

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.

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..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 PWC
Scotiabank DLA
Dentons Canada ICI
Henry Singer Bennett Jones

Edmonton Tower:
City of Edmonton Royal Bank of Canada
RBC DS Sorrell Financial
Felesky Flynn Avison Young
Kids & Company



THE SPACE

AREA ANALYSIS

LEVEL 2

DINING AND COMMON	16,097 SF	6.1%
FUTURE DEVELOPMENT	2,576 SF	10%
SERVICES AND SUPPORT	3,407 SF	13%
SPECIALTY PROGRAMMING	1,972 SF	7%
VENDORS	2,528 SF	10%
TOTAL	26,579 SF	100%

VENDOR COUNT

LEVEL 2	RETAIL 03
BAR & SMALL PLATES	RETAIL 04
COCKTAIL BAR	RETAIL 05
BAR: 2	RETAIL 06
BREAKFAST/LUNCH MARKET	RETAIL 07
NON-VENTED VENDOR: 1	RETAIL 08
RETAIL 01	RETAIL: 8
RETAIL 02	TOTAL: 11

SEAT COUNT - INDOOR

LEVEL 2	
ARCADE	4
BAR DINING	45
DINING	206
DRINK RAIL	34
GAMES	14
LOUNGE	142
TOTAL	445

SEAT COUNT - OUTDOOR

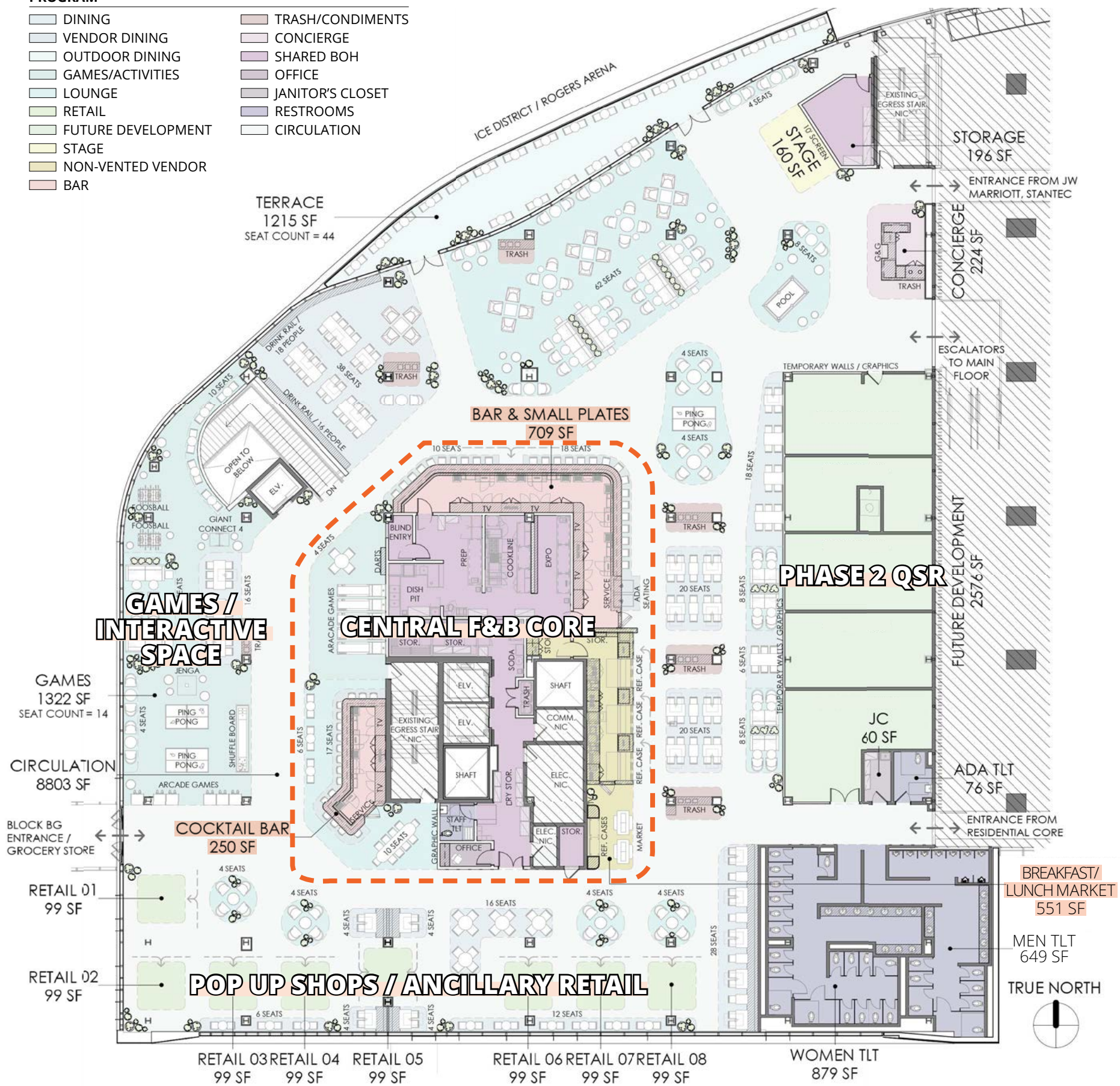
LEVEL 2	
TERRACE	44
TOTAL	44

