

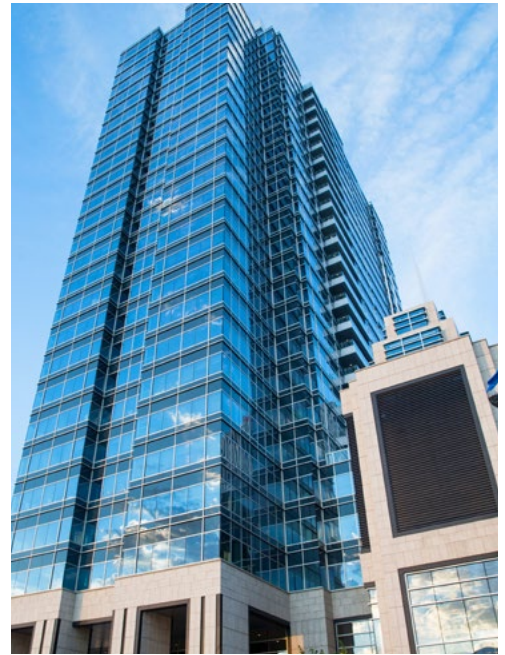


THE ONLY
DOWNTOWN
TOWER WITH
BALCONIES
ON EVERY
FLOOR

EPCOR TOWER

10423 - 101 Street, Edmonton

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.



OPTIMAL AMENITIES & LOCATION

Centrally located, EPCOR Tower is designed and managed with tenant comfort and well-being in mind, connecting work, play, convenience, and business.

Building Amenities Include:

- Little Scholars Childcare
- Bucu Pizzeria + Vino Bar
- Milk Crate
- International News
- Full-service fitness facility
- Bicycle parking with showers/locker room
- Conference centre
- Complimentary Wi-Fi on lobby and mezzanine floors
- Complimentary umbrella service
- Press Gallery dry cleaning
- Auto Details car detailing
- POGO car sharing
- In-house facilities team



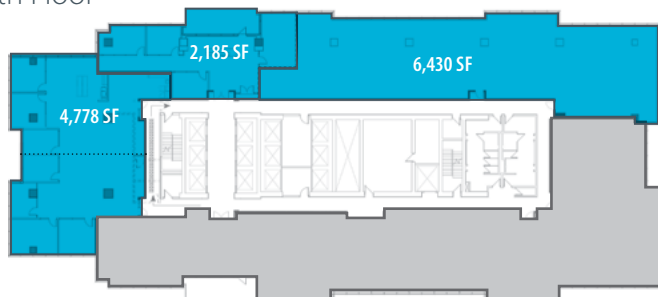
LEED® Gold Certified and
BOMA BEST® Certified Gold

**18.8% ENERGY SAVINGS
COMPARED TO CONVENTIONAL
BENCHMARK BUILDING**

8th Floor



13th Floor



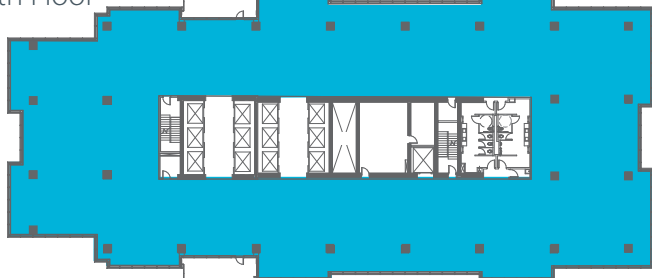
14th Floor



15th Floor



16th Floor



PROPERTY DETAILS

Rates:

Rental Rate \$32.00 - \$34.00 psf
Tax & Operating Costs \$24.40 psf (2020)

Parking

1 underground stall/1,000 sf
\$265/stall/month random underground
\$350/stall/month reserved underground
Cycle Park: 90 bike stalls

Available

8th Floor	9,050 sf
13th Floor	2,185 sf
13th Floor	4,778 sf (Demising Options)
13th Floor	6,430 sf
14th Floor	3,642 sf
15th Floor	19,865 sf
16th Floor	24,865 sf
CONTIGUOUS 44,730 SF	

PROPERTY HIGHLIGHTS



Flexible floor plates



9'6" ceiling heights allow maximum daylight



12 high-speed elevators (6 mid-rise & 6 high-rise)



Full service fitness facility



Access to CarShare program, powered by Pogo and available 24/7

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.

