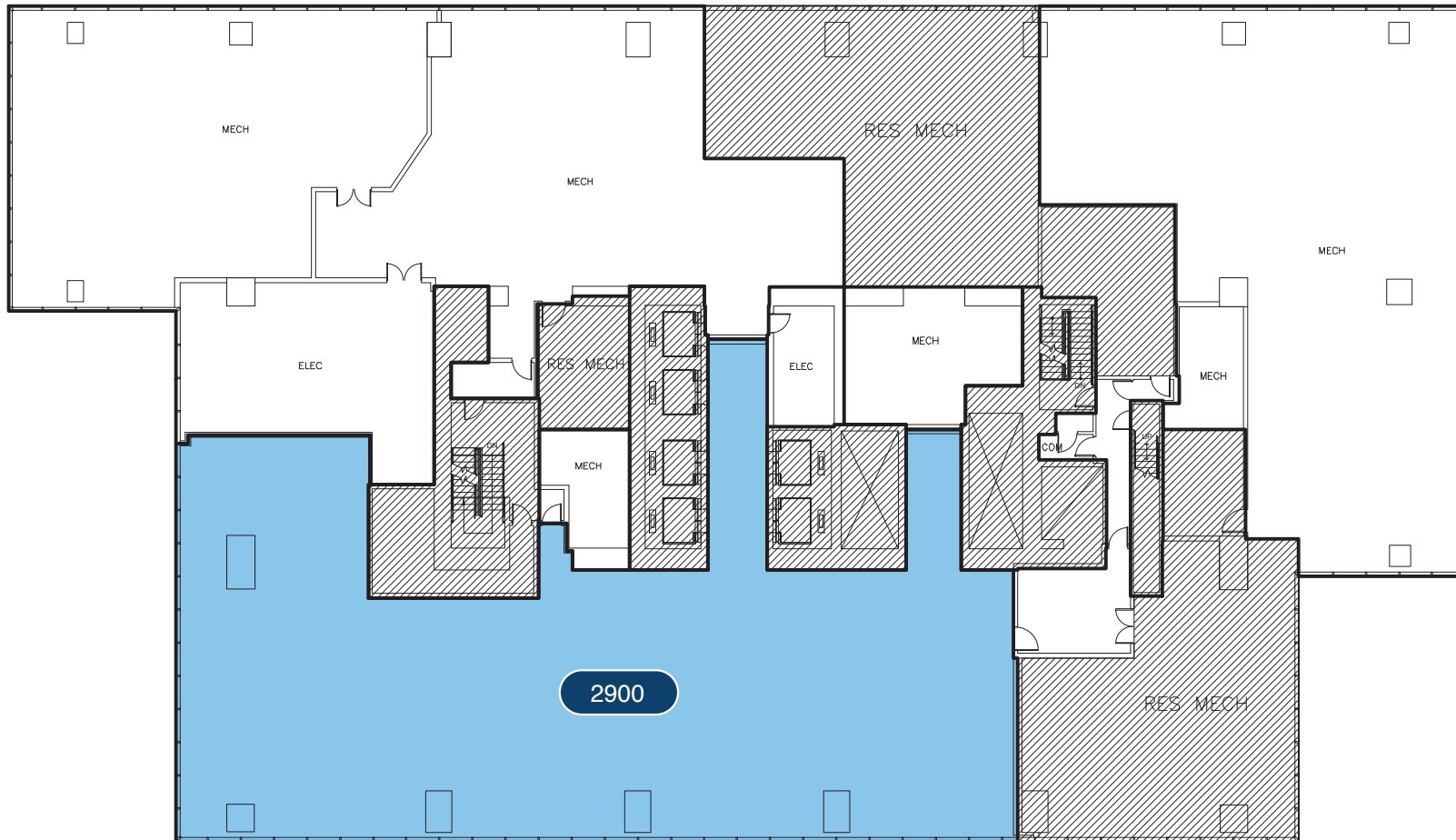
Availabilities

Unit 2900

7,090 SF

Condition: Grey Box

- One of a kind penthouse opportunity for single occupier.
- Unique architectural features and finishes
- Panoramic west-facing views.
- 12-14 foot ceiling height with closed or open ceiling system.





For more information:

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