



# Commerce Place

10155 -102<sup>nd</sup> Street NW

Edmonton, AB



# Quick Facts

## YEAR BUILT

1990

## BUILDING SIZE

27 storey

+/- 720,000 SF

## TYPICAL FLOORPLATE

24,600 SF (Lowrise)

20,400 SF (Highrise)

Ceiling heights (approx.)

+/- 9', finished

+/- 11", underside of slab

## ACCREDITATIONS

LEED® EB Gold +

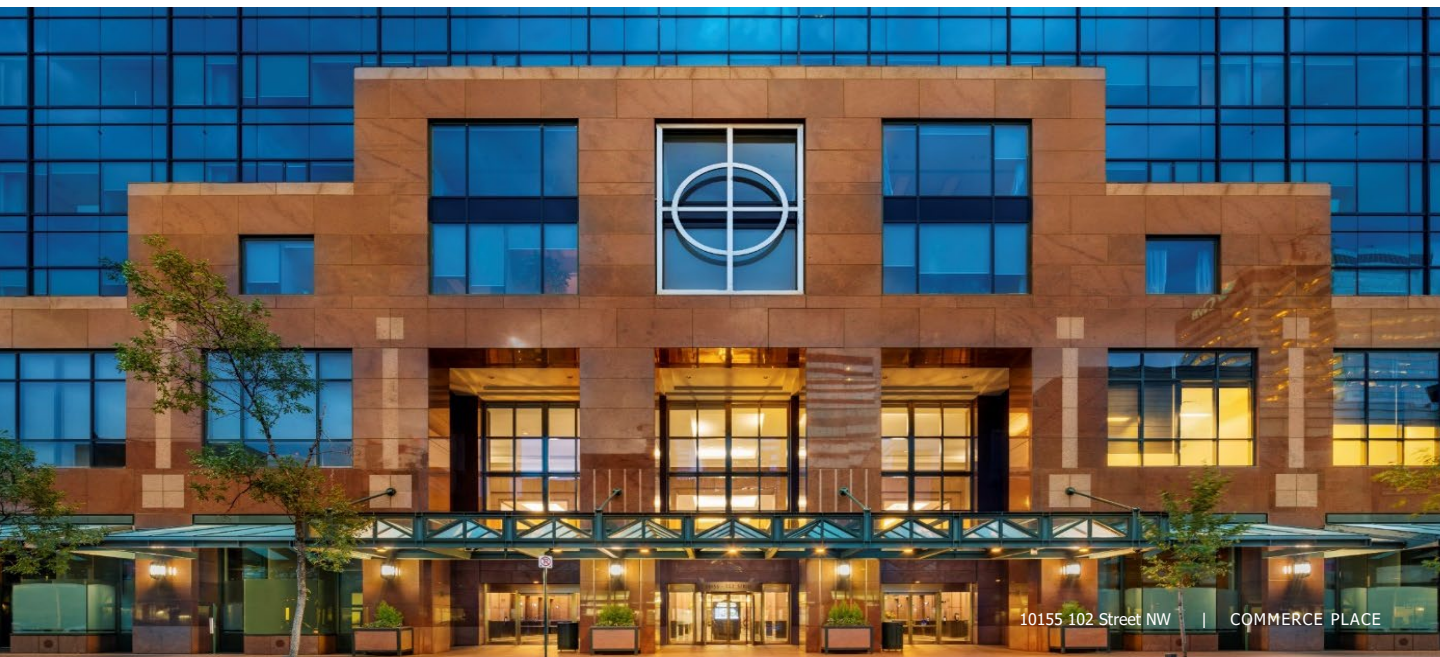
BOMA BEST Platinum certification

2021 RHF Accessibility Certified

Energy Star Certification in Canada

2023 Fitwel 2 Star

2025 BOMA Property Management Team of the Year.



# Building Features

## HVAC

- Interior zones controlled by VAV System in conjunction with a perimeter radiant system

## LIGHTING / ELECTRICAL

- Energy efficient and modern LED base building light fixtures
- 3,500 kelvin
- Centrally controlled by the building management (BMS) system

## SHIPPING / RECEIVING

- 13 bay loading docks monitored by security control centre 24/7
- 2 bays include dock levelers
- Direct access to freight elevators via dock level

