



100 Street Place

10150 100 Street Edmonton, AB

Highlights

Builtout penthouse unit Available

Surrounded by retail on Rice Howard Way

Amenities

Co tenants include Rosewood Foods and The Artworks

Highly walkable area

Immediate Availability

Contact: **Nathan Wanchulak**
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MELCOR
melcor.ca

100 Street Place

10150 100 Street Edmonton, AB



Availabilities

9	5,126 sf			
8		1,254 sf		687 sf
7	1,217 sf		894 sf	
6				
5				
4	3,143 sf		1,997 sf	
3				
2	3,226 sf		1,943 sf	
1				

Asking Rent	Market Rent
Additional Rent	Retail \$13.74 PSF (2026 est.) Office \$16.85 PSF (2026 est.)
TI	Suite dependent
Amenities	Secure bike storage
Available Parking	Adjacent offsite parkade
Availability	Immediate

Available
 Leased



Property Details



Asking Rent

Market Rent

Additional Rent

Retail \$13.74 PSF. (2026 est.)

Office \$16.85 PSF (2026 est.)

Parking

Adjacent above ground parkade

TIA

Suite dependent



On-site, professional building management by Melcor Development



Walk Score 99: Walker's Paradise Daily Errands do not require a car



Transit Score 87: Direct access to LRT and major bus routes



Bike Score 95: Daily errands can be accomplished on a bike



MelCARE: Experience our best-in class property management service

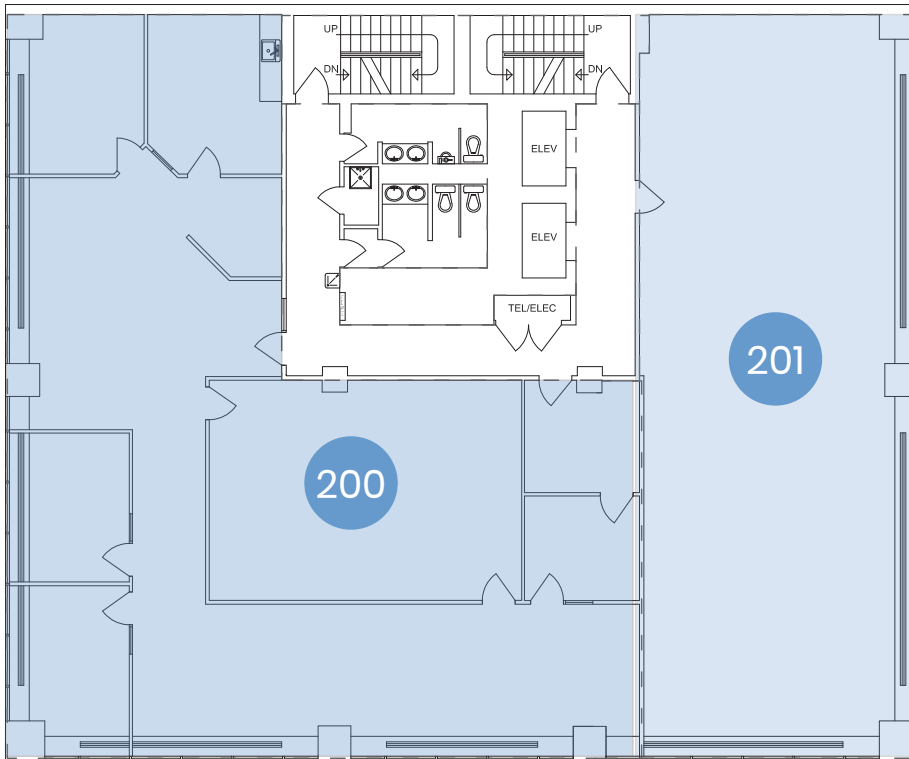
Unit(s)	Area (sq.ft.)	Comments
200	3,226	Developed space, potential full floor opportunity
201	1,943	White Box Condition
400	3,143	Built out office space with boardroom and kitchen
440	1,997	Multiple private offices, reception area, open work area, boardroom, kitchenette
720	894	Built out offices
780	1,217	Built out offices
870	1,254	Reception, Open work area, multiple offices + meeting rooms, move in ready
880	687	Reception, open work area, offices/meeting rooms, move in ready
900	5,126	Move in ready, open concept work spaces, private offices, multiple meeting rooms, in unit bike storage, in unit lockers

