

## Building Description

Located at one of downtown Edmonton's most prominent intersections, the Intact Insurance Building was Edmonton's first LEED® Gold certified (Core and Shell) building, and was awarded with the BOMA Certification of Building Excellence Award. Key features include triple pane glazed windows, open floor plans, high-efficiency fixtures, and rainwater collection.

Occupants of the building enjoy convenient access to several amenities, including cafes, restaurants, retail stores, and entertainment districts. Within walking distance are Grant MacEwan University, the Alberta Legislature Grounds, and Edmonton's beautiful river valley. Corona LRT Station is steps away from the building, providing convenient connections to other parts of the city.



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Site Contact: Customer Service  
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## Property Description

<b>Anchor Tenant 1:</b>	Norquest College	<b>Year Built:</b>	1961
<b>Anchor Tenant 2:</b>	Intact Insurance	<b>Renovated:</b>	2009
<b>PSF Net Rate:</b>	Market Rate	<b>Typ. Floor Plate:</b>	21,494
<b>PSF Operating Costs:</b>	2024 Budget		

## Current Vacancies (Rentable Area)

Unit #200	22,668 SF
Unit #300	21,717 SF
Unit #400	13,301 SF
Unit #401	8,076 SF

## Available in 90 days (Rentable Area)

Main Floor Unit #10818	10,541 SF
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## Parking

<b>Surface # Stalls:</b>	21	<b>Parking Ratio:</b>	1 : 1,295
<b>Underground # Stalls:</b>	159		
<b>Monthly Parking Cost:</b>	Market Rate		

## Amenities

<b>Concierge:</b>	YES
<b>Boardroom:</b>	YES
<b>Comments:</b>	Heated parkade, card access system, shower facilities

## Access

<b>Public Transit Surface Route:</b>	YES
<b>Direct LRT Access:</b>	YES
<b>Barrier Free Access to Building:</b>	YES
<b>To Washroom:</b>	YES

## Elevators

<b>Passenger:</b>	5
<b>Parking:</b>	5
<b>Freight:</b>	1

## Safety

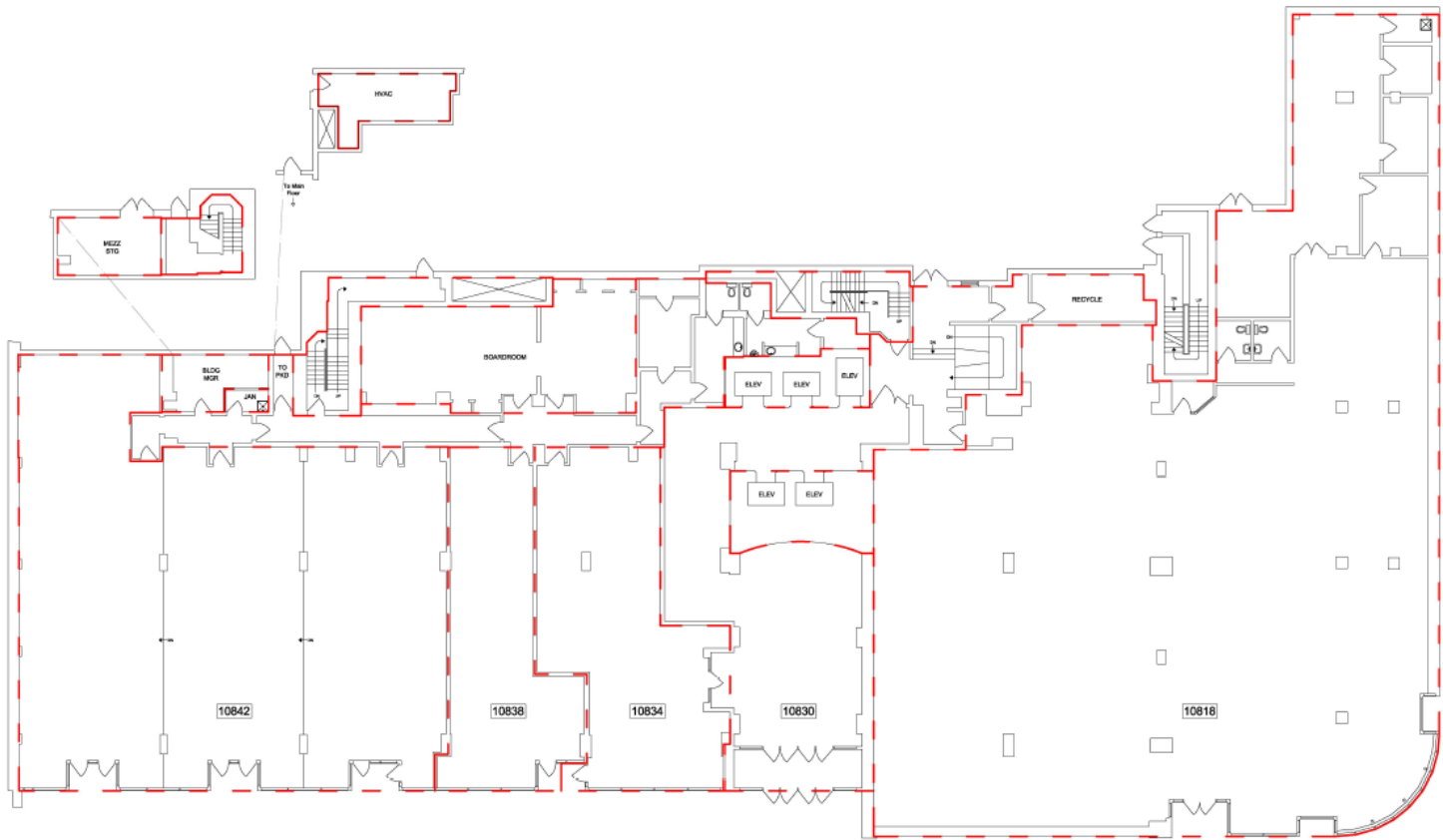
<b>Fire Detection System:</b>	YES
<b>Sprinkler Systems:</b>	YES
<b>Manned Security:</b>	YES
<b>Security Systems:</b>	Cameras

