

9925 - 109 Street

Edmonton, Alberta



FOR LEASE

Up to 46,029 sq. ft. available

Class "A" Office Tower
Government District

Signage Rights Available

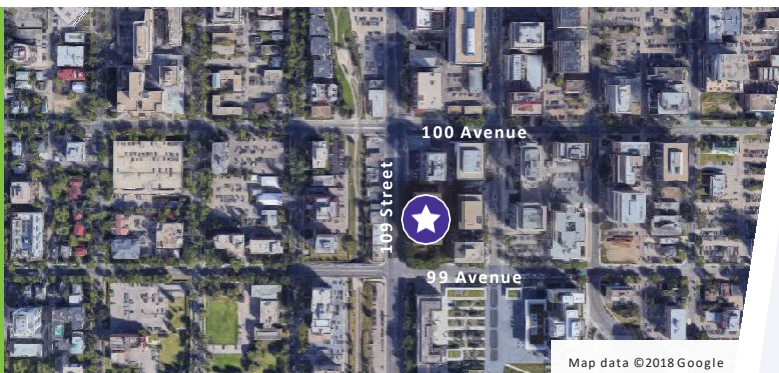


Building Highlights

- One block away from Grandin LRT station
- Easy access in and out of the downtown core
- Many shops and restaurants in the surrounding area
- Boardroom for tenant usage
- Underground parking
- Ample street parking in area
- Government District, adjacent to Legislature
- Immediate availability, ready for improvements

Availabilities

Suite	Area (SF)	Availability
Main Floor	up to 8,150	Immediate
300	19,284	Immediate
501	5,880	Immediate
1101	7,243	Immediate
12th Floor	5,532	Immediate



Map data ©2018 Google

Basic Rent

Basic Rent

Negotiable

Additional Rent

\$14.51 psf (2021 Est.)

Building Information

Total Retail Space	8,150 sf
Total Office Space	38,873 sf
Total Space	47,023 sf

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TrioVest Realty Advisors Inc.

BROKERAGE

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Building Upgrades



A proactive upgrade program to ensure a top quality Tenant experience and competitive operating costs every year

- New Variable Air Volume (VAV) box replacements throughout the tower, completed 2015
- Complete perimeter radiation zone valve replacement completed 2017
- All washrooms newly upgraded completed Q1 2016
- Elevator lobbies upgraded on all multi-tenant floors
- Elevator modernization (full mechanic and cabs) completed 2015
- New Kohler emergency generator and transfer switch installed in 2012
- Main building electrical switchgear replaced in 2000
- Complete integrated electrical sub-metering system completed in 2013
- New roof with anchor points completed in 2008
- New front entrance paving completed in 2011
- New front vestibule glass and doors 2012 and rear entrance doors completed in 2015
- Complete HID proximity card access and security system upgrade completed in 2015
- Cooling tower rebuild/overhaul
- Fully integrated BAS system (Building Automation System) with leading edge FX70 backbone, 2015
- Lighting fixtures converted to high-efficiency T8 and LED lamps
- New Variable Frequency Drives (VFD) on major equipment to maximize equipment energy efficiencies and extend lifespan completed 2015/2016

- Fully rebuilt parkade Make-Up Air Unit (MUA) completed 2016
- Electrical panel boards throughout tower replaced 2017
- New high efficiency boiler replaced 2017
- Lighting management system completed 2018
- Complete fire alarm replacement scheduled for 2019



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Local Amenities



GAS STATIONS

Petro Canada 9936 109 Street

Central Tire 9914 109 Street

RESTAURANTS

Pampa Brazilian Steakhouse 9929 109 Street

Allegro Italian Kitchen 9929 109 Street

The Common 9910 109 Street

Cactus Club 11130 Jasper Avenue

Central Social Hall 10909 Jasper Avenue

COFFEE

District Coffee 10011 109 Street

Good Earth 9942 108 Street

Tim Hortons 10665 Jasper Avenue

Starbucks 10116 109 Street

HOTELS

Matrix Hotel 10640 100 Avenue

Canterra Suites Hotel 11010 Jasper Avenue

FITNESS CENTRES

Orangetheory Fitness 10811 Jasper Avenue

Beach Ready Fitness 9830 106 Street

DAY CARE CENTRES

Kids3 Daycare & OSC 10175 109 Street

Kids & Company 10304 108 Street



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Our Approach

Triovest Realty Advisors Inc. is a fully integrated commercial real estate company. We provide investment, asset management, leasing and property management services for income properties on behalf of institutional and private investors. Our approach to commercial real estate investment is to continually seek opportunities to improve and enhance properties to achieve their full potential.

Over the years, we have achieved an enviable record of success through our investments and excellence in management. Triovest is a leader in strategic real estate advisory and management services and will continue to be at the forefront of change within our industry. Triovest employs approximately 500 employees to manage 380 properties out of regional offices in Toronto, Montreal, Mississauga, Winnipeg, Saskatoon, Edmonton, Calgary, Burnaby and Vancouver.

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CORPORATE OFFICES
CANADA-WIDE

500+

EMPLOYEES

\$8+

BILLION
PORTFOLIO UNDER
MANAGEMENT

37+

MILLION
SQUARE FEET

380

PROPERTIES
ACROSS
CANADA

\$4

BILLION
UNDER
DEVELOPMENT



TRIOVEST

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