SEATS PER VENDOR (EXCLUDING RETAIL)

INDOOR	148
OUTDOOR	15
COMBINED	163

PROGRAM

- DINING
- VENDOR DINING
- OUTDOOR DINING
- GAMES/ACTIVITIES
- LOUNGE
- RETAIL
- FUTURE DEVELOPMENT
- STAGE
- NON-VENTED VENDOR
- BAR
- TRASH/CONDIMENTS
- CONCIERGE
- SHARED BOH
- OFFICE
- JANITOR'S CLOSET
- RESTROOMS
- CIRCULATION



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.

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.

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

Trade Area

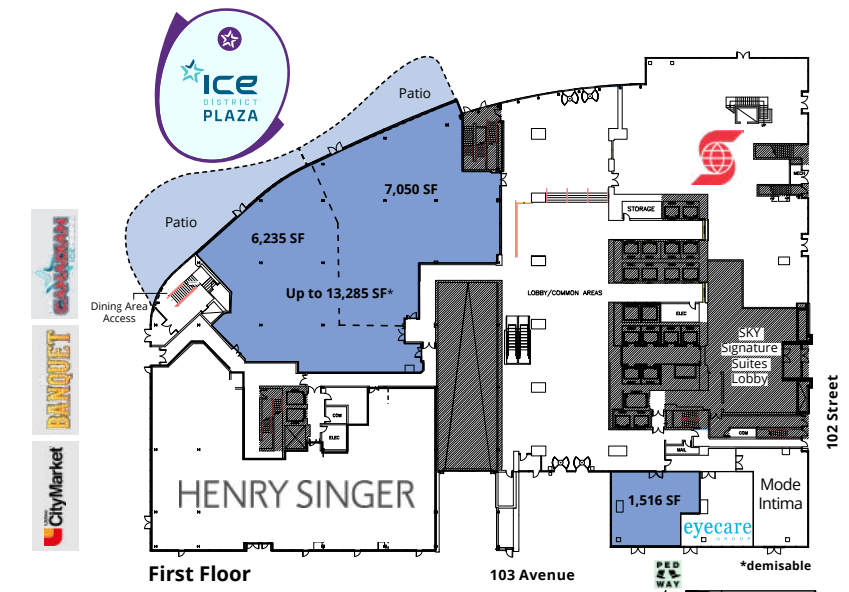
2024 Population estimate within:

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:

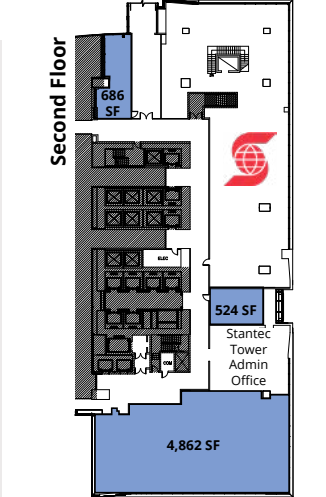
400 m (5 min walk)	16,214
800 m (10 min walk)	63,035
Over 1,500 Stantec employees	

**Sitewise*



STANTEC TOWER
Retail For Lease | Main & Second Floor












Available Area (Rentable):	Available	Pending
Main Floor Retail:	1,516 SF	13,285 SF (demisable)
Second Floor Retail:	524 SF	686 SF
Additional Rent:	\$20.36 (2026)	



