COMMERCE PLACE

10155 102 AVENUE, EDMONTON, AB

CUSHMAN & WAKEFIELD Edmonton

QuadReal™



COMMERCE PLACE

UNIT #195





UNIT #132





FOR LEASE | RETAIL OPPORTUNITIES

AVAILABLE SPACES
RETAIL
Unit 132 | 1,024 SF
Unit 142 | 4,012 SF
Unit 159 | 1,599 SF
Unit 187 | 2,393 SF **PENDING (RESTAURANT)**
Unit 189 | 2,372 SF **PENDING (RESTAURANT)**
Unit 192 | 1,197 SF **PENDING (RESTAURANT)**
Unit 195 | 2,091 SF

Unit 201 | 7.051 SF
Unit 220 | 1,467 SF
Unit 248 | 1,550 SF
Unit 257 | 365 SF
Unit 261 | 1,733 SF
Unit 270 | 482 SF
Unit 276 | 202 SF

LEASE RATE
Flexible

ADDITIONAL RENT
Op Cost: $15.36 / SF
Taxes: $5.05 / SF
Total: $20.41 / SF (2026)

PARKING
3 levels of underground heated parking

THE OPPORTUNITY

Commerce Place is a 27-storey AA-class office and retail destination prominently located in the centre of Edmonton's downtown financial core. With over 600,000 square feet of office space and 118,000 square feet of premium mixed use office, restaurants, and retail space, Commerce Place offers convenience, comfort and class to tenants and visitors, alike. Situated on the corner of Jasper Avenue and 102 Street, Commerce Place features heated, underground parking, convenient access to all forms of public transit including the LRT and Edmonton Transit bus service, as well as a direct connection to the temperature controlled, above and below ground pedway system. Tenants enjoy exclusive access to a brand new conference facility and Tenant dedicated bicycle parking.

COMMERCE PLACE

UNIT #170





UNIT #251





FOR LEASE | OFFICE OPPORTUNITIES

AVAILABLE SPACES
IMMEDIATE POSSESSION
Unit 100 & 101 |
Up to 9,792 SF (contiguous)

Unit 161 | 1,124 SF

Unit 163 | 7,101 SF

Unit 170 | 930 SF

Unit 244 & Unit 251 | 10,683 SF

Up to 20,475 SF contiguous space available (over two floors)

LEASE RATE
Flexible

ADDITIONAL RENT
Op Costs: $15.36 / SF
Taxes: $5.05 / SF
Total: $20.41 / SF (2026)

PARKING
3 levels of underground heated parking

PROPERTY FEATURES

AMENITIES

Best-in-class Property Management Team

Brand new conference facility

2 storey granite retail pavilion

Multiple food and amenity based retailers located in retail pavilion

3 level underground heated parkade

Tenant-exclusive bicycle parking facility

Good Life Fitness Facility

PARKING

Total parking stalls: 621

Parking ratio: 1/1,500sq.ft.

Parking description:

Random $325.OO/month;

