

EDMONTON TOWER

FOR LEASE

10111 - 104 Avenue NW
Edmonton, AB

Edmonton

ICE
DISTRICT





OPEN

- 1** MACEWAN LRT STATION
- 2** ROGERS PLACE
- 3** FORD HALL
- 4** EDMONTON DOWNTOWN COMMUNITY ARENA
- 5** EDMONTON TOWER
- 6** GRAND VILLA EDMONTON CASINO
- 7** OILERS ENTERTAINMENT GROUP HEADQUARTERS
- 8** KIDS & COMPANY CHILD CARE

2018

- 9** PUBLIC PLAZA
- 10** JW MARRIOTT
- 11** THE LEGENDS PRIVATE RESIDENCES
- 12** STANTEC TOWER
- 13** REXALL DRUGSTORE

2019

- 14** RESIDENTIAL
- 15** RETAIL ATTRACTIONS
- 16** CINEPLEX ULTRA AVX AND VIP CINEMAS
- 17** GROCERY

2020

- 18** RESIDENTIAL

BEYOND

- 19** FUTURE DEVELOPMENT

ICE District is more than 25 acres in the heart of downtown Edmonton and will be Canada's largest mixed-use sports and entertainment district. At the core of ICE District is Rogers Place where the best of the best will play on stage and on ice. A busy, dynamic neighbourhood shaped by premium office space, high-end residences, a JW Marriott, shops, restaurants and amenities. This is Edmonton's most prestigious address with Edmonton's tallest towers and access to unrivaled amenities, facilities, services and entertainment. Not to mention a competitive edge to attract and retain top class employees. This is ICE District, your business belongs here.

CALL HOME.

Living in ICE District will offer residents unparalleled access to the best of Edmonton, only steps away from your front door.

Fresh Groceries

Other Day-to-Day Amenities

Medical and Pharmacy

Daycare

Health and Fitness

Banking

CELEBRATE.

ICE District will offer Edmontonians the opportunity to enjoy a central gathering place to celebrate, socialize and come together.

JW Marriott with Conference and Meeting Facilities

Programmed Entertainment

Recreational Activities

Global Brands and Local Boutique Stores

Arena and Plaza Events

Restaurants, Lounges and Cafés

INNOVATE.

Locating your workplace in ICE District means elevating business opportunities.

Employee Attraction and Retention

Environmental Sustainability

Efficient Building Design

Contemporary Features

Client and Community Networking

Collaborative Work Environments

TRANSIT

Located at one of the busiest intersections in downtown Edmonton, Edmonton Tower provides convenient access in a variety of ways.

STREET LEVEL ACCESS

When some fresh air is needed, the adjacent Plaza is only steps away, and it is less than a five minute walk to the rest of the financial core to the south of the Tower. Rogers Place and Ford Hall will be accessible just across the street to the northwest. A very attractive lobby will greet tenants and main floor service retail will also be available. Pedestrian connectivity to the rest of downtown is also quick and easy from this location

PARKING

Not including the Tower's own enclosed, heated parkade, which will comprise 504 stalls, there are currently over 6,000 parking stalls within a five minute walk, and over 13,500 stalls within a ten minute walk. Ultimately, there will be a combined estimated 4,000 stalls in all ICE District underground parkades.

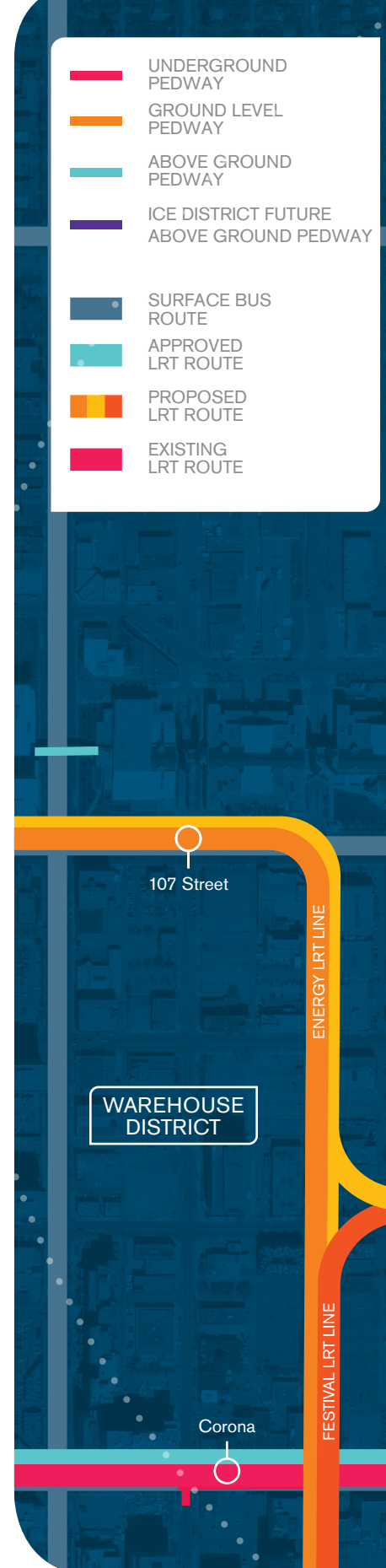
PUBLIC TRANSIT

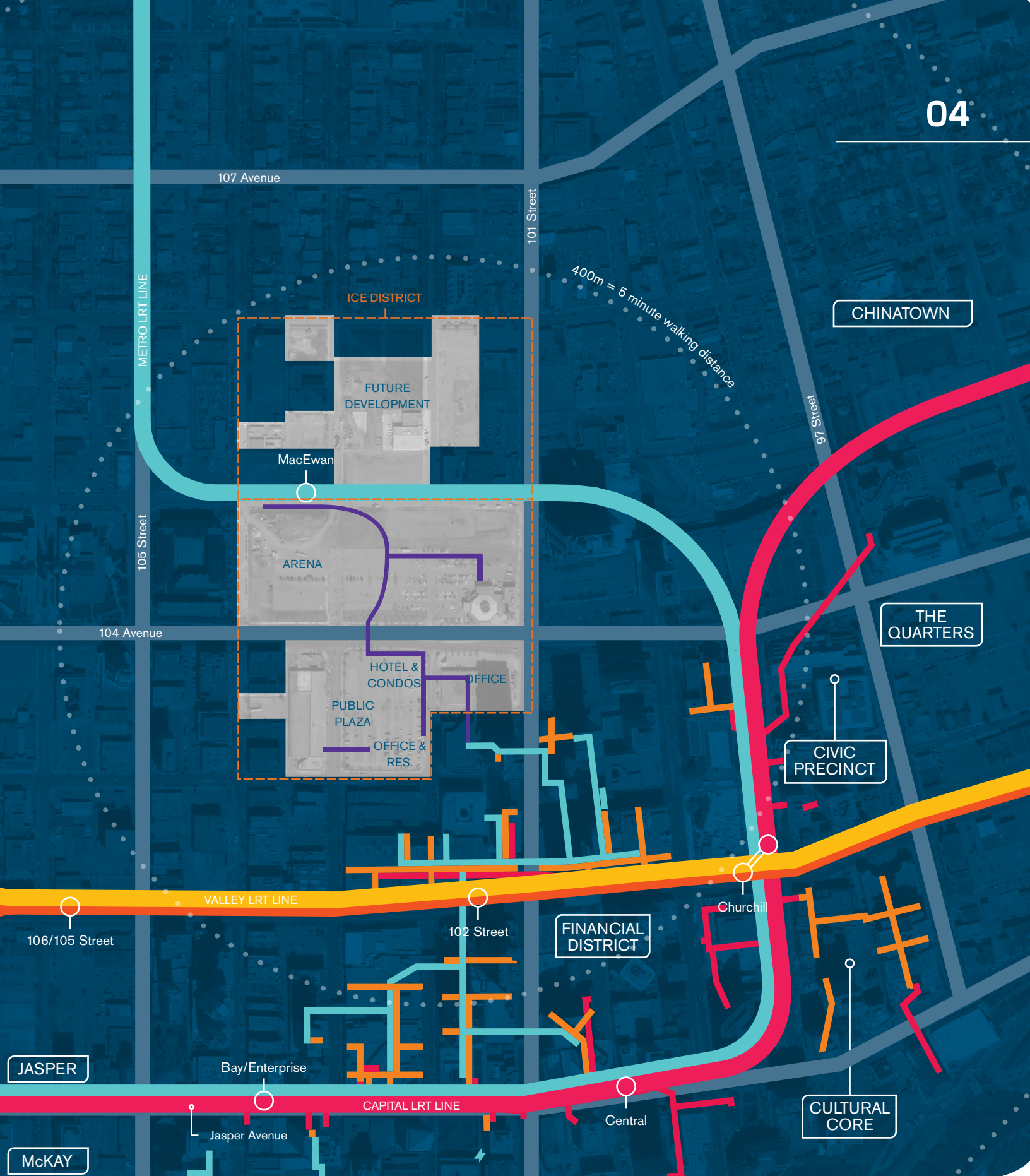
In addition to its location directly along major bus routes, Edmonton Tower will have indoor access to four LRT stations via pedway connection, ground level and underground access. Currently, there is one LRT station onsite and four within a five minute walk. With the completion of the Valley Line in 2020, additional stops will open.

