

FOR LEASE

10020 - 101A Avenue
Edmonton, AB



CONNECT TOWER

Office space available in downtown Edmonton

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**AVISON
YOUNG**

Office opportunities in rejuvenated mixed-use Connect Tower

Nestled in the vibrant, newly appointed Entertainment District along Rice Howard Way in downtown Edmonton, Connect Tower (formerly Phipps McKinnon) has undergone a transformation that redefines urban living and working. This iconic building is now set for a new era of mixed-use development under the developer, Josan Properties.

After transitioning into a mixed-use development, featuring premium living spaces, the development boasts an impressive amenity floor designed to cater to the diverse needs of its occupants. From state-of-the-art fitness facilities to communal gathering spaces, every detail has been carefully curated to enhance the tenant experience.

-  Incredible staff work perks with the addition of new on-site recreation amenities
-  Access to private meeting rooms
-  Bookable event venue areas for hosting
-  NEW AND IMPROVED common areas and washroom design on office floors
-  Join Bianco and Lui Chi's, as our anchor retail tenants





Nine floors of office space

Floors 11 through 19 remain as office space. With both residential and commercial components in the building, Connect Tower will be active and vibrant – helping to reinvigorate our downtown.

With living walls and the popular Lui Chi's Coffee and Bianco, Connect Tower's main floor retail is positioned to be a gathering space for office tenants and downtown visitors alike.

Join Josan Properties as they relocate their head office to the Building and develop a bold vision for the future of Connect Tower.



CONNECT

TOWER

Be in the middle of Edmonton’s newest Entertainment District

Located in the heart of downtown Edmonton’s most walkable area along Rice Howard Way, Connect Tower enjoys unparalleled accessibility. Pedestrian, car or by public transit, tenants will find themselves seamlessly connected to the city.

Surrounded by dining, entertainment and cultural attractions, Connect Tower is perfectly positioned to offer the best location amenities. With a short walk to Sir Winston Churchill Square, Citadel Theatre, Winspear Centre plus many restaurants and cafes, employees and guests will enjoy all the perks of a lively downtown.

Connect Tower has undergone a transformative journey—one that merges modern urban living and working in downtown, setting a new standard for mixed-use excellence in the heart of Edmonton.

The Entertainment District

The Entertainment District along Rice Howard Way, is set to be activated on Saturdays from 11 am until midnight, from June until September, with the possibility to extend it as needed. Attendees will have the option to purchase alcohol from restaurants within the district and enjoy them within a permitted outdoor area.