Second & Fourth Floors

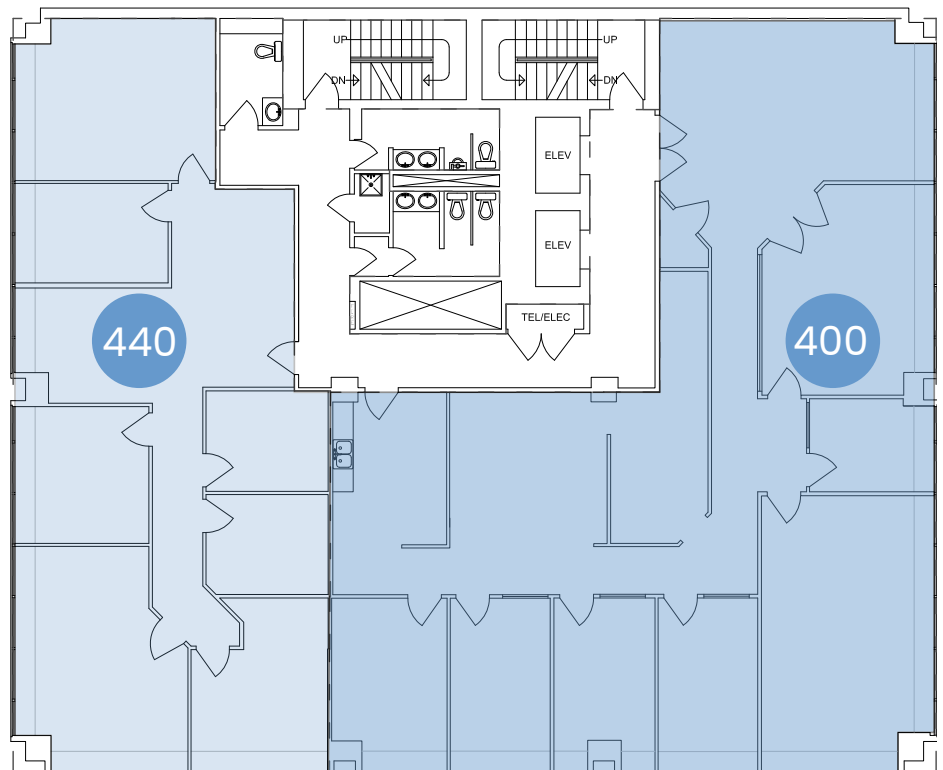
SUITE 200 | 3,226 sq. ft. SUITE 400 | 3,143 sq. ft.
SUITE 201 | 1,943 sq. ft. SUITE 440 | 1,997 sq. ft.



