

# 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) is undergoing 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.

As it transitions into a mixed-use development, featuring premium living spaces, the development will boast 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-Chis, as our anchor retail tenants







## Nine floors of office space

Floors 11 through 19 will 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 stands on the cusp of a transformative journey—one that will see it emerge as 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

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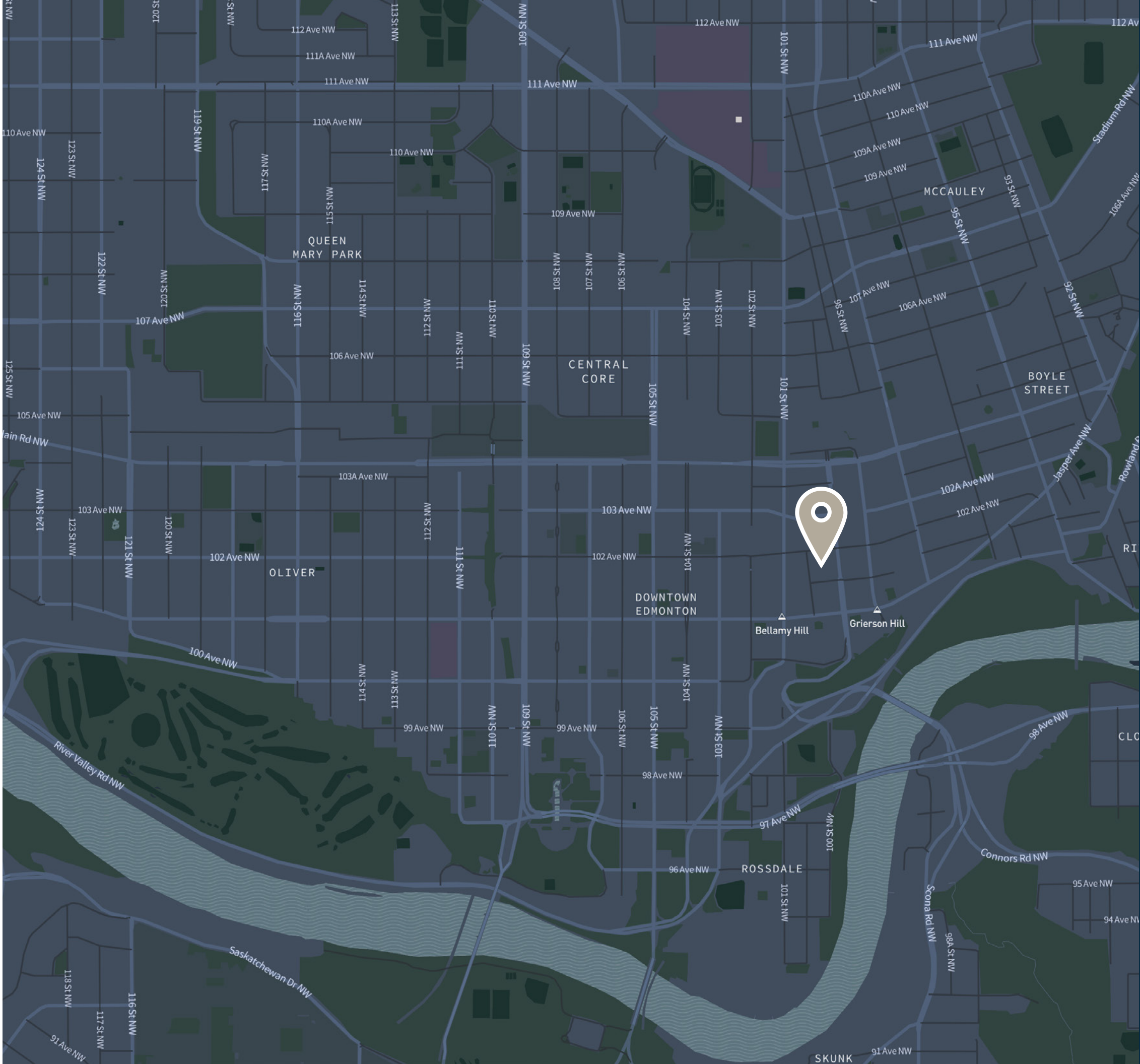
Walkers paradise  
(walk score)

87

Excellent transit  
(transit score)

95

Bikers paradise  
(bike score)





# A modern Connect Tower for today's tenants

## State-of-the-art tenant amenities

The 3rd floor will be converted to provide some amazing amenities to all building tenants. Tenants and guests will be able to book amenities – including private meeting rooms and a lounge for hosting events. Plans include two outdoor seating areas with views overlooking Rice Howard Way.

### Proposed amenities include:

- Full fitness centre
- Sports simulator
- Business centre
- Private meeting room
- Hosting lounge with test kitchen
- Yoga area







Multiple vacancies available

Floor	Unit	Size (sf)
Second floor	280	1,390
Eleventh floor	1100	11,453
Fourteenth floor	1420	2,753
	1480	1,700
Fifteenth floor	1500	11,748
Seventeenth floor	1700	2,486
	1720	1,696

Leasing terms

Rental rate:	\$16.00 psf (office)
Additional rent:	\$18.87 psf (Estimated 2025)
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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