

# ATB Place 10025 Jasper Avenue Edmonton, AB

Class A Office Space in Downtown Edmonton

## Up to 3,653 SF for Lease

# Triovest



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Trioest Realty Advisors Inc., Brokerage

ATB Place offers amazing views of the river valley and the historic Hotel Macdonald. Tenants enjoy on-site amenities including common boardrooms, fitness facility, daycare centre, food court, pedway and a new tenant-exclusive lounge. ATB Place focuses on sustainability, evident through its certifications for BOMA Best Platinum, LEED v4.1 Platinum, BOMA 360, Fitwel and its two co-gen plants in the complex. Main floor suite offers an exclusive entrance to 101 Street and building signage.

## Availabilities

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### ATB North Tower

Suite 102:	2,587 SF	Immediately
Suite 920:	3,653 SF	Immediately

### TELUS House (South Tower)

Multiple Floors	SF Varies	2026
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## Building Information

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Basic Rent	Inquire
2024 Est. Op Costs	\$19.31 PSF

## Parking Details

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- ▶ Parking Ratio: 1 stall per 2,589 SF
- ▶ Heated, underground parkade
- ▶ **Random:** \$340.00/month/stall
- ▶ **Reserved:** \$425.00/month/stall
- ▶ **Tandem:** \$225.00/month/stall

All rates subject to change.



## Location

- Directly connected to Central LRT station and a major transit bus stop
- Downtown Edmonton pedestrian walkway connections
- Recently renovated outdoor plaza deck for tenant use
- Direct access to Macdonald Drive river valley overlook

## Amenities



On-site fitness centre open from 5:00 AM - 8:00 PM daily



On-site daycare open from 6:45 AM - 6:00 PM daily parking for drop-off and pick-up, meals included and outdoor play area



Concourse meeting room and boardrooms available for tenant use



4 electric vehicle (EV) charging stations in the heated underground parkade



ATB Branch on main level and ATM machine on concourse level



Food court with a variety of vendors located on concourse level



Newly opened tenant lounge



Fully enclosed bike lockup cages



24/7 manned security desk and card access system



Other amenities include massage therapy, tailor/drycleaning



LEED v4.1  
Platinum



BOMA Best  
Platinum



2 Star Certified  
(out of 3)



- 2023: TOBY® The Outstanding Building of the Year
- 2023: BOMA 360 Performance Program
- 2020: Edmonton Building Operators Team of the Year
- 2019: Pinnacle Award for Innovation