Second floor



Fourth floor

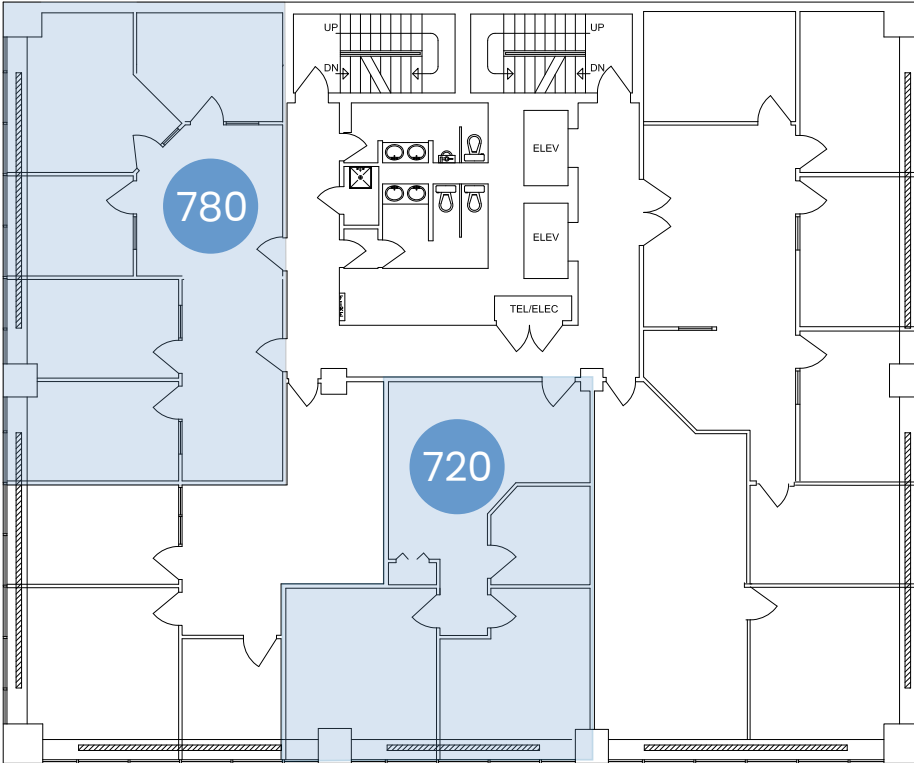


Seventh & Eighth Floor

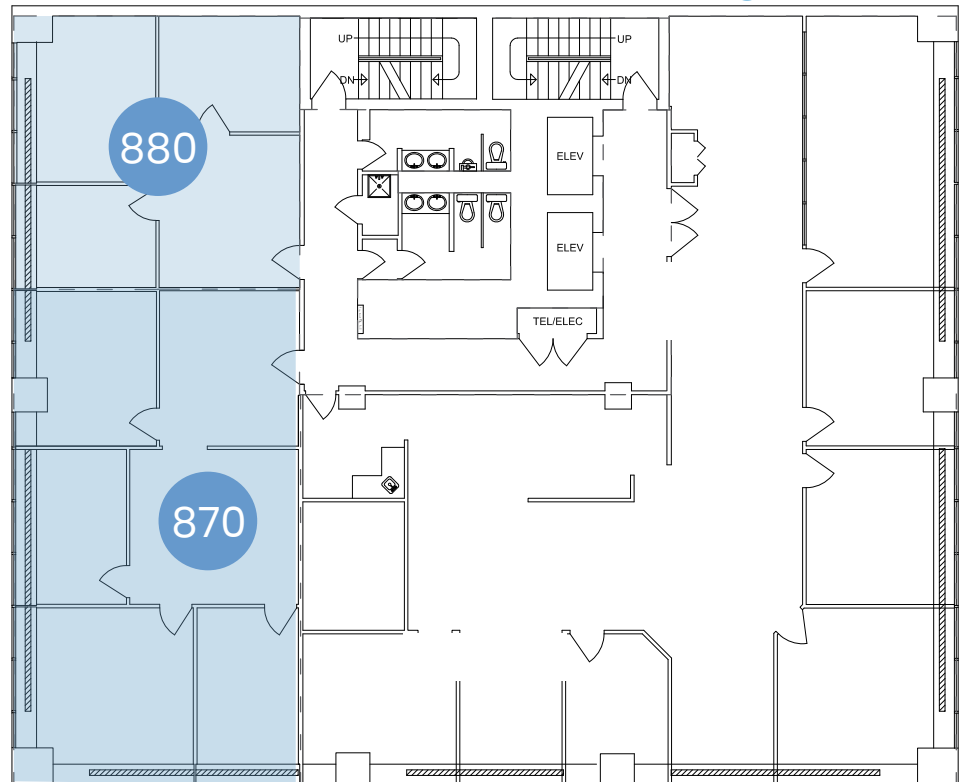
SUITE 780 | 1,217 sq. ft. SUITE 870 | 1,254 sq. ft.
SUITE 720 | 894 sq. ft. SUITE 880 | 687 sq. ft.



Seventh floor

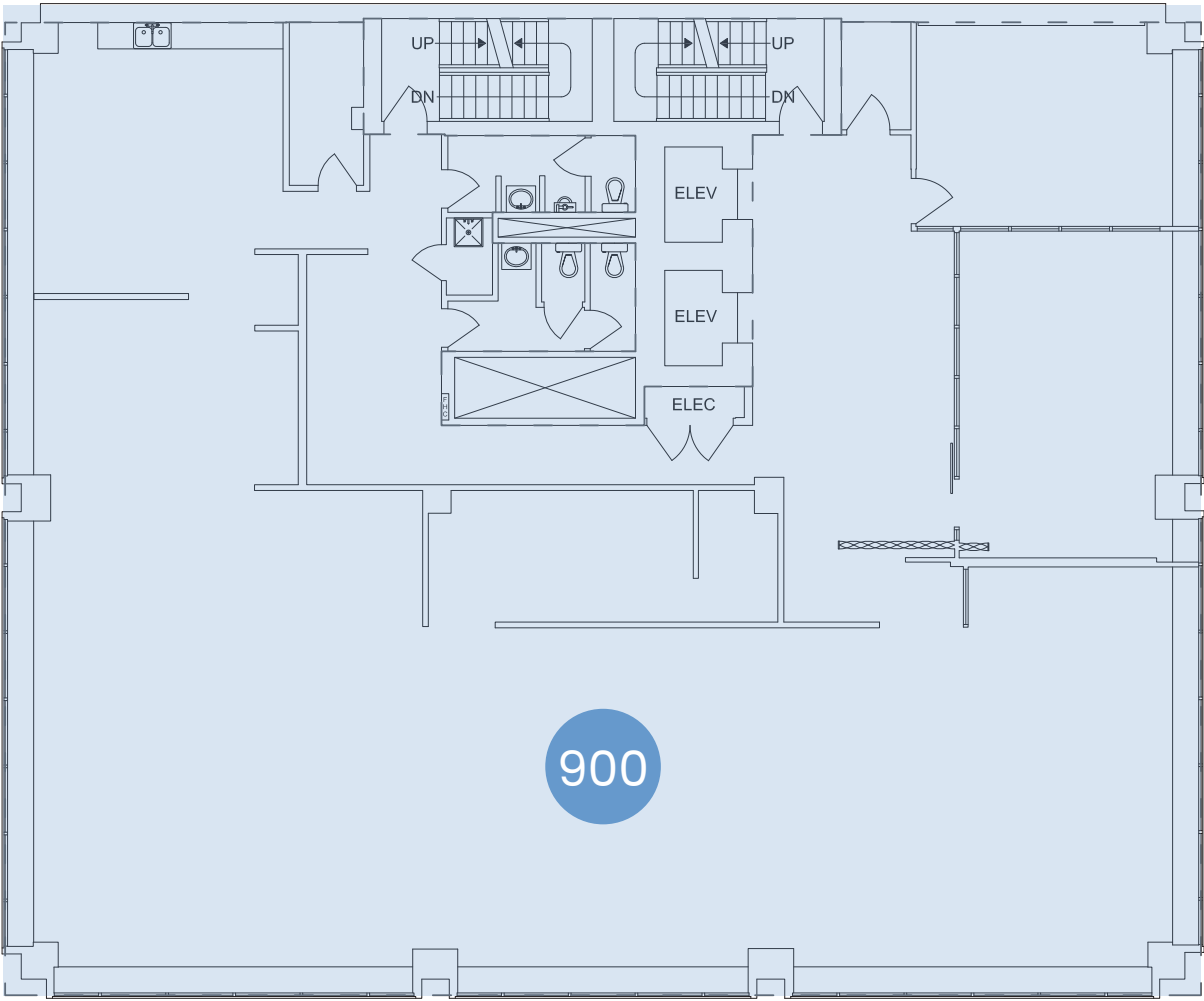


Eighth floor



Ninth Floor

SUITE 900 | 5,126 sq. ft .



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Office | For Lease



Library Parkade

1 min walk



Rice Howard Parking

2 min walk



City Centre

2 min walk

Contact Us

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