



102A Tower

Edmonton, Alberta

BUILDING OVERVIEW

102A Tower is an elegant and efficient Class A office building in the heart of Edmonton's financial district.

Tenants enjoy a direct connection to Edmonton City Centre's Elevate Food Fare, over 2,500 Landlord owned parking stalls, immediate access to all forms of public transit and less than a 5 minute walk to the area's best public attractions. Further, tenants have exclusive access to the premium bicycle parking and locker room facility as well as access to our modern conference facility.

Presently BOMA BEST Certified Silver and LEED GOLD Certified.

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 **Canderel**

GENERAL BUILDING

Address	10025 - 102A Avenue
Manager	Canderel Management (West) Inc.
Hours	Monday – Friday 7:00 am to 6:00 pm
Leasable Office	244,945 square feet
Parking	Underground and above ground available; 1 stall per 1,500 square feet leased
Year Completed	1974
Renovations & Upgrades	New lobby unveiled in 2014. Elevator lobby and base building washroom upgrade program on multiple floors

BUILDING DETAILS

Number of Floors	24
Crossover Floors	5, 6, 11, 16, 19, 21, 24
Typical Floor Area	Approximately 11,825 square feet Column-free floor plate
Ceiling Grid	A suspended T-bar ceiling grid system with inlay mineral board tiles
Common Areas/ Corridor Finishes	Vinyl wall covering with granite accents, full height doors, carpet inlays, elevated drywall ceilings
Ceiling Height	Approximately 8'6" to underside of T-bar, and 11'6" to underside of deck
Efficiency Ratios	Approximately 16%
Windows	5' x 7' double paned glass with a reflective coating

BUILDING SYSTEMS

Passenger / Freight Elevators	6 passenger elevators, 2 designated as freight for after hours use
HVAC	4 interior zones (variable air volume system) controlled by room thermostat with air delivery throughout 10 perimeter zones (constant air volume system) controlled by induction thermostats
HVAC Hours	Monday – Friday 7:00 am – 6:00 pm
Electrical Design	In-ceiling distribution system and in-floor chases
Lighting	Flush mounted fluorescent, T-8 light fixtures
Data Distribution	Allstream, Bell/GT, Group Telecom, Telus, Shaw, Rogers
Life Safety System	One stage fire alarm system, smoke detectors and sprinklers Emergency voice communication system
Security System	The complex is monitored 24 hours a day by security patrols. Tower elevators, parkade and lobby are card access controlled after hours. Security escort to the parkade is available after hours.
After Hours System	Entrance doors at 102A Avenue and pedway from the Edmonton City Centre East parkade are card access controlled after hours. There is also an intercom to Central Services at each of these entrances and exits. An access card is also required to enter or exit the tower doors after hours. Elevators are card access controlled and monitored after hours.
Barrier-Free Access	Yes
Environmental Health & Safety	BOMA BEST Certified Silver LEED GOLD Certified

Information deemed reliable at time of printing*