Reserved $375.00/month

Daily & hourly parking available

Electrical vehicle charge stations

SUSTAINABLE CERTIFICATIONS

BOMA Best Certified Platinum

LEED Gold

FLOOR PLANS

MAIN FLOOR

RETAIL

OFFICE

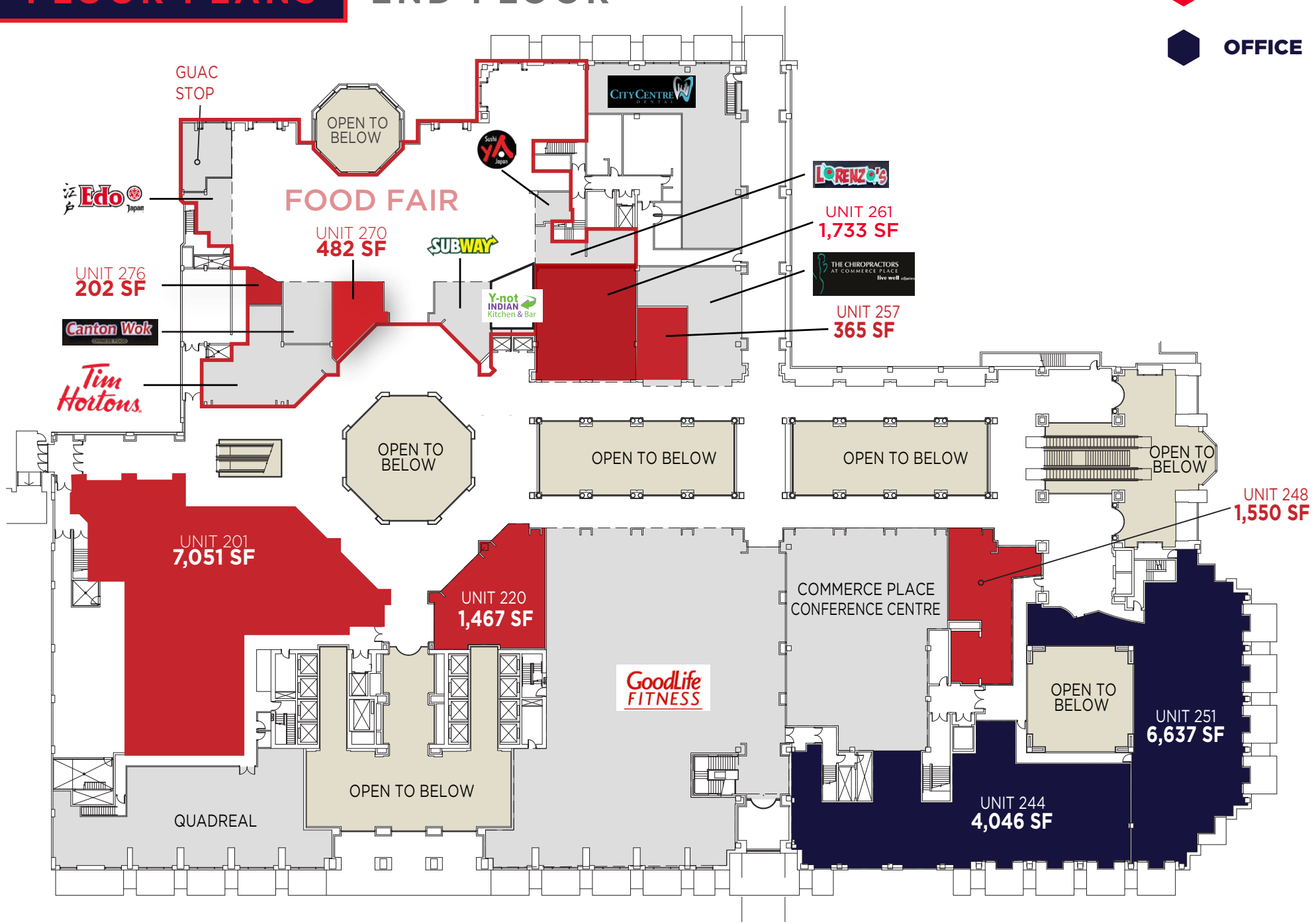


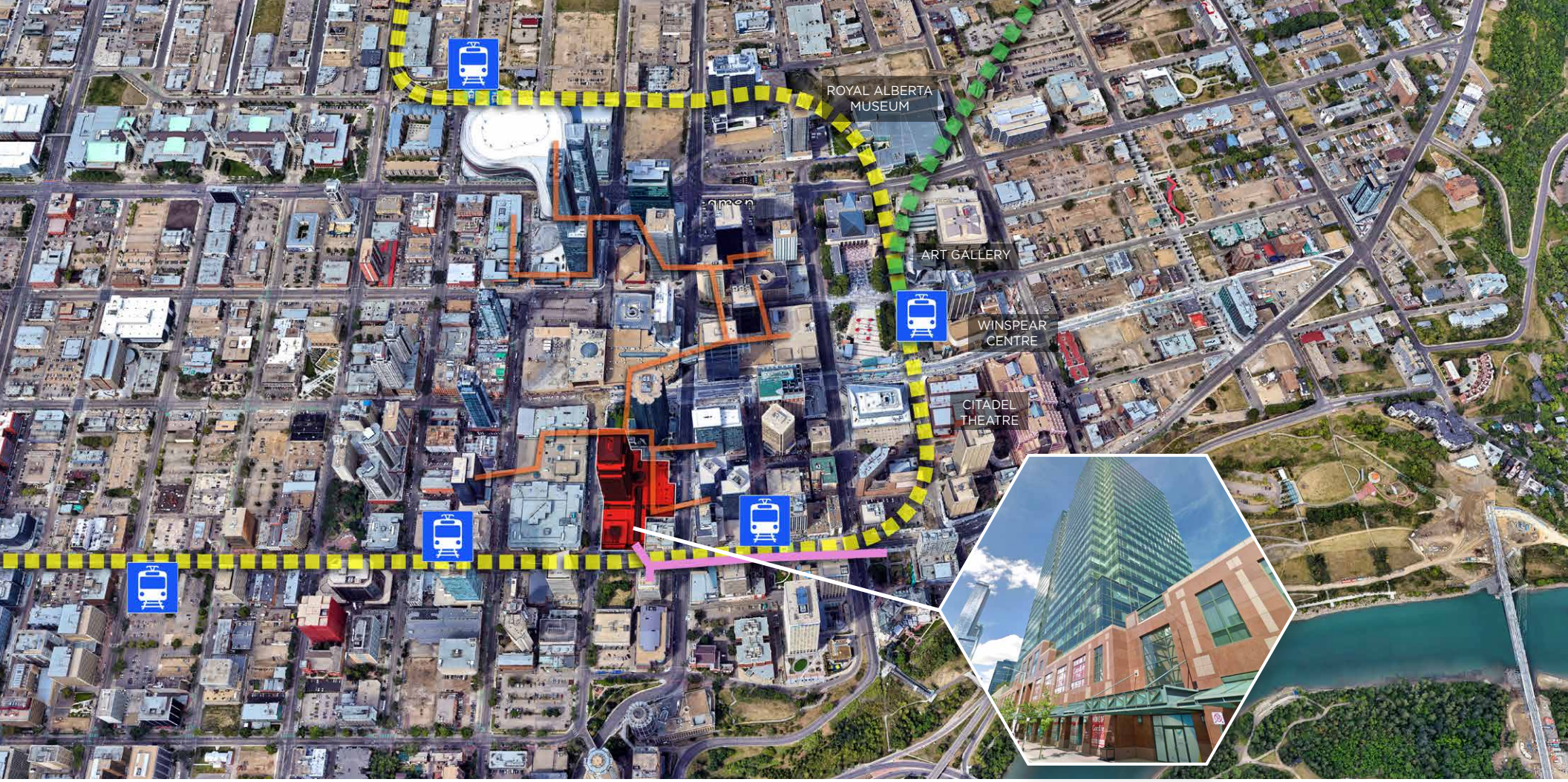
FLOOR PLANS

2ND FLOOR

RETAIL

OFFICE





CONNECT DOWNTOWN

SHOPPING, RESTAURANTS & SERVICES