## PARKING

- 632 parking stalls
- 1/1,500 SF leased parking ratio
- 3 level underground heated parkade
- Unreserved: \$325/month
- Reserved: \$375/month
- Daily, hourly & flex parking available
- EV charging stations

## SAFETY & SECURITY

- 24/7 physical security with CCTV camera monitoring system throughout the building
- Building Security Safe Walk Program
- Card access control system
- Fully sprinklered with 2-stage fire alarm

## SMART BUILDING FEATURES

- QuadReal CONNECT App provides tenants with a central resource to manage their service needs to 24 hours a day, 7 days a week
- TELUS backbone fibre and point of presence (POP) site provided
- Multiple telecommunications providers

## AMENITIES

- Conference Centre
- Bright spacious food fair
- Tenant Secure bicycle storage cage
- 3 level Underground heated parkade
- GoodLife Fitness Centre
- 2 EV Charging Stations

## ADDITIONAL RENT (2026)

### Office

Opex: \$17.97  
 Ptax: \$ 5.05  
 Total: \$23.02

### Retail

Opex: \$16.02  
 Ptax: \$ 5.05  
 Total: \$21.07

## ELEVATORS

- 12 high-speed elevators
- Destination Dispatch
- 3 freight elevator
- 4 parkade shuttle elevators