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## Retail Vacancy

Suite 10818 - 10,541 SF

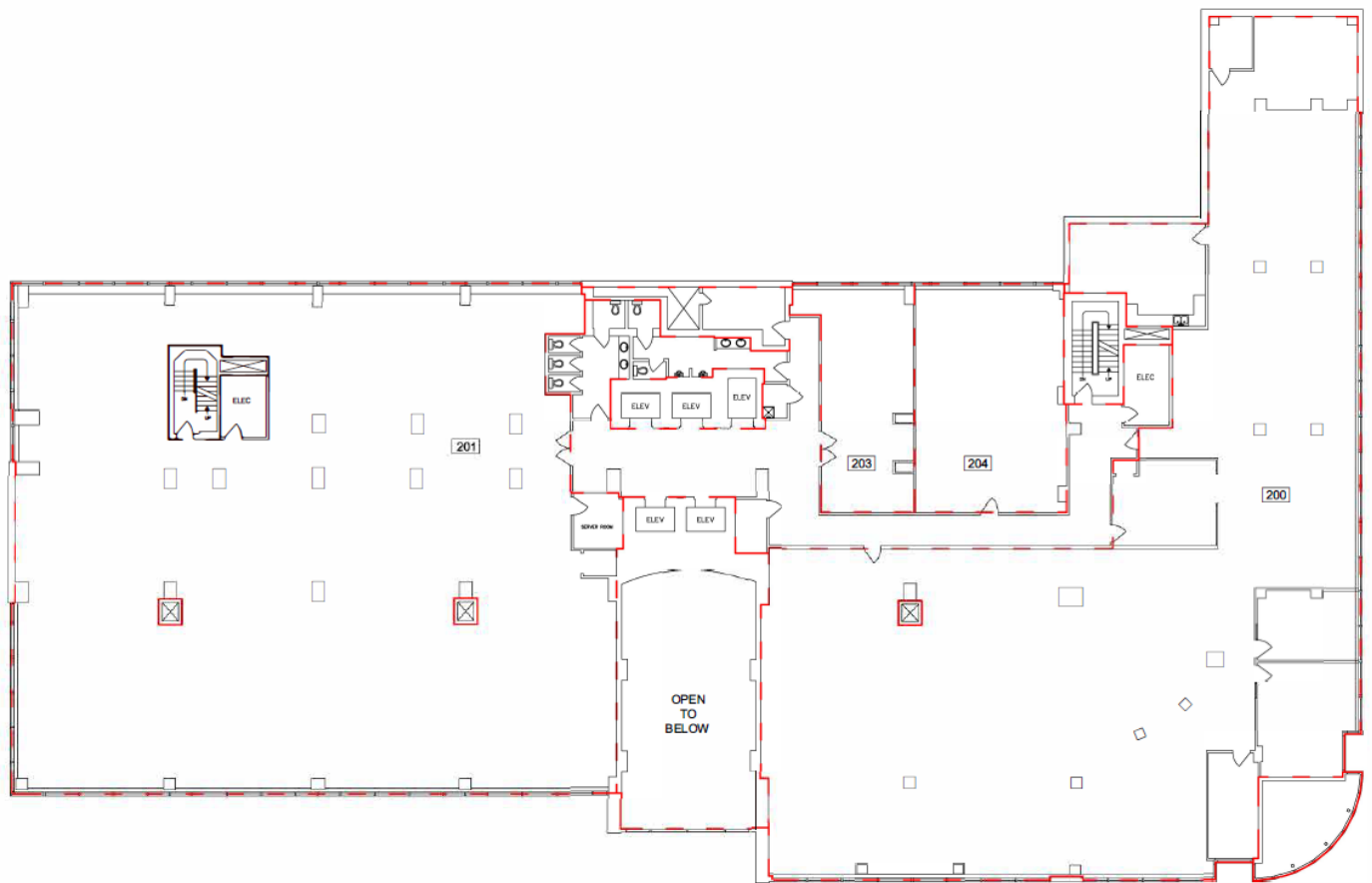


