



Commerce Place

10155 – 102ND STREET NW
EDMONTON, ALBERTA



Property Description



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 a dynamic, mixed-use podium featuring 118,000 square feet of premium office, restaurant, 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 and serving as the anchor point to the vibrant Rice Howard Way District, Commerce Place features heated and safe, security-monitored parkade, 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 modern conference facility and Tenant dedicated bicycle parking.



Quick Facts

YEAR BUILT

- 1990

BUILDING SIZE

- 27 storey
- +/- 720,000 SF

TYPICAL FLOORPLATE

- 24,600 SF

CEILING HEIGHTS (APPROX.)

- Unfinished ceiling height: 11' 8"
- Finished ceiling height: 9'
- Underside of slab in Podium: 20'

ACCREDITATIONS



LEED® EB Gold +



BOMA BEST Platinum certification
2025 BOMA Property Management Team of the Year.



2021 RHF Accessibility Certified



Energy Star Certification in Canada



2023 Fitwel2 Star

Building Features

HVAC

- Interior zones controlled by VAV System in conjunction with a perimeter radiant system

LIGHTING / ELECTRICAL

- Energy efficient and modern LED base building light fixtures
- 3,500 kelvin
- Centrally controlled by the building management (BMS) system

SHIPPING / RECEIVING

- 13 bay loading docks monitored by security control centre 24/7
- 2 bays include dock levelers
- Direct access to freight elevators via dock level

PARKING

- 632 parking stalls
- 1/1,500 SF leased parking ratio
- 3 level underground heated parkade
- Unreserved: \$325/month
- Reserved: \$375/month
- Daily, hourly & flex parking available
- EV charging stations

SAFETY & SECURITY

- 24/7 physical security with CCTV camera monitoring system throughout the building
- Building Security Safe Walk Program
- Card access control system
- Fully sprinklered with 2-stage fire alarm

SMART BUILDING FEATURES

- QuadReal CONNECT App provides tenants with a central resource to manage their service needs to 24 hours a day, 7 days a week
- TELUS backbone fibre and point of presence (POP) site provided
- Multiple telecommunications providers

ELEVATORS

- 12 high-speed elevators
- Destination Dispatch
- 3 freight elevators
- 4 parkade shuttle elevators

AMENITIES

- Conference Centre
- Bright & spacious "Food Fair" with multiple QSR offerings including Subway, Lorenzos Pizza, EDO, Canton Wok, Y-Not Indian, Sushi-Ya. Soon to be welcoming Tim Hortons and GUAC Stop Mexican Eatery.
- GoodLife Fitness Centre offering modern fitness facility, group classes, recovery rooms, and George Foreman III Craft Boxing.
- Tenant Secure bicycle storage cage
- 3 level Underground heated parkade

Scan code to view
current availability.



ADDITIONAL RENT (2026)