## ENVIRONMENTAL SUSTAINABILITY



2023 Fitwel  
2 star



BOMA BEST  
Platinum  
certified



LEED®  
EB Gold



ENERGY STAR  
Certified



Rick  
Hansen  
certified

# Commerce Place Amenities



Conference Centre

Conference Centre Kitchen



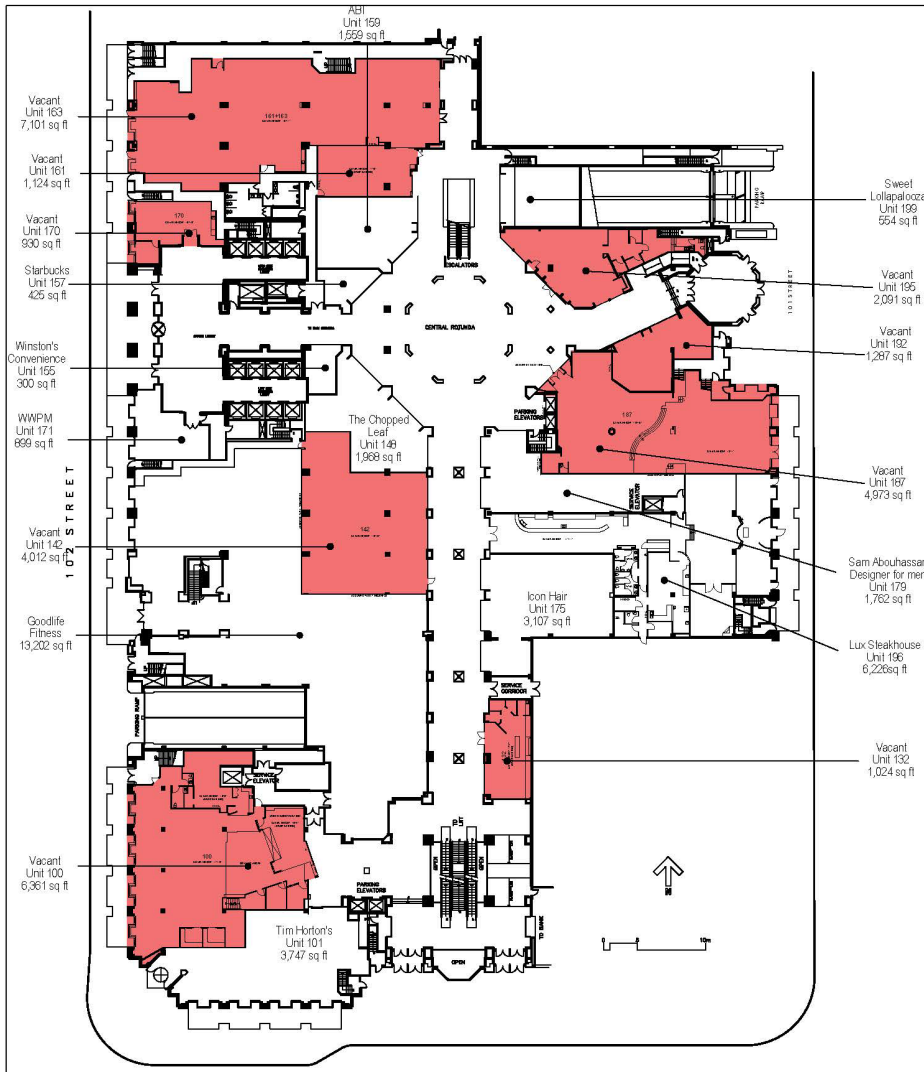
On-site Parking



Bike Storage

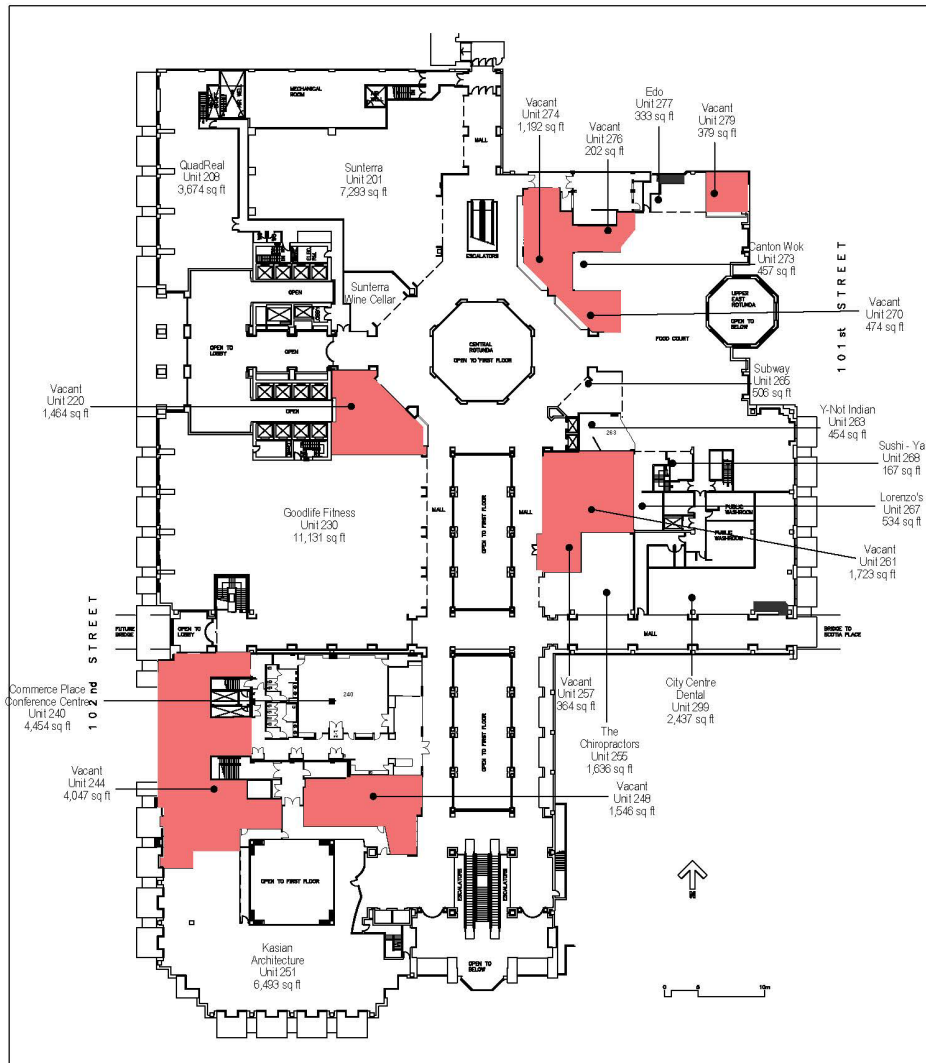
# Availability at a Glance

## MAIN FLOOR PLAN



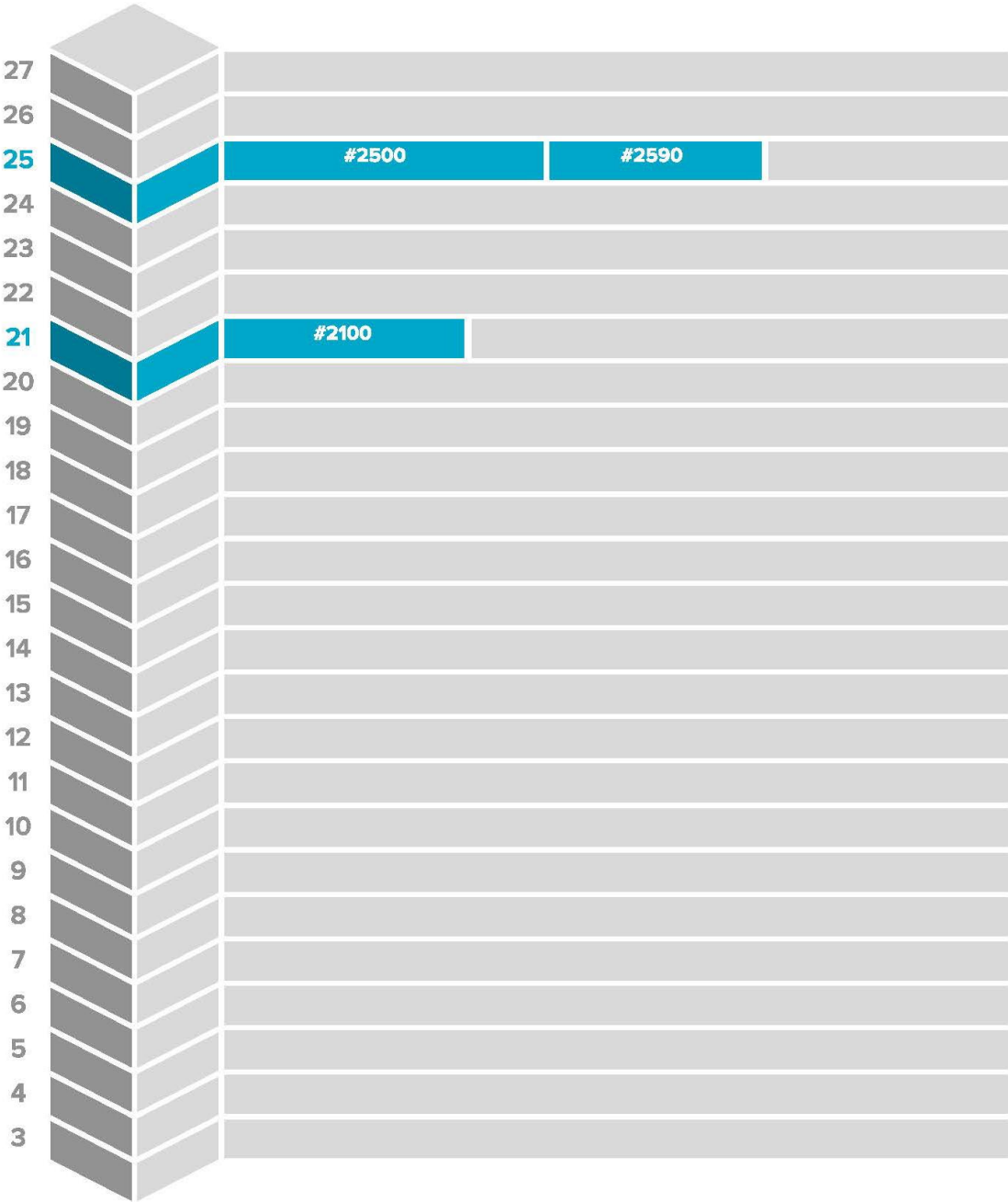
# Availability at a Glance

## SECOND FLOOR PLAN



# Availability at a Glance

OFFICE TOWER



# Where Work-Life Balance is a Reality

Commerce Place is a 27-story AA-class office and retail destination prominently located in the centre of Edmonton's downtown financial core.

With over 600,000 sf of office space and 118,000 sf of premium mixed use office, restaurants, and retail space, Commerce Place offers convenience, comfort and class to tenants and visitors, alike.