- 2020: Leadership in Environmental Advancement Program

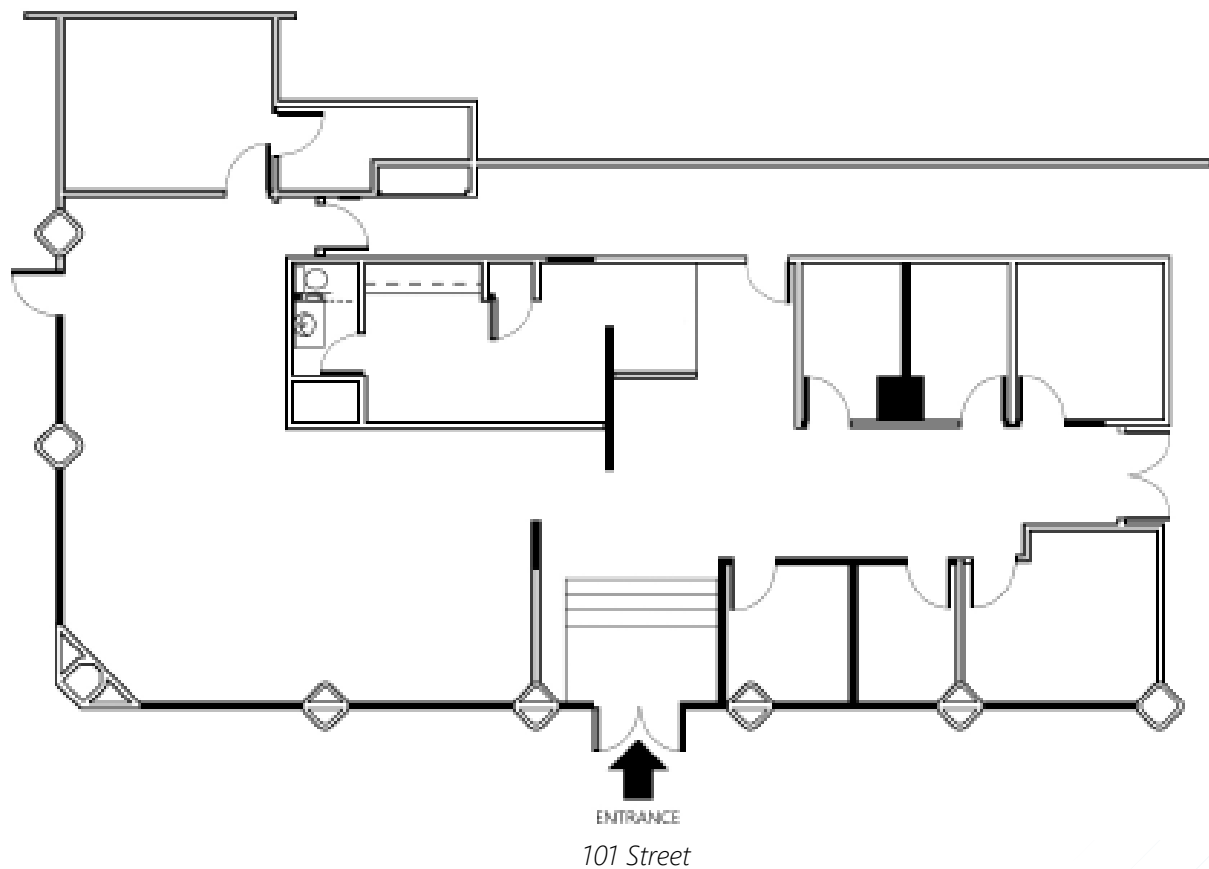


- 2023: Energy Star certification, score of 83
- 2022: Energy Star certification, score of 81
- 2021: Energy Star certification, score of 80


2,587<sup>SF</sup>

 [Virtual Tour](#)

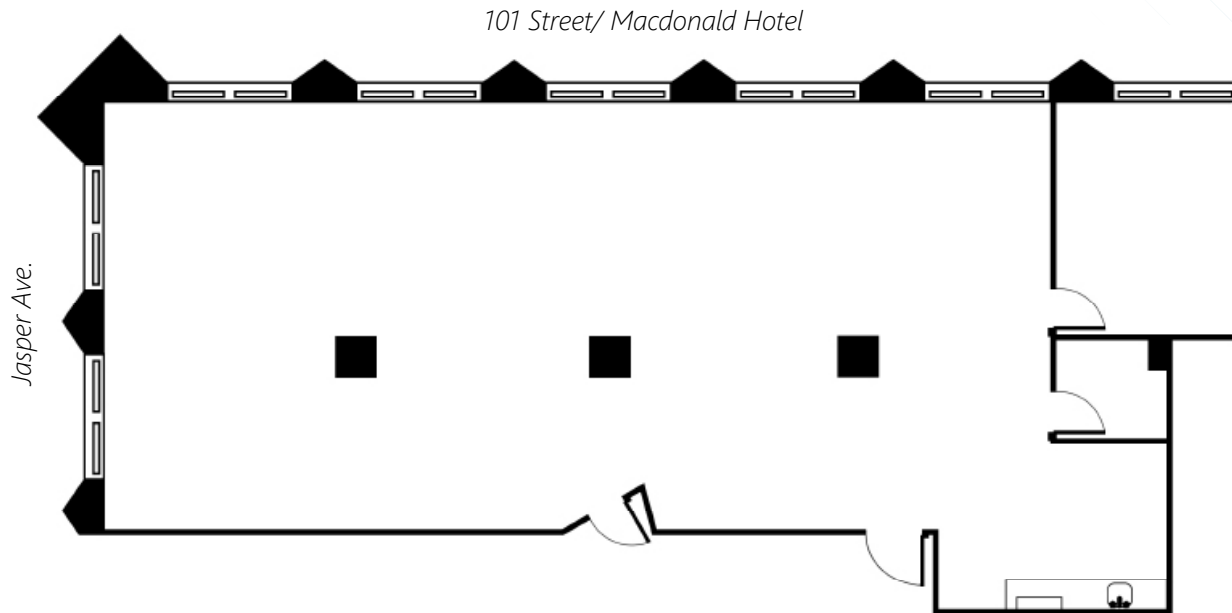
- ▶ Open office
- ▶ Kitchenette
- ▶ Washroom
- ▶ Private street level entrance and building lobby access
- ▶ Access to all building amenities