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## 2nd Floor Vacancy

Suite 200 - 22,668 SF

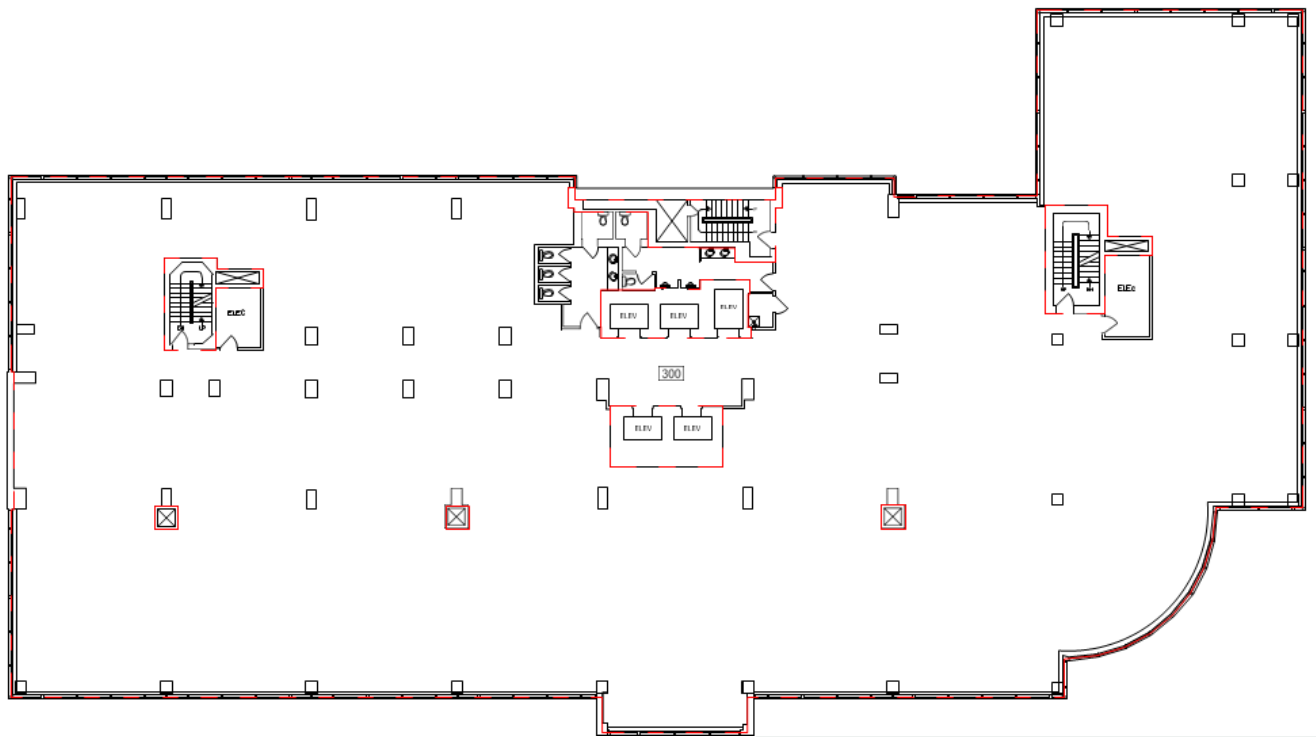


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## 3rd Floor Vacancy

