

QUALICO[®]
commercial



EPCOR TOWER

10423 - 101 Street, Edmonton

OFFICE FOR LEASE

EPCOR TOWER

Centrally located EPCOR Tower is designed and managed with tenant comfort and well-being in mind, connecting work, play, convenience and business. Incorporating advanced technologies along with the many building amenities, EPCOR Tower meets the demands of today's sophisticated office tenants with features that provide a competitive business advantage.

LEASING INFORMATION

RENTAL RATE

Negotiable

2018 OPERATING COSTS

\$19.40/SF (est.)

PARKING

1 underground stall/1,000 SF

\$240-\$280/stall/month random underground

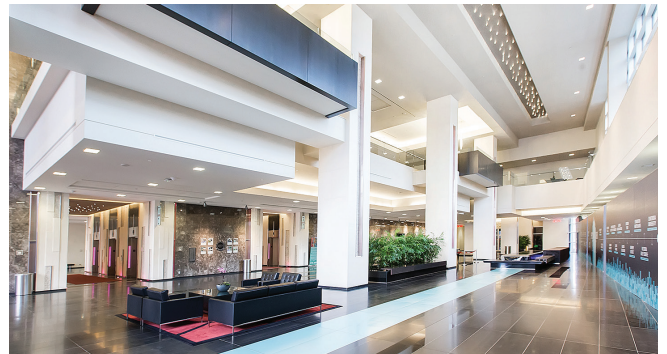
\$325-\$375/stall/month reserved underground

BUILDING AMENITIES

- Little Scholars Childcare
- Wild Earth Bakery & Café
- International News
- Buco Pizzeria + Vino Bar coming 2018
- Full service fitness facility
- Bicycle parking with showers/locker room
- Conference centre
- Complimentary Wi-Fi on lobby and mezzanine floors
- Complimentary umbrella service
- Dry cleaning service offered
- Car detailing service offered
- Car sharing service offered

BUILDING DETAILS

- Building area of 625,000 SF
- 24,230 SF floor plate provides efficient layouts
- 28 floors including main and mezzanine retail
- Lobby soft seating and collaboration areas
- Spacious, 9'6" ceiling heights allow maximum daylight
- 850 secure underground parking stalls accessible by 3 elevators
- Hourly underground public parking & major event parking
- 12 high-speed elevators (6 mid-rise & 6 high-rise)
- Oversize freight elevator serving all floors and loading dock
- Underground loading docks equipped for semi-trailer trucks
- 24/7 security and fully programmable access
- Sophisticated lighting system that includes occupancy sensors, daylight sensors, dimming systems and utilizes energy efficient LED lighting
- Landscaped Courtyard at rear of building for tenant use
- Conference Centre features Wi-Fi; 4 fully equipped meeting rooms with large LED displays; a full range of digital inputs; a wide range of video, audio, and lighting settings; ceiling-mounted microphones for video conferencing; Barco ClickShare units for presentations; and a full service kitchen.



FLOOR PLANS



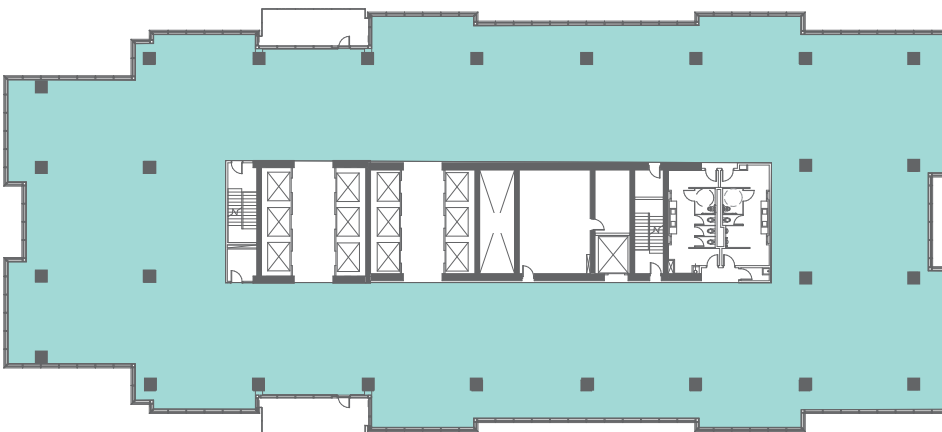
8TH FLOOR
9,050 SF



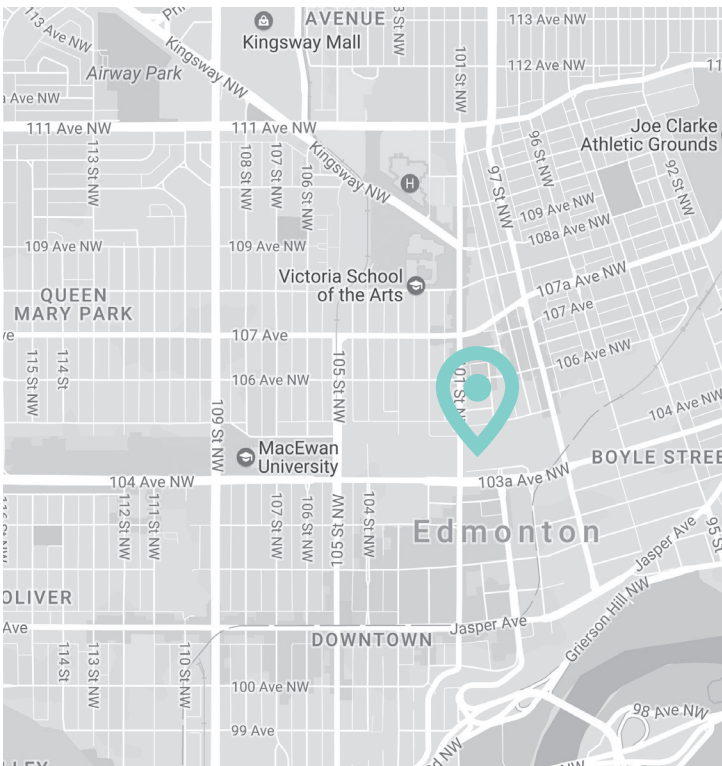
13TH FLOOR
8,580 SF



14TH FLOOR
3,642 SF



15TH & 16TH FLOORS
24,865 SF



LEED® GOLD

LEED® designed office buildings offer cost effective operating systems, enhanced occupant health and well-being, and improved employee productivity.

- 90% reduction in storm water run off
- 64% reduction in potable water consumption by harvesting and recycling rain water
- 23% energy cost savings with geothermal heating and cooling
- Triple-glazed exterior curtain wall system that eliminates the need for perimeter radiation
- Average of 78 independent cooling zones per floor

AREA AMENITIES

PUBLIC TRANSIT

Direct access to ETS Transit Hub and close proximity to both Churchill and MacEwan LRT stations.

HOTELS AND RESTAURANTS

Walking distance to hotels and restaurants. BUCO Pizzeria + Vino coming to EPCOR Tower in late 2017.

SHOPPING

Close proximity to Edmonton's premier Downtown shopping.

ENTERTAINMENT

Walking distance to Edmonton's Arts/Entertainment District, the new Royal Alberta Museum, ICE District and Rogers Place.

CONTACT

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The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice.