



# 10250 101 Street Edmonton Alberta

\$23

Warm Shell Condition. Turn-key Opportunities Available. HSBC Place is a completely transformed class "A" office building located on the corner of 103rd Avenue and 101st Street. The building boasts a triple-glazed curtain wall system, floor to ceiling view glass in the office area, new mechanical and electrical systems, and a revitalized 2-storey lobby. HSBC Place is LEED(R) Gold certified and built to the WELL(R) CORE and SHELL Gold certification with its redevelopment. It is one of the first commercial properties to be certified Wired Platinum in Edmonton. The property achieved an ENERGY STAR(R) Certification with a score of 97. The property is also the winner of the prestigious BOMA International Outstanding of the Year Award (TOBY), the BOMA BEST Award Excellence in Building Environmental Standards, Certificate of Building Excellence and the TOBY Award from BOMA Edmonton. The building sits at a prime intersection between the financial district and adjacent to the new entertainment district, Ice District, that houses Rogers Place (home to the NHL Edmonton Oilers). HSBC Place is directly connected to the Edmonton City Centre Shopping Centre providing tenants with an abundance of food service amenities and shopping. The building is also in close proximity to major transit lines as well as Churchill and Central LRT Stations by way of a direct connection to the pedway. Getting around is easy via the pedway with covered access to a 13.5 kilometer network of over 40 buildings in downtown Edmonton. The building boasts best-in-class tenant amenities including: A professionally managed club-style Fitness Centre, flexible conference room facilities (seating capacity as high as 80 people) concierge services destination dispatch elevator 7 individual self-contained private washrooms on tenant floors 90 secure bike parking spots complete with lockers and mechanic station 13 electric veh...

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