PUBLIC TRANSIT

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

HOTELS AND RESTAURANTS

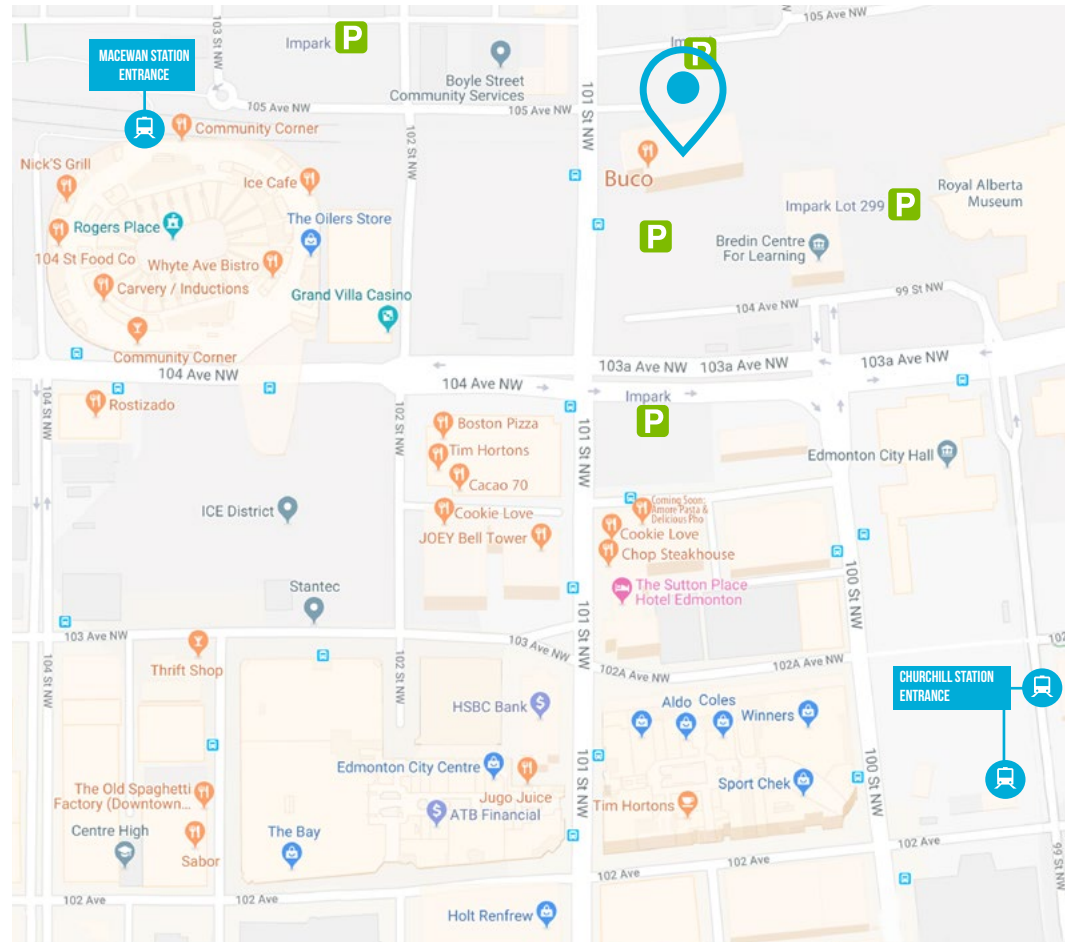
Enjoy a glass of wine and fire roasted pizza at Buco Pizzeria + Vino Bar in our lobby. Several other hotels and restaurants are a short walk away.

SHOPPING

Close proximity to several Edmonton retail centers, including the shops on 104th and Edmonton City Centre.

ENTERTAINMENT

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



EPCOR TOWER

10423 - 101 Street, Edmonton

www.epcortower.ca



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YOUNG**

avisonyoung.com



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Platinum member