PEDWAY CONNECTION

Edmonton Tower will be connected aboveground into Rogers Place via the JW Marriott situated on the west side of 102nd Street, and also aboveground to the Bell Tower to the south, providing indoor access to the rest of the downtown core system.

- UNDERGROUND PEDWAY
- GROUND LEVEL PEDWAY
- ABOVE GROUND PEDWAY
- ICE DISTRICT FUTURE ABOVE GROUND PEDWAY
- SURFACE BUS ROUTE
- APPROVED LRT ROUTE
- PROPOSED LRT ROUTE
- EXISTING LRT ROUTE





TRANSIT

BUILDING FEATURES

**HIGH-RISE FLOORS
AVAILABLE**

**30,000 SQUARE FEET
of Retail Space Available**



27 storeys

Column free office floor plates averaging
+/-23,000 rentable square feet

Parking Ratio: 1 stall per an estimated
1,200 rentable square feet

8' clear vision glass

9' to 11' ceiling heights

Bicycle storage, showers and daycare facilities for
tenant use

Designed to meet LEED Gold certification

Edmonton Tower will be a Class AAA office building that is not only aesthetically pleasing, but also highly functional. It will be sustainable, modern, practical and architecturally progressive.

The Tower will incorporate an attractive combination of curtain wall, spandrel panels, marble, granite and accented features. It will be contemporary in its aesthetic and reflect the activity and flow that energizes ICE District.

Inside the building, open floor designs will encourage spatial flexibility and maximum connectivity. The workspaces can be easily adapted to suit the dynamic needs of your business and to foster staff collaboration and interaction. The space plans can also be easily customized to a more traditional, private and enclosed office layout.

BEYOND GOLD

A reduced carbon footprint is a key goal of the project. ICE District will promote green leasing initiatives with its tenants and operate all facilities in accordance with the ongoing initiatives of BOMA BEST (Building Environment Standards) program. Implementing such programs that focus on promoting sustainable operating programs will also ensure that the building's use of power and water is responsible.

Some of the innovative design strategies are set to include the following:

▼ ENERGY

Reduction of energy cost for heating and cooling through highly advanced, high efficiency mechanical equipment, high thermal insulation, passive design strategies such as daylighting and optimal building orientation.

Reduction of process energy from lighting, computers, and equipment through daylight harvesting, occupancy sensors, lighting controls, refrigeration heat recovery system, etc.

Overall energy intensity target of 110 kWh/m²/yr. (1/3 that of a typical Edmonton building).

▼ WATER

Rainfall harvesting using an onsite cistern to collect rainwater for non-potable applications.

Landscape strategy of using 100% native or adapted landscaping to eliminate the need for irrigation.

Aggressive water conservation throughout the project with the wide use of high-efficiency fixtures.

▼ SITE

Native landscaping decreasing maintenance costs for plants.

Fundamental and enhanced commissioning provides assurance that building systems are operating to standards that result in the least environmental impact.

Metering and sub-metering equipment to measure energy use.

Creation of a measurement and verification plan to identify potential causes of any inefficiencies and to verify ongoing optimization of energy and water consumption performance.

▼ OTHER INNOVATIVE CONSIDERATIONS

Use of high-volume fly ash, a waste by-product of the coal industry, as a replacement for carbon-emitting cement in concrete mixes.

Use of halogen-free electrical equipment and low-mercury lighting.

Provision for a reduction in lighting power density over the base building standard. Tenant fit-outs will capitalize on this overall building reduction by avoiding excessive additional fixed lighting.



“This decision was about our staff. Our new home is going to be located right in what will be the most vibrant and active place in the city. We’re going to be right in the heart of ICE District.”

— Keith Shillington, Stantec Vice-President for Edmonton

“Edmonton Tower is a world-class facility with a central location ideal for our customers, employees, and partners. We’re excited to begin serving our valued clients from our new space.”

— David Agnew, RBC Wealth Management Canada CEO

TIMOTHY P. HOGAN

Senior Vice President, Office/Mixed Use
ONE Properties
P 403.265.3983
E thogan@oneproperties.com

CORY D. WOSNACK

Principal
Avison Young
P 780 429 7556
E corywosnack@avisonyoung.com

ONE Properties and the Katz Group of Companies continue to strengthen our community investments by building partnerships focused on corporate social responsibility. We greatly appreciate that you share this goal of enhancing and enriching the vibrancy of the Edmonton community. We believe in having a trusted, valued presence in the communities where we work and live.

All content is property of **ICE DISTRICT PROPERTIES**
Information current as of 10/26/2016

KATZGROUP
REAL ESTATE

ONE
one properties