Tenants enjoy exclusive access to a modern conference centre and Tenant dedicated bicycle parking.



Convenient access to Edmonton's bus transit along 101 Street and Jasper Avenue.



Access to Edmonton's Central LRT station and the new Valley Line LRT station. Direct connection to above and below ground pedway system.



5 minute walking distance to all major downtown attractions including Roger's Place, the Ice District, the Royal Alberta Museum, Art Gallery of Alberta and Restaurants.



An abundance of personal and business amenities within a 10-minute driving radius help you maximize your time.

# Our Commitment to Wellness & Sustainability

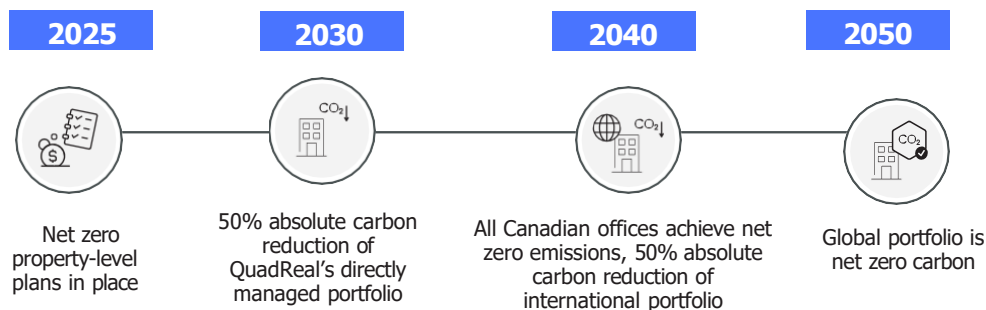


At QuadReal we are committed to leadership in sustainability on a global scale, and right here at home in Canada.

We've set ambitious targets to reduce water, waste, energy and carbon emissions - rigorously tracking our progress using real scientific data. But we know we can do more. That's why we're working to cut 100% of our operation's carbon footprint by 2050. It's part of our pledge to build better communities, places that aren't just good for our customers' wellbeing but for the entire planet.



## QUADREAL'S PATH TO NET ZERO



## KEY NOTABLES

LEED® EB Gold, BOMA BEST Platinum certified  
2023 Fitwel 2 star  
Full recycling program

Various zero waste tenant events  
Energy star certified  
Rick Hansen certified

Green cleaning program  
Bike racks provided

# QuadReal: Excellence Lives Here

QuadReal Property Group is a global real estate investment, development and operating company headquartered in Vancouver, British Columbia.

Its assets under management total \$98.5 billion. From its foundation in Canada as a full-service real estate operating company, QuadReal has expanded its capabilities globally for investments in equity and debt in both the public and private markets. QuadReal invests directly through operating platforms in which it holds an ownership interest and via programmatic partnerships..

QuadReal seeks to deliver strong investment returns while creating sustainable environments that bring value to the people and communities it serves. Now and for generations to come.

## 40M SF

CANADIAN COMMERCIAL  
REAL ESTATE PORTFOLIO

## \$73.8B

ASSETS SPANNING  
NORTH AMERICA,  
THE UNITED KINGDOM,  
EUROPE & ASIA-PACIFIC

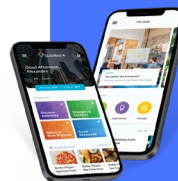


22 Bishopsgate  
London

Commerce Place is managed by QuadReal Property Group – A team of professionals that take pride in delivering exceptional customer service while creating a seamless experience for their communities.

Excellence lives here. That's why we're committed to creating sustainable environments, spaces that bring value to people both now, and for years to come. We don't just serve our communities, we're part of them. Working in partnership with our communities, our staff provide hands-on guidance to each and every one of our customers. Meanwhile, our always-on QuadReal+ App provides real-time engagement while QuadReal CONNECT delivers 24/7 professional support, so our customers can stay connected wherever they are.

## quadreal.com



CONTACT QUADREAL CONNECT  
THROUGH THE QUADREAL+ APP

or  
1 877-977-2262  
[quadrealconnect.com](http://quadrealconnect.com)

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