

SUB-LEASE

TELUS HOUSE AT ATB PLACE SUBLEASE

Up to 40,579 SF on the
32nd & 33rd Floors

10020 - 100 Street
Edmonton, Alberta

TOP OF BUILDING OPPORTUNITY

STUNNING RIVER VALLEY VIEWS



Cushman & Wakefield Edmonton

Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Scott Vreeland

Associate Partner
780 702 9477
scott.vreeland@cwedm.com

Shane Asbell

Partner
780 917 8346
shane.asbell@cwedm.com

Jacob Dykstra

Associate
780 702 5825
jacob.dykstra@cwedm.com

PROPERTY HIGHLIGHTS

- Excellent opportunity for Premier office space on the 32nd and 33rd floors of Telus House at ATB Place
- High quality improvements throughout
- Best River Valley views in all of Downtown Edmonton
- Short term sublease expiring January 31, 2026, with head lease opportunities beyond
- On-site amenities include a fitness centre, large food court, child care, 24/7 on-site security, and tenant conference centre, bike storage, and large outdoor courtyard.
- Easily accessible by public transit & Pedway connected
- Building is LEED Platinum Certified and won the 2020 BOMA award for Edmonton Building Operations team of the year. The building is also BomaBest Gold Certified.



PROPERTY DETAILS

MUNICIPAL ADDRESS

10020 - 100 Street, Edmonton AB

BUILT

1970

PARKING AREA

Eighteen (18) Underground parking stalls at market rates

DESCRIPTION

Class A Office Building

AVAILABLE SPACE

32nd Floor - 23,279 SF

33rd Floor - 17,300 SF

ASKING RENT

Negotiable

ADDITIONAL RENT

\$19.27 per SF 2023

OCCUPANCY DATE

December 2023

SUBLEASE EXPIRY DATE

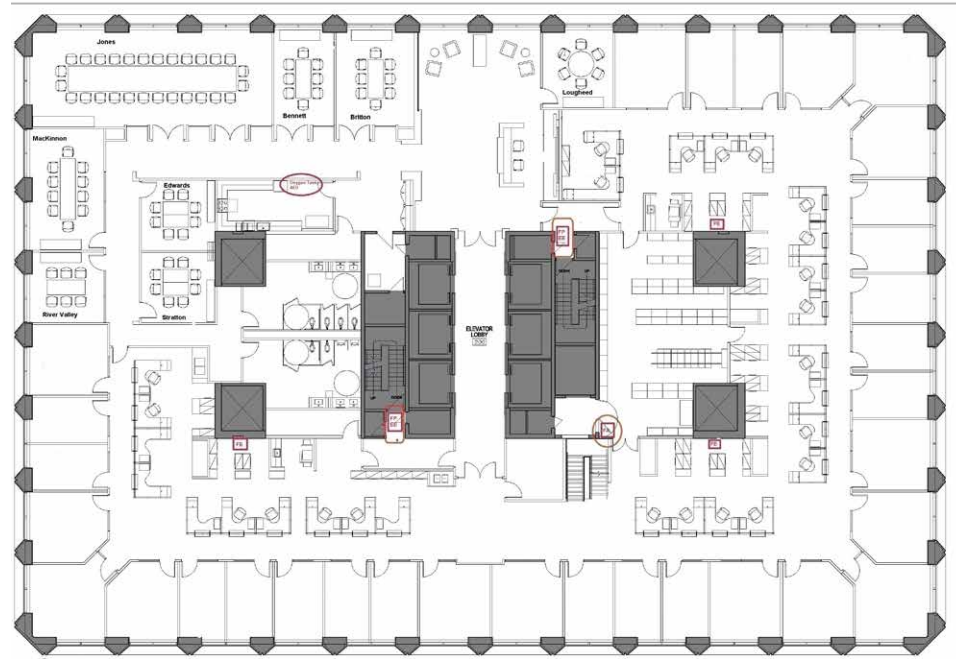
January 31, 2026

NORTH CENTRAL
EDMONTON

Rossdale Park



32 FLOOR



33 FLOOR



PROPERTY PHOTOS

NORTH CENTRAL
EDMONTON
CENTRAL
MCDUGALL



Rossdale Park




PROPERTY PHOTOS

NORTH CENTRAL
EDMONTON
CENTRAL
MCDUGALL



Rossdale Park



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

SITE

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