



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

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Availabilities

9	5,126 sf		
8		1,254 sf	687 sf
7	1,217 sf		
6			
5			
4		1,997 sf	
3			
2	3,226		1,972 sf
1			

Asking Rent	Market Rent
Additional Rent	Retail \$13.74 Office \$16.85
TI	Suite dependent, contact agent
Amenities	Secure Bike Storage
Available Parking	Adjacent offsite parkade
Availability	Immediate

Available Leased



Property Details



Asking Rent

Market Rent



On-site, professional building management by Melcor REIT

Additional Rent

Retail \$13.74 / sq. ft.

Office \$16.85 / sq. ft.



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

Parking

Adjacent above ground parkade



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

TIA

Suite dependent, contact agent



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

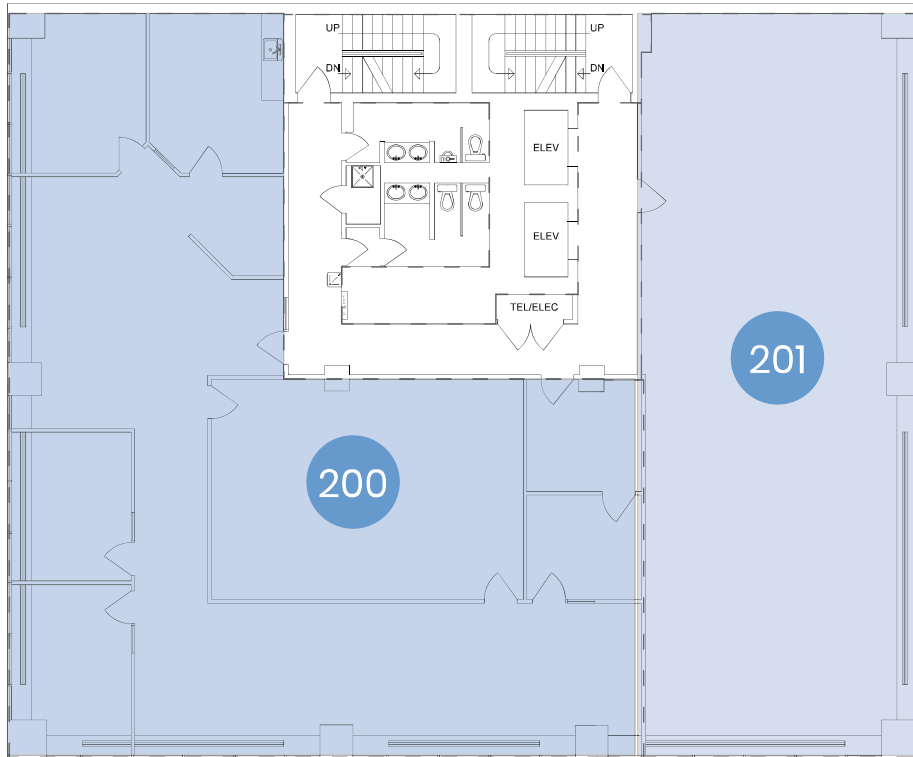
Unit(s)	Area (sq.ft.)	Comments
200	3,226	Developed space, potential full floor opportunity
201	1,943	White box condition
440	1,997	Multiple private offices, reception area, open work area, boardroom, kitchenette,
780	1,217	Office + open work space area
870	1,254	Reception, Open work area, multiple offices + 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

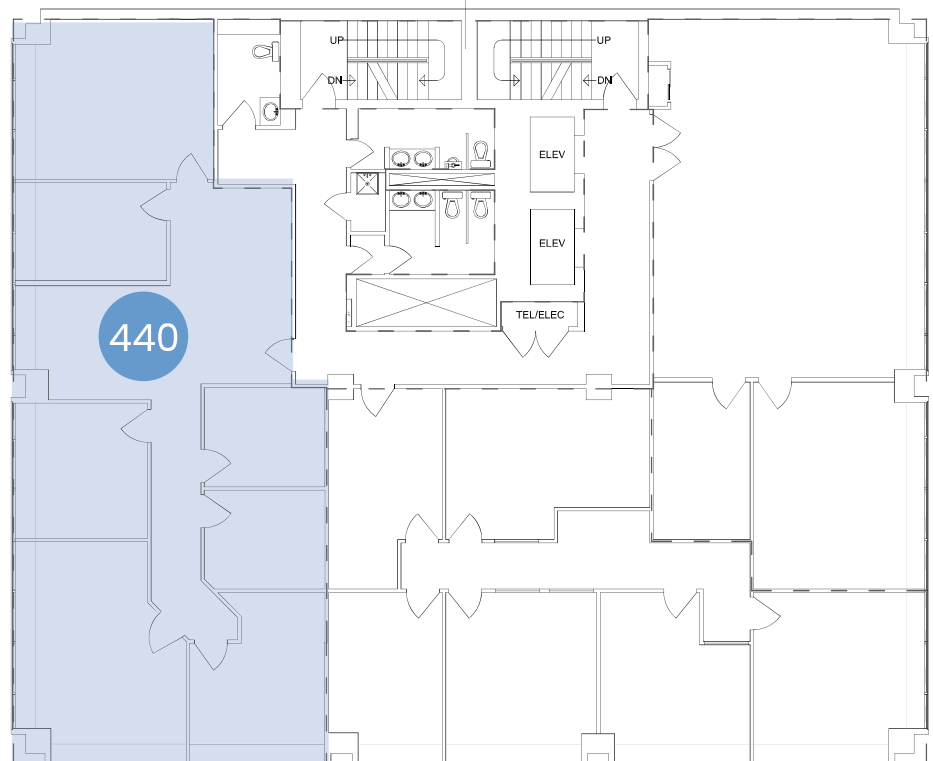
SUITE 200 | 3,226 sq. ft.
SUITE 201 | 1,943 sq. ft.
SUITE 440 | 1,997 sq. ft.



Second floor



Fourth floor

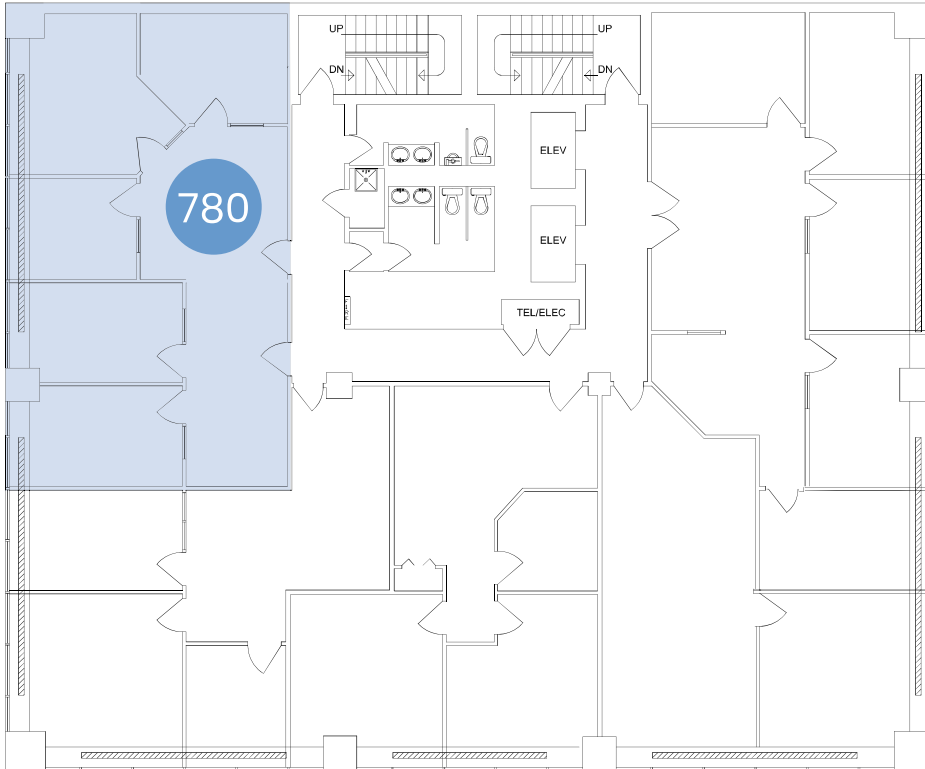


Seventh & Eighth Floor

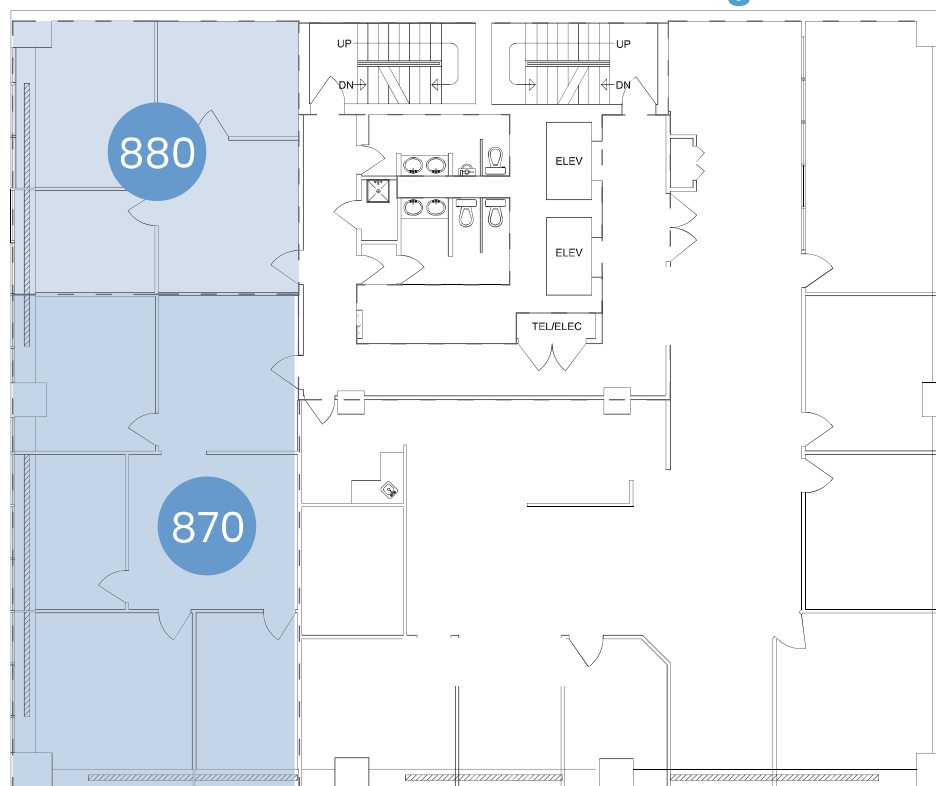
SUITE 780 | 1,254 sq. ft .
SUITE 870 | 687 sq. ft .
SUITE 880 | 1,254 sq. ft .



Seventh floor



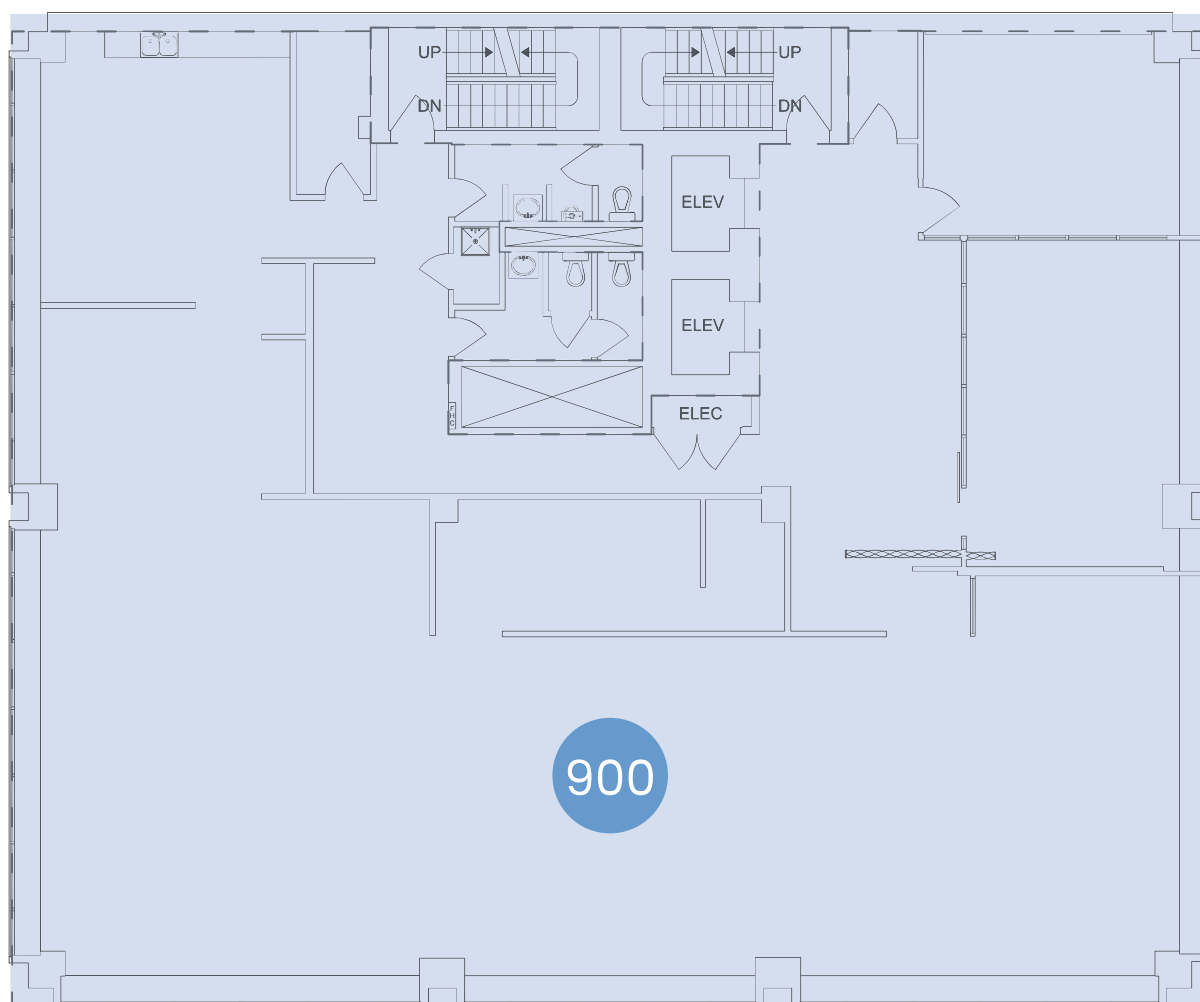
Eighth Floor





Ninth Floor

SUITE 900 | 5,138 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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