Hundreds of retailers within walking distance

ROGERS PLACE & ICE DISTRICT
Events, shopping and future plaza

TRANSPORTATION CONNECTIVITY
Parkade, excellent LRT and bus route access

PEDWAY CONNECTED

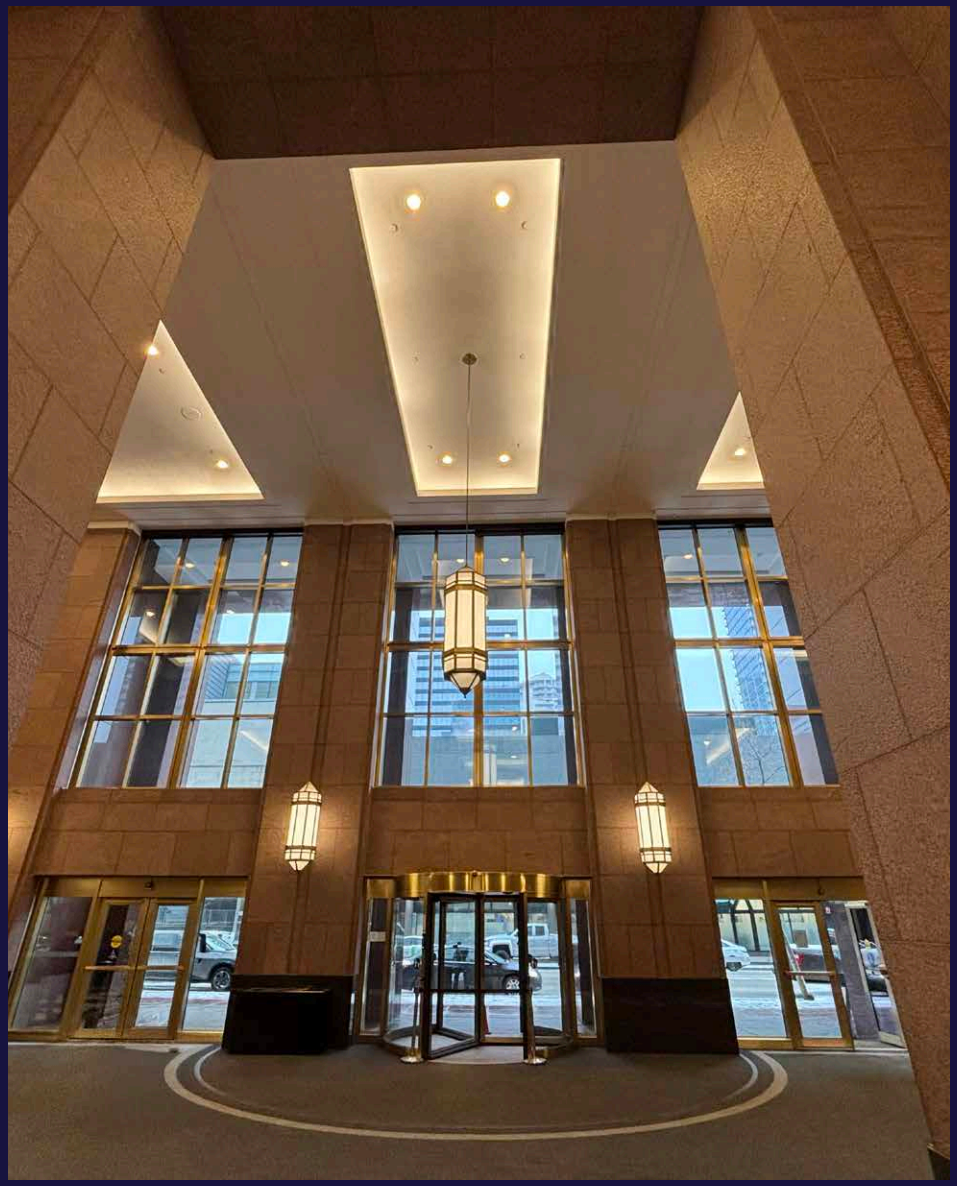
- Financial Core
- Rogers Place & Ice District Buildings
- Parkades
- Churchill & Central LRT Stations
- Arts District Buildings
- Restaurants, Services and Shopping

LRT Stops
Capital LRT Line
Metro LRT Line
Above Ground Pedway
Below ground Pedway

COMMERCE PLACE

INTERIOR PHOTOS





COMMERCE PLACE

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MILLER THOMSON

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Edmonton

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