OFFICE TOWER
BOMA 80/89

Opex: \$17.97

Ptax: \$ 5.05 ESTIMATE

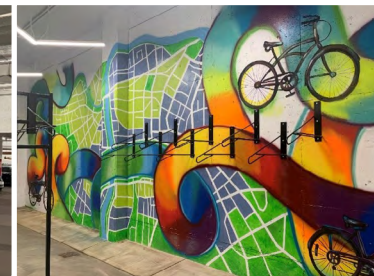
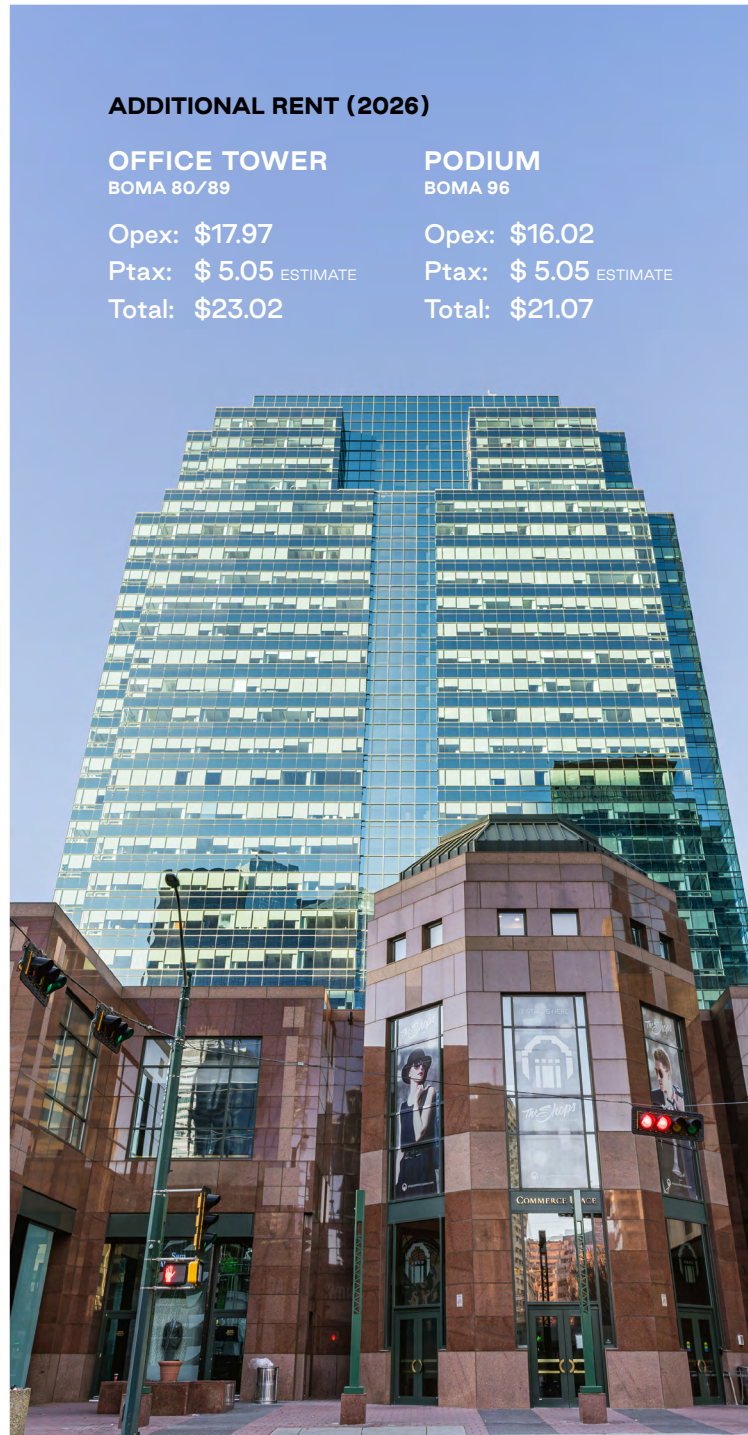
Total: \$23.02

PODIUM
BOMA 96

Opex: \$16.02

Ptax: \$ 5.05 ESTIMATE

Total: \$21.07





Our Commitment to Net Zero

QuadReal is building a sustainable future through bold action and clear goals. With a path to net-zero carbon emissions by 2050, QuadReal is reducing water use, waste, energy consumption, and carbon across its global portfolio. By 2030, all Canadian offices will achieve net-zero operations—an important milestone on the journey to complete decarbonization. Backed by an in-house team with deep regional expertise and a \$6 billion Canadian development pipeline, QuadReal plans and builds with purpose. Every project is designed for longevity, quality, and connection—creating resilient spaces that support people, communities, and the planet for generations to come.



Excellence Lives Here

QuadReal Property Group is a leading global real estate company headquartered in Vancouver, British Columbia, with over \$98.5 billion in assets under management. With a foundation in Canada and a growing international presence, QuadReal invests, operates, and develops properties across North America, Europe, and Asia-Pacific. Driven by a commitment to excellence, sustainability, and community, QuadReal creates spaces that inspire productivity and long-term value. Through innovative digital tools like the QuadReal+ App and QuadReal CONNECT, tenants enjoy responsive service and seamless communication. Guided by deep market expertise and a forward-looking approach, QuadReal continues to build environments that support businesses today while shaping stronger, more sustainable communities for tomorrow.

Please Contact:

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