With its reputation of being Edmonton’s premiere downtown destination, Edmonton City Centre is proud to introduce many exciting upcoming leasing opportunities as part of its dynamic redevelopment. Designed to be a world class live, work, play, experiential and lifestyle destination, opportunities will be available for a diverse array of categories including retail, service, dining, food offerings, grocery, entertainment, fashion, arts, education, technology, medical, health & wellness, office and experiential.

**A BRAND NEW EDMONTON CITY CENTRE!**

- Direct Access from LRT
- Excellent Street Level Visibility
- Exceptional Location in the Heart of Downtown Edmonton
NEW EXCITING & DIVERSE OPPORTUNITIES

FOOD MARKET • FASHION • LIFESTYLE • DINING • ENTERTAINMENT • HEALTH / WELLNESS
Anchor Tenant  EXTERIOR CONCEPT (WEST 103 ST. ENTRANCE)
Anchort Tenant

UP TO 150,000 Square Feet Available over Two Levels
Superior Access/Exposure with High Level of Flexibility for Store Layouts

INTERIOR CONCEPT (TWO LEVELS)
3 CITY BLOCKS OF MIXED USE, TRANSIT ORIENTATED DEVELOPMENT
EXCITING OPPORTUNITIES
FOR MIXED USE & EXPERIENTIAL RETAIL

651,160 SF
GROSS LEASABLE AREA OF OFFICE TOWERS

75,000
DAYTIME OFFICE POPULATION WITHIN 0.4 KM

10+ MILLION
VISITORS PER YEAR

2,513
PARKING STALLS WITHIN 4 PARKADES

TRANSIT ORIENTATED DEVELOPMENT WITH MULTIPLE SURFACE AND UNDERGROUND LRT STATIONS

EXCITING OPPORTUNITIES FOR MIXED USE & EXPERIENTIAL RETAIL
The Edmonton Pedway system is a network connecting office buildings, shopping centres, and parkades in downtown Edmonton. It consists of approximately 13 kilometres of year-round climate controlled walkways, and walkways connecting the second floors of buildings. The main network connects more than 40 buildings and parkades, and three of the five Edmonton Light Rail Transit (LRT) stations in the downtown area.

The project will seamlessly merge and connect with existing and new local and regional transportation (New Valley line LRT) as well as the marquee entertainment destination (Ice District). Planned as a new urban hybrid, this dynamic project will re-define the idea of a neighborhood community hub in the heart of downtown Edmonton. As both a gateway and connector, Edmonton City Centre will be a vibrant collection of restaurants, markets, shops, services, entertainment, office and experiential retail creating social exchange and pedestrian flow into this project.

**PEDWAY ACCESS TO**

**40 BUILDINGS & PARKADES**
75,000
DAYTIME OFFICE POPULATION
WITHIN 0.8 KM RADIUS

$94,018
AVERAGE HOUSEHOLD INCOME
WITHIN 5 KM RADIUS

222,051
POPULATION WITHIN 5 KM RADIUS

103,341
HOUSEHOLDS WITHIN 5 KM RADIUS

<table>
<thead>
<tr>
<th></th>
<th>0-5 km</th>
<th>0-10 km</th>
<th>0-12 km</th>
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<tbody>
<tr>
<td><strong>2020</strong></td>
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<tr>
<td>Estimated Total Population</td>
<td>222,051</td>
<td>647,686</td>
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<td>Median Age</td>
<td>36.9</td>
<td>37.3</td>
<td>37.2</td>
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<td>Households</td>
<td>103,341</td>
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<td>327,472</td>
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<td>Population in Labour Force</td>
<td>71.5%</td>
<td>69.3%</td>
<td>69.9%</td>
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<tr>
<td>Average Household Income</td>
<td>$94,018</td>
<td>$103,072</td>
<td>$109,671</td>
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<td><strong>2023 PROJECTED</strong></td>
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<td>Estimated Total Population</td>
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<td>Median Age</td>
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<td>Households</td>
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<tr>
<td>Population in Labour Force</td>
<td>70.6%</td>
<td>68.3%</td>
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<tr>
<td>Average Household Income</td>
<td>$104,530</td>
<td>$113,653</td>
<td>$120,956</td>
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Source: Environics Analytics
THE ICE DISTRICT & ROGERS PLACE — The ICE District is a 5 minute walk from Edmonton City Centre where Rogers Place hosts over 200 events per year and is home to the NHL’s Edmonton Oilers. The ICE District connects downtown Edmonton to all outlying areas and is linked by five Light Rail Transit (LRT) stations, above and below-ground indoor pathways, pedestrian friendly streets and promenades, and ample parking. Rogers Place, the most advanced sports and entertainment venue in North America, serves as the anchor of ICE District.

Known as Canada’s ‘festival city’, Edmonton hosts over 50 unique festivals annually.

THE EDMONTON ARTS DISTRICT includes landmarks such as the Royal Alberta Museum, Art Gallery of Alberta, Winspear Centre, and the Citadel. These venues attract many visitors to the downtown area throughout the day and into the evenings and weekends.
EDMONTON
CityCentre
CONCEPTUAL PLANS
*CONCEPTUAL ONLY
The attached information is presented without warranty or representation of any kind and solely for the purpose of identifying the approximate location of potential buildings as presently contemplated by the owner/landlord, but subject to change or cancellation at any time. Proposed building dimensions, locations, access, common areas and parking, existing or anticipated tenants and their locations and identities are all subject to cancellation or change at the owner's/landlord's sole discretion at any time.