

COMMERCE PLACE

10155 102 AVENUE, EDMONTON, AB



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**
Unit 189 | 2,372 SF **PENDING**
Unit 192 | 1,197 SF **PENDING**
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 |

Up to 10,683 SF (contiguous)

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 \$325.00/month;

Reserved \$375.00/month

Daily & hourly parking available

Electrical vehicle charge stations

SUSTAINABLE CERTIFICATIONS

BOMA Best Certified Platinum

LEED Gold

FLOOR PLANS

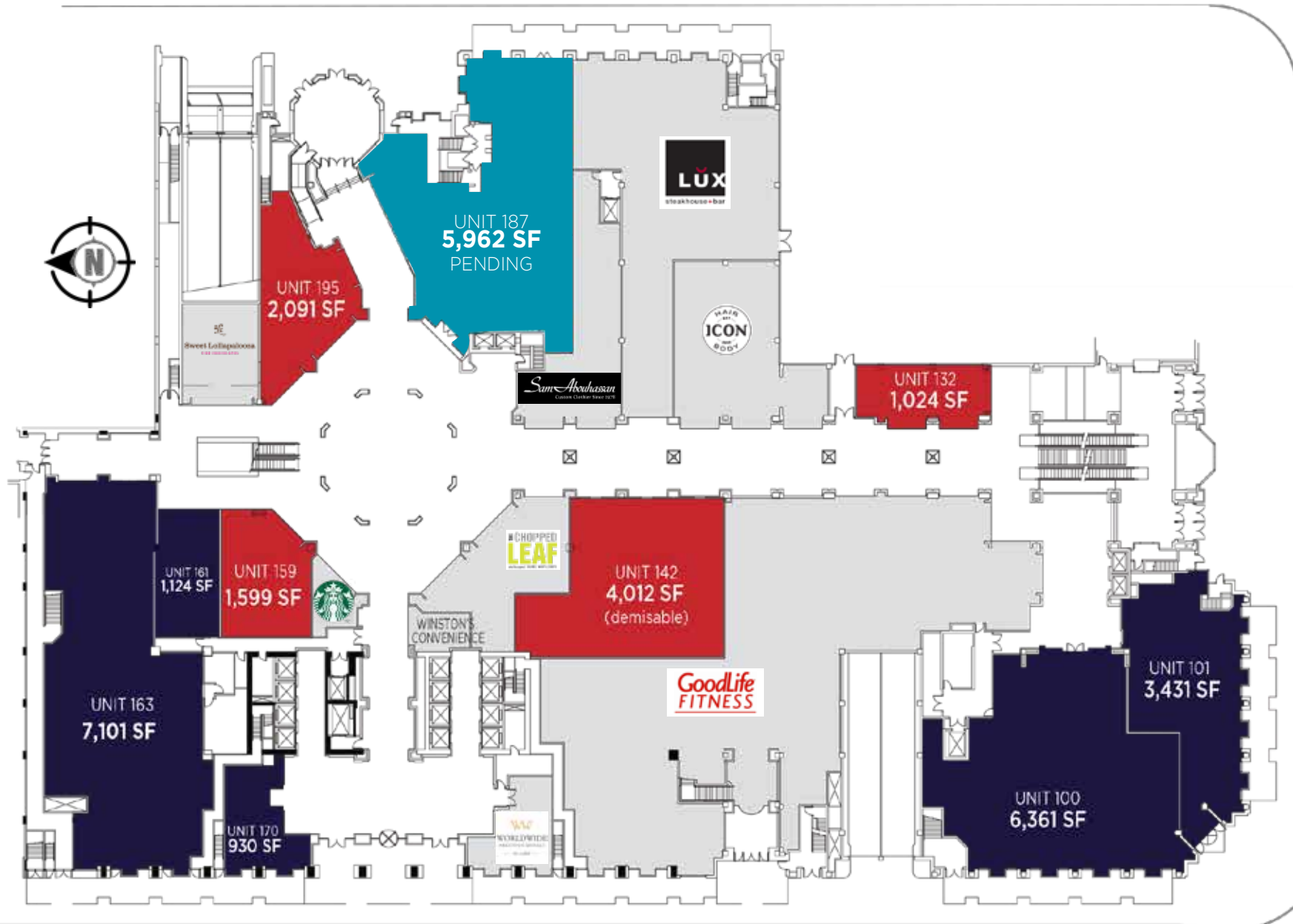
MAIN FLOOR



101 STREET

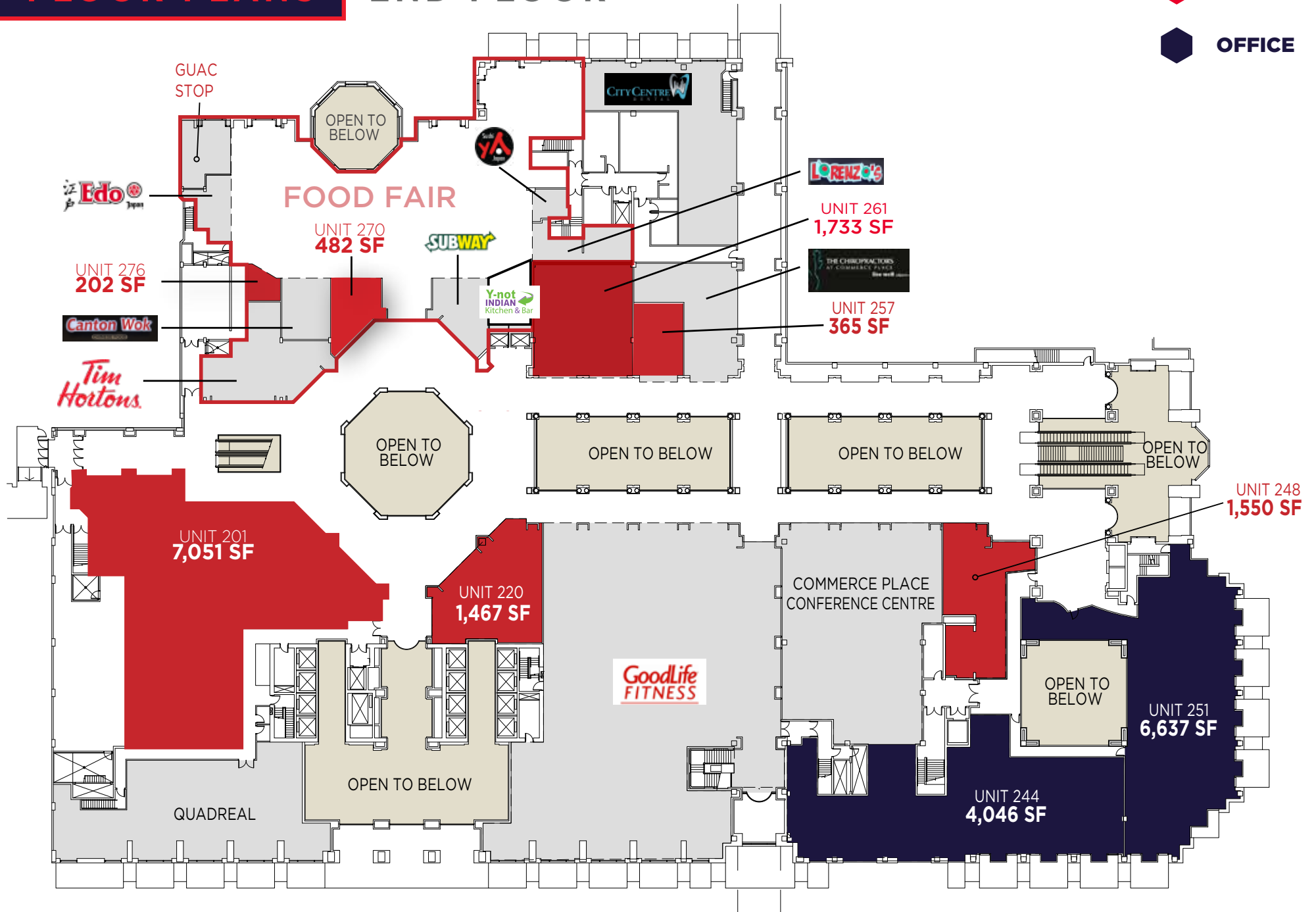
JASPER AVENUE

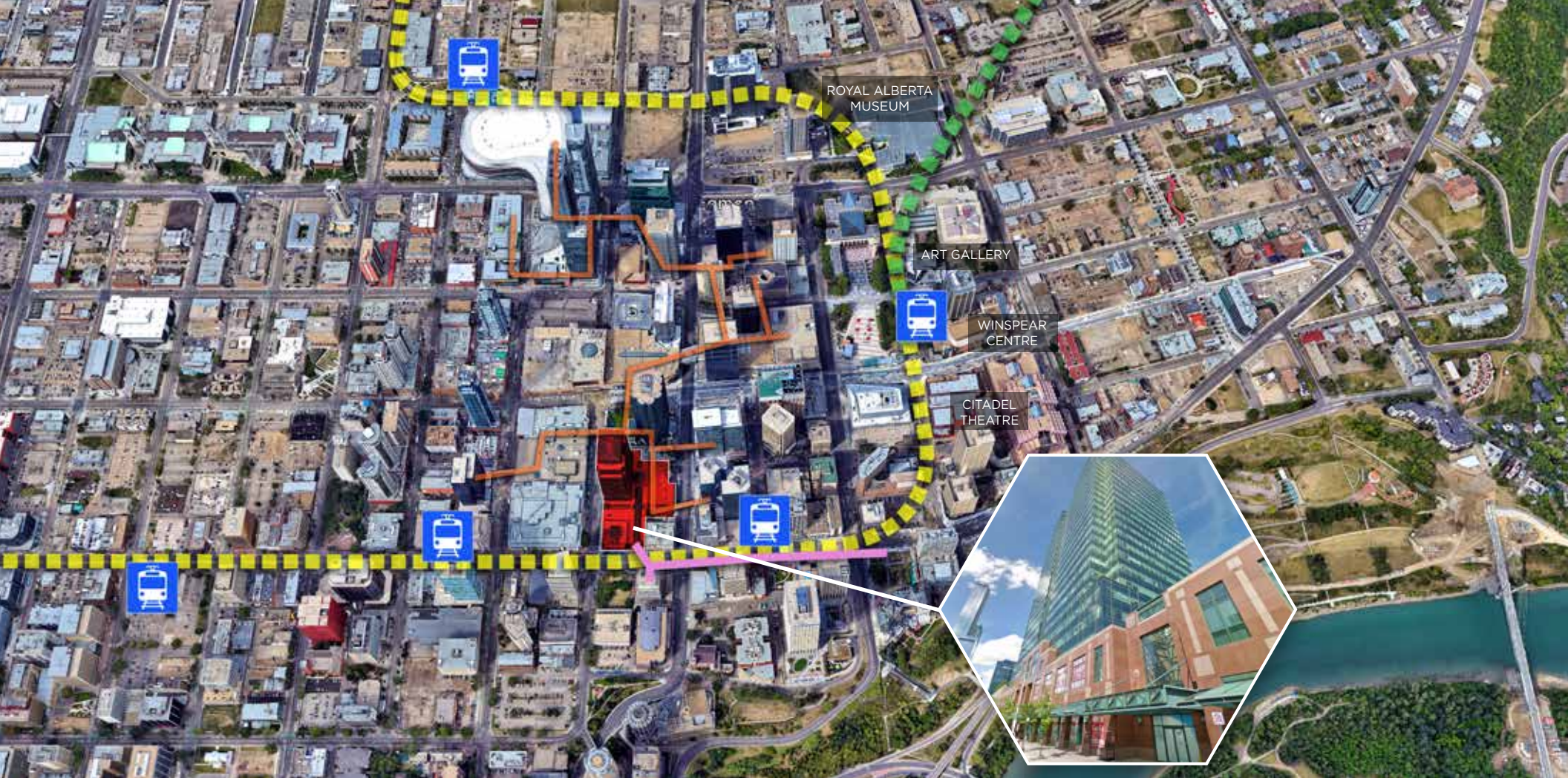
102 STREET



FLOOR PLANS

2ND FLOOR