Suite 300 - 21,717 SF



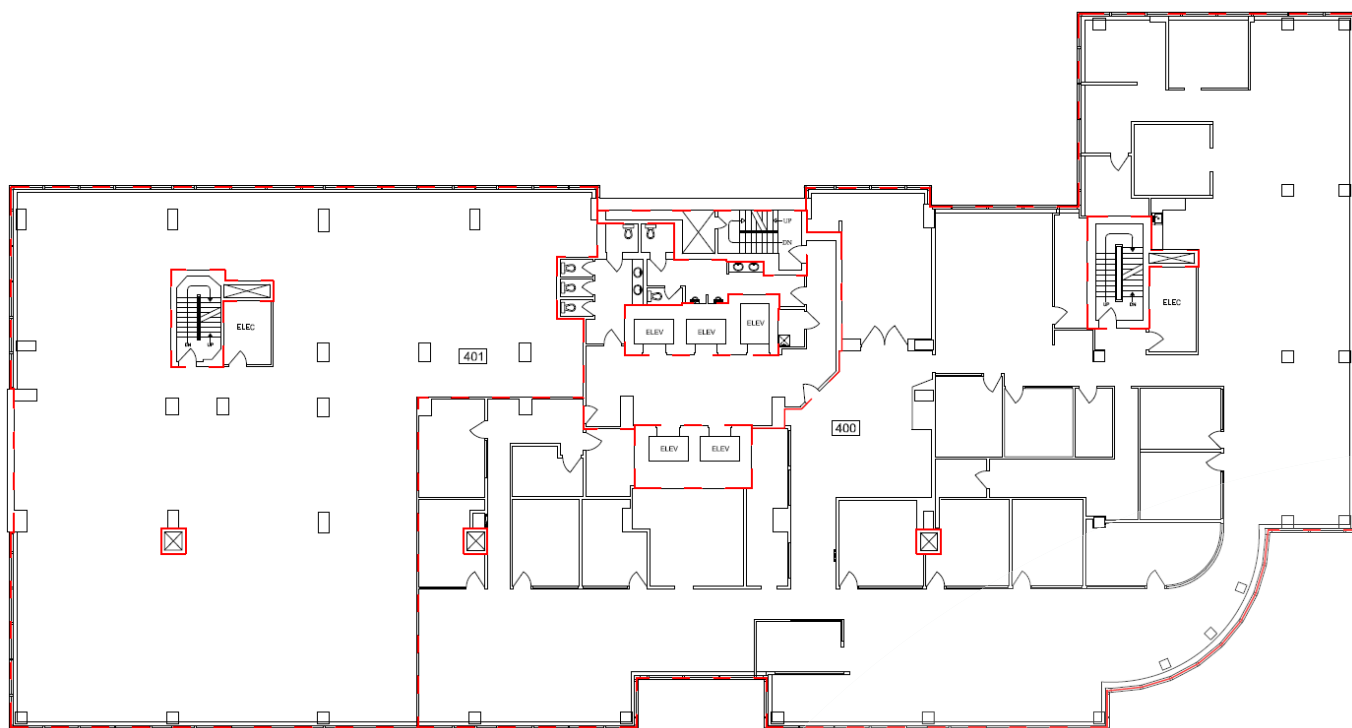
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## 4th Floor Vacancy