3,653<sup>SF</sup>

 [Virtual Tour](#)

- ▾ Open plan
- ▾ Office and meeting room
- ▾ Further buildout available
- ▾ Kitchenette
- ▾ Stunning views
- ▾ Access to all building amenities



Courtyard







Tenant Lounge



Food Court





-  **ATB Place Lot 101**  
Heated underground with EV charging stations
-  **ATB Place Exterior**
-  **Rice Howard Place Parkade**  
Underground
-  **Centre High-Alberta College Parking Lot**

-  **Chateau Lacombe Hotel Lot 6**  
Open air parkade
-  **9924 Jasper Avenue Lot 4**
-  **5 Thorton Court Lot 1**
-  **100 Street & Jasper Avenue ETS**  
Stop ID: 1542

## Sustainability Excellence

Triovest Sustainability Solutions (TSS) is a centre of excellence providing leadership, resources, and services to both internal Triovest teams and external clients. Our expertise incorporates the full spectrum of sustainability, energy management, technology integration, and health and safety. TSS is guided by a proactive outreach strategy, focused on holistic sustainability and wellness principles to help our properties achieve their operational efficiency, green certifications, and net zero emissions objectives.

## Accessibility

Triovest treats every property we manage as a community, a workplace that embodies diversity, equality, and inclusion. Our assets are inclusive environments that support diverse perspectives and accessibility, delivering the best possible experience to those who interact within our buildings.

## Smart Buildings

Our cloud-based tenant experience app, Triovest Access, seamlessly connects tenants with their building and community. It facilitates communication, allowing tenants to quickly and easily submit service requests, find out what is happening in their building and surrounding neighbourhood, take advantage of exclusive offers, and connect with others within the building community. The app also allows property managers to post news and notices, scheduled maintenance alerts, and tenant handbooks.

TSS is using digital platforms to continuously pull data from building automation systems and identify operational improvement opportunities that drive sustainability performance and financial optimization. We strive to achieve smart building standards across our portfolio in an effort to reduce operating expenses, improve environmental metrics and enhance tenant experiences.

## Our Commitments

We have set science-based aligned targets for our properties to manage utility costs, greenhouse gas (GHG) emissions, and waste.

We are committed to:

- ▼ Net Zero Operations by 2050
- ▼ 50% reduction in Carbon footprint by 2030 in our office portfolio
- ▼ Waste Diversion rate of 70% by 2030
- ▼ Occupational health and safety of our employees, tenants, contractors, and visitors

For more information and to view our latest ESG report, visit [triovest.com/sustainability](https://triovest.com/sustainability)

Triovest is committed to achieving

Net Zero  
GHG Emissions  
BY  
2050

## Building Opportunities

### Dedicated Property Management Teams

Triovest recognizes that our tenants must feel sincerely heard and supported. It is our responsibility to listen and meet your needs to the best of our ability. Our Property Management Teams are there to ensure your workspace is running efficiently for your people, provide assistance, and encourage tenant engagement so you can focus on your core business.

### We Are Where You Are

Our in-house Leasing Teams possess local market expertise in all asset classes to support any real estate need you have. We work with you to understand your requirements to deliver built-to-suit custom solutions. This, combined with our national scale, local knowledge, and strong relationships, keeps us ahead of market dynamics and trends to deliver value-add insights.

## By The Numbers\*

**\$3B**

Under Development

**\$12B**

Under Management

**38M SF**

Under Management

**345**

Properties

**6**

Offices  
Canada-Wide

**460**

Employees

\*As at Q2 2023

## Our Mission

**We create sustainable places that enhance communities and enrich relationships.**

### About Triovest

Triovest is one of the largest privately-owned commercial real estate companies in Canada. We are a fully integrated real estate platform with 25+ years' experience in real estate investment, development, and management offering a full spectrum of capabilities including acquisition and dispositions, asset management, construction management, property management, leasing services, and sustainability advisory services.

Triovest builds partnerships, manages commercial real estate projects from concept to completion, and delivers sector-leading returns, offering a full range of management services throughout the lifecycle of the asset. Our clients benefit from the combined expertise and integration of our Capital and Advisors teams, paired with Triovest's national scale, unsurpassed local knowledge, and deep understanding of every stage of the real estate lifecycle.

For more information, visit [triovest.com](https://triovest.com)



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