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



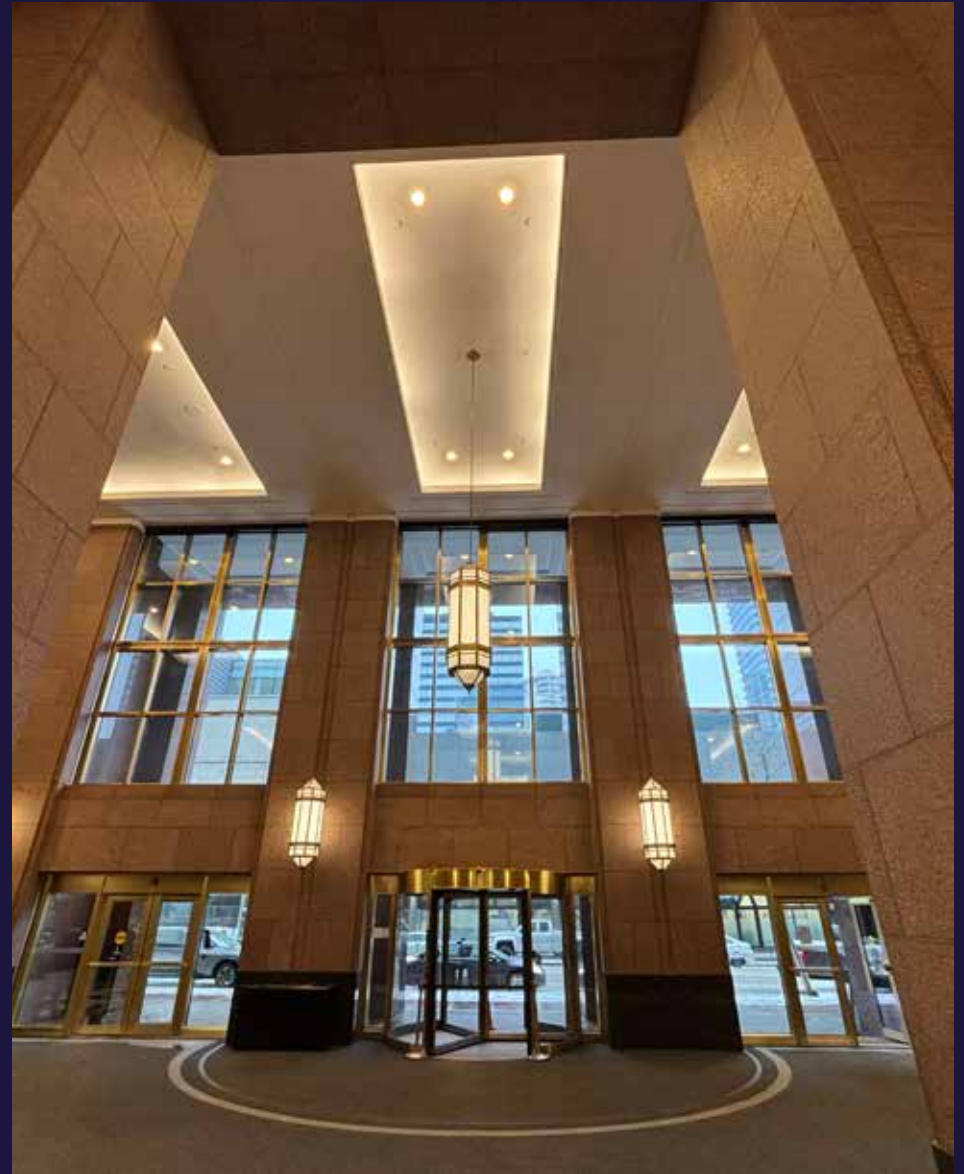
Above Ground Pedway



Below ground Pedway

COMMERCE PLACE

INTERIOR PHOTOS



COMMERCE PLACE

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