Suite 400 - 13,301 SF

Suite 401 - 8,076 SF



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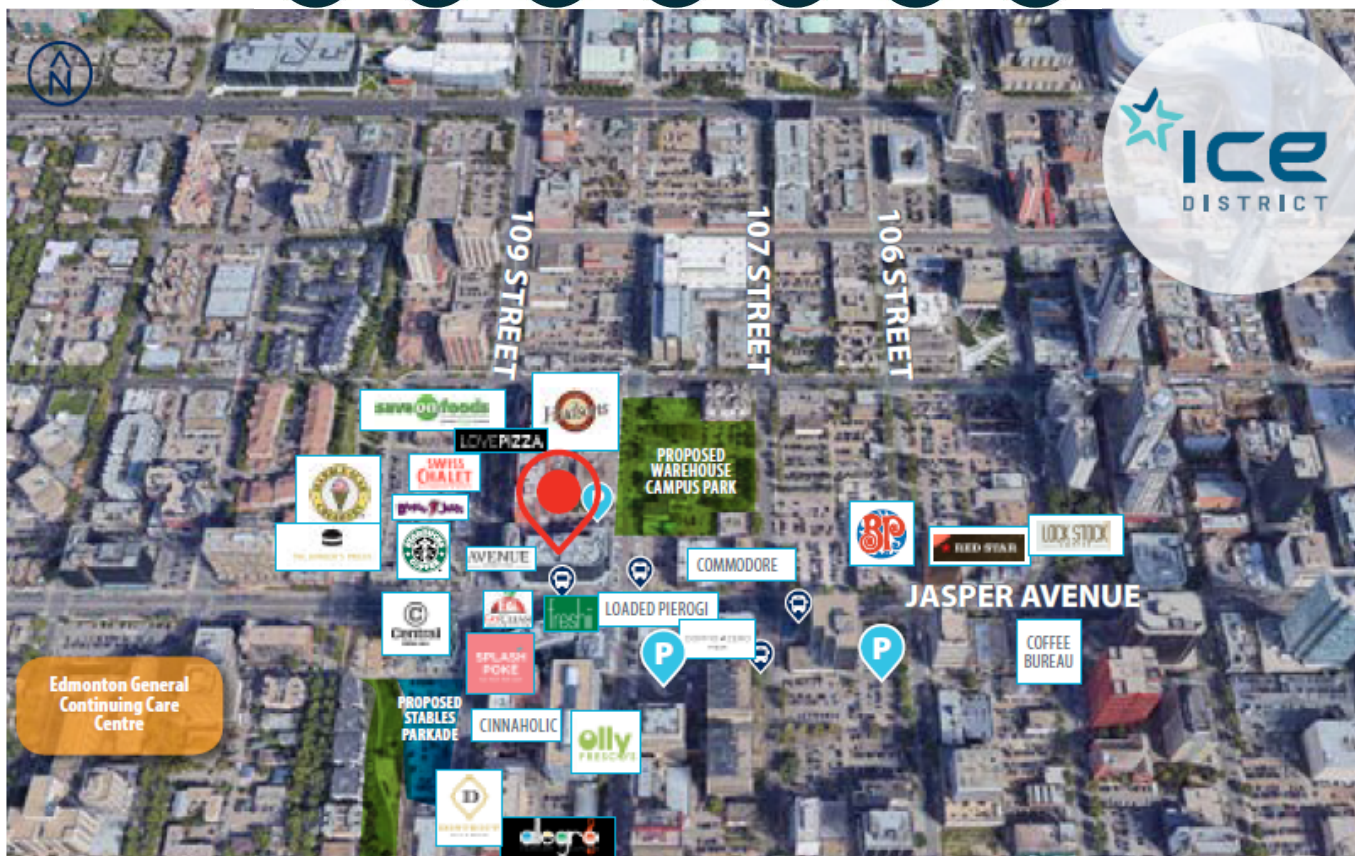


## Location Overview

The Intact Building is prominently situated at the threshold of downtown Edmonton's busiest intersection. The sites provide convenient walkability to major employment nodes, as well as, daily lifestyle amenities. Additional life and wellness services in close proximity include Save-on-Foods shopping center which boasts a substantial grocery store, various fast food and dine-in restaurants, and an array of retail. Then, just a block away, you can hop on the LRT to enjoy essential destinations, like the Commonwealth Stadium, the University of Alberta, Rogers Place, NAIT, MacEwan University and Health & Wellness Centre, Edmonton City Centre Mall, the Ice District and Southgate Mall.

## Prominent Jasper Avenue Location in Government District

Restaurants, coffee, and groceries all within walking distance.



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