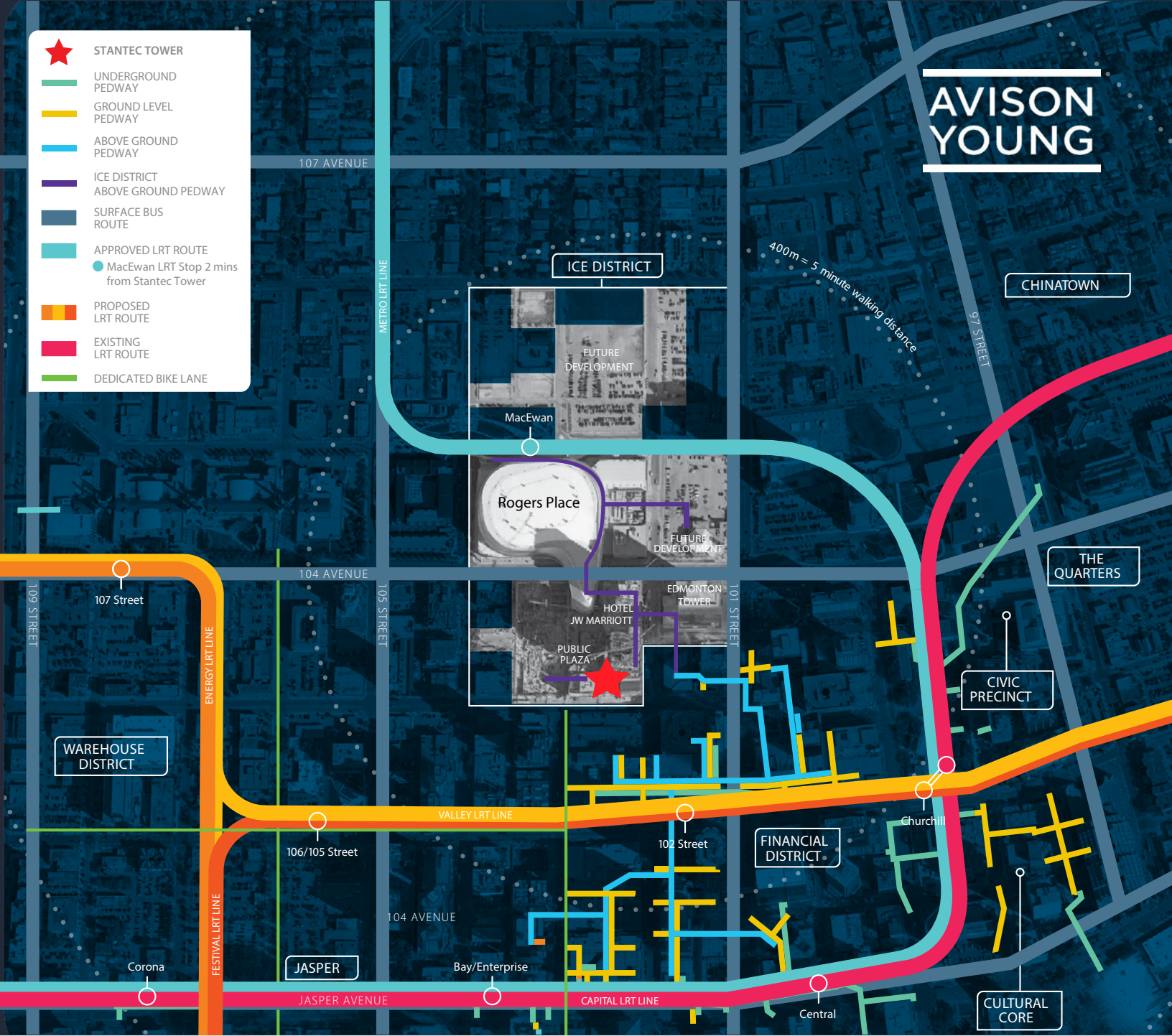
SOLD!

NEW HOUSING TO COME!
WIKWEMKOONG 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.

-  STANTEC TOWER
-  UNDERGROUND PEDWAY
-  GROUND LEVEL PEDWAY
-  ABOVE GROUND PEDWAY
-  ICE DISTRICT ABOVE GROUND PEDWAY
-  SURFACE BUS ROUTE
-  APPROVED LRT ROUTE
-  MacEwan LRT Stop 2 mins from Stantec Tower
-  PROPOSED LRT ROUTE
-  EXISTING LRT ROUTE
-  DEDICATED BIKE LANE

AVISON YOUNG



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

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