- Edmonton Journal

99

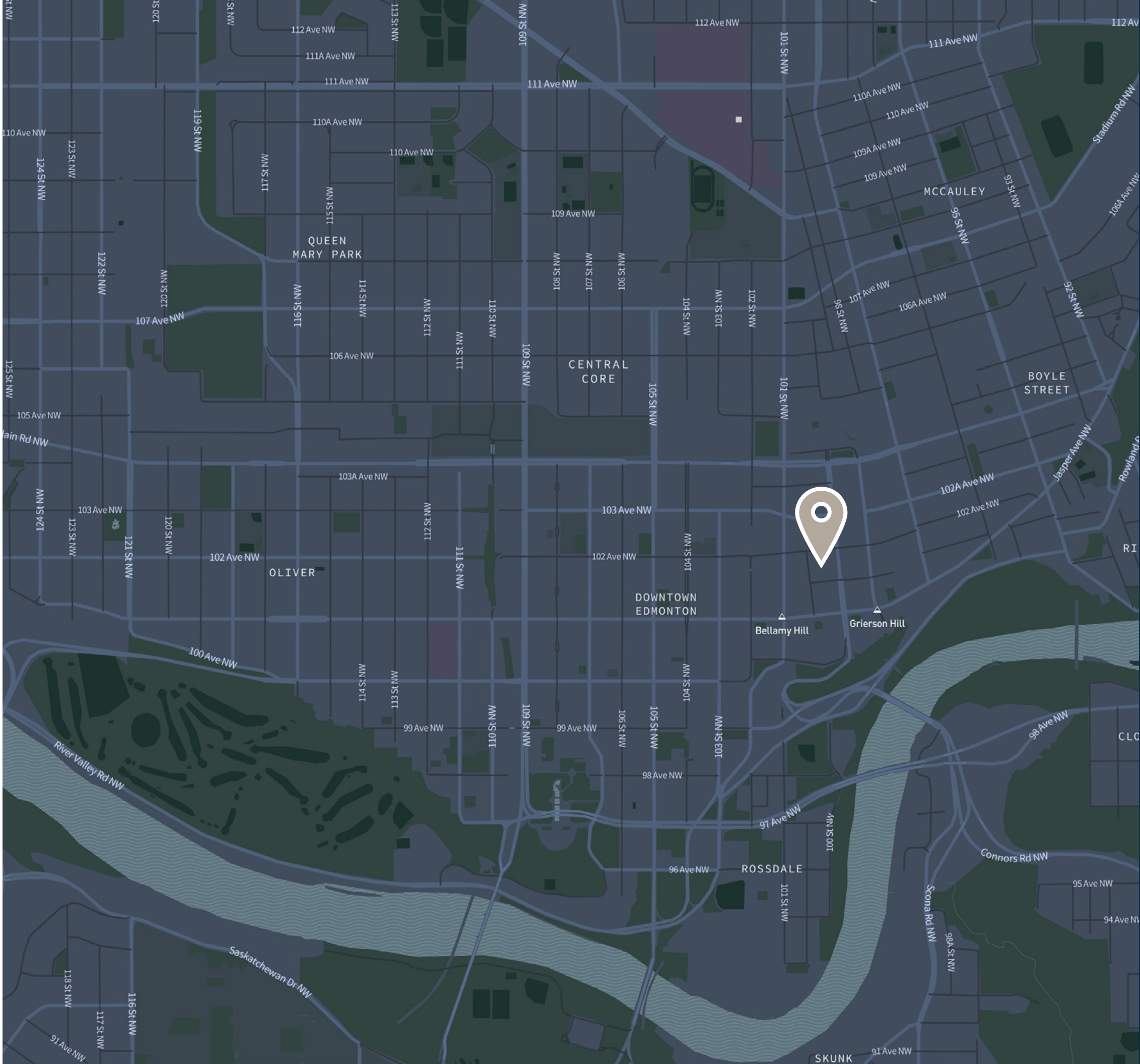
Walkers paradise
(walk score)

87

Excellent transit
(transit score)

95

Bikers paradise
(bike score)





A modern Connect Tower for today's tenants

The 3rd floor has been converted to provide some amazing amenities to all building tenants. Tenants and guests are able to book amenities - including private meeting rooms, boardroom and collaboration areas, a guest suite for out-of-town corporate guests, and lounges for hosting events.

The floor includes a golf simulator which will also be used for Oilers watch parties, contents, and corporate events. Also on the floor is a Fitness Studio which will be used for fitness classes, boot camps, Pilates, yoga, and personal training. There are also outdoor seating areas with views overlooking Rice Howard Way.

Commercial tenants are welcome to register to any of the social programming on the amenity floor, included but not limited to cooking classes hosted by local restaurants, paint nights, bingo, and meet your neighbour events.

The amenity floor is available 7am - 7pm Monday to Friday, and 7am - 1am Saturday and Sunday.



Building lobby featuring Lui Chi's coffee



Limited to residential tenants



Click to view amenity



Multiple vacancies available

Floor	Unit	Size (sf)
Eleventh floor	1150	5,843
Fourteenth floor	1420	2,753
	1480	1,700
Fifteenth floor	1500	4,748
Seventeenth floor	1700	2,486
Nineteenth floor	1900	4,338

Leasing terms

Rental rate:	\$16.00 psf
Additional rent:	\$18.86 psf (Estimated 2026)
Parking:	1 stall per 1,000 sf leased Month-to-month stalls available
Tenant incentives:	Turnkey packages available





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Contact for more information

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