



**ICE**  
DISTRICT™

104 Avenue NW and 103 Street NW  
Edmonton, AB

[icedistrictproperties.com](http://icedistrictproperties.com)

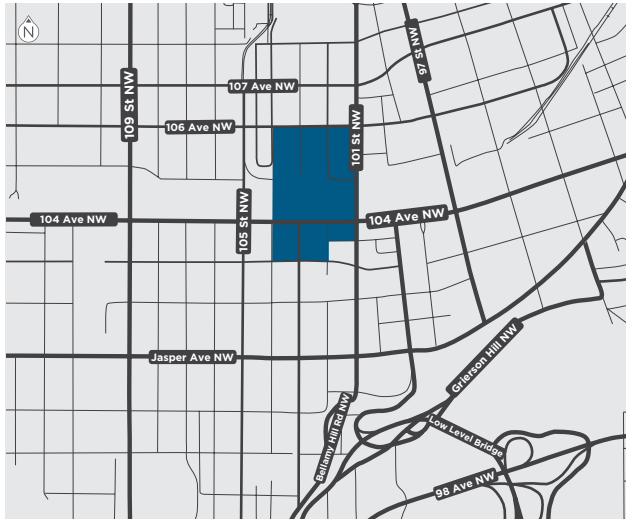
**KATZGROUP**  
REAL ESTATE

**ooe**  
one properties



# ICE District

104 Avenue NW and 103 Street NW, Edmonton, AB



ICE District will be the largest mixed-use sports and entertainment district in Canada and is already projecting an energy and feeling unlike anything Edmonton has seen before. The development will deliver a new era of entertainment in the form of epic concerts, heart-stopping NHL and WHL hockey games and events, world-class gaming, boutique shopping, trendy dining, and more. With year-round programming, the humming ICE District Plaza will host events from festivals to public skating. All of this is just steps away from sophisticated residences, premium office space, and a hotel.

Upon completion, ICE District will span over 25 contiguous acres of downtown Edmonton. It is a master-planned community that connects downtown Edmonton to the north, east, west, and south, and will be 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. The arena is connected to the Edmonton Downtown Community Arena, the MacEwan LRT Station and Ford Hall, the incomparable grand entrance to Rogers Place that spans over 104 Avenue.

ICE District also boasts JW Marriott Edmonton ICE District, two AAA office towers with the City of Edmonton (Edmonton Tower) and Stantec (Stantec Tower) as the anchor tenants, condominiums (The Legends Private Residences and SKY Residences at ICE District), Grand Villa Casino Edmonton and Kids & Company child care centre. ICE District's retail offering includes Loblaws CityMarket, Rexall Drugstore, The CANADIAN ICEhouse, The Banquet, a Food Hall in Stantec Tower, banks, a variety of restaurants, and boutique stores and services.

## SIZE (NLA)

Total Retail.....	208,000 sq. ft.
Edmonton Tower .....	33,000 sq. ft.
Stantec Tower .....	77,000 sq. ft.
Block B/G .....	98,000 sq. ft.

## TRADE AREA

### 2020 POPULATION ESTIMATE

Within 400 m (5 min. walk) .....	8,800
Within 800 m (10 min. walk) .....	13,400
Within 1.5 km (15 min. walk) .....	42,700
Within 3 km (20 min. walk) .....	105,200

### 2022 POPULATION PROJECTION

- Over 8,800 ICE District employees (7,200 office, 1,000 hospitality, 600 hotel)
- Over 30,000 employees within 400 m (5 min. walk)
- Over 75,000 employees within 800 m (10 min. walk)





# ICE District

104 Avenue NW and 103 Street NW, Edmonton, AB

## KEY ONSITE FACTS

- 25 acres of mixed-use space
- 1,950 ICE District residents (over 1,300 multi-family residential suites)
- 1,300,000 sq. ft. targeted LEED Gold Certified office space
- 20,000 seat arena with 160-180 programmed events per year and 24,000 sq. ft. of public event space in Ford Hall
- 50,000 sq. ft. Grand Villa Casino offering gaming, dining and live entertainment
- 346 room JW Marriott hotel with three Oliver & Bonacini restaurants (Braven, Kindred, Alchemy)
- 21,000 sq. ft., 15-vendor, 750 seat Food Hall in Stantec Tower
- Year-round programmed ICE District Plaza accommodating anywhere from 120 people in an exercise class to 10,000 people in a standing audience
- Major arterial routes around ICE District will carry over 100,000 vehicles every day
- 3,000 new underground parking stalls to service ICE District

## OPENED

### Now Open

- Rogers Place
- Ford Hall
- Edmonton Downtown Community Arena
- Grand Villa Casino
- MacEwan LRT Station
- Edmonton Tower, 27 storeys of office space
- 33,000 sq. ft. of retail in Edmonton Tower
- Stantec Tower, 29 storeys of office space
- JW Marriott Edmonton ICE District with The Legends Private Residences (261 unit condominium) above
- 77,000 sq. ft. of retail in Stantec Tower including Rexall Drugstore
- SKY Residences at ICE District (315-unit condominium) and SKY Signature Suites (168-unit apartment) above office space at Stantec Tower

## OPENING

### 2021

- Second floor Food Hall with outdoor terrace in Stantec Tower
- ICE District Plaza

### 2022

- 98,000 sq. ft. of retail in Block B/G including Loblaws CityMarket, The CANADIAN ICEhouse, The Banquet

### Beyond

- Future residential (Block B/G)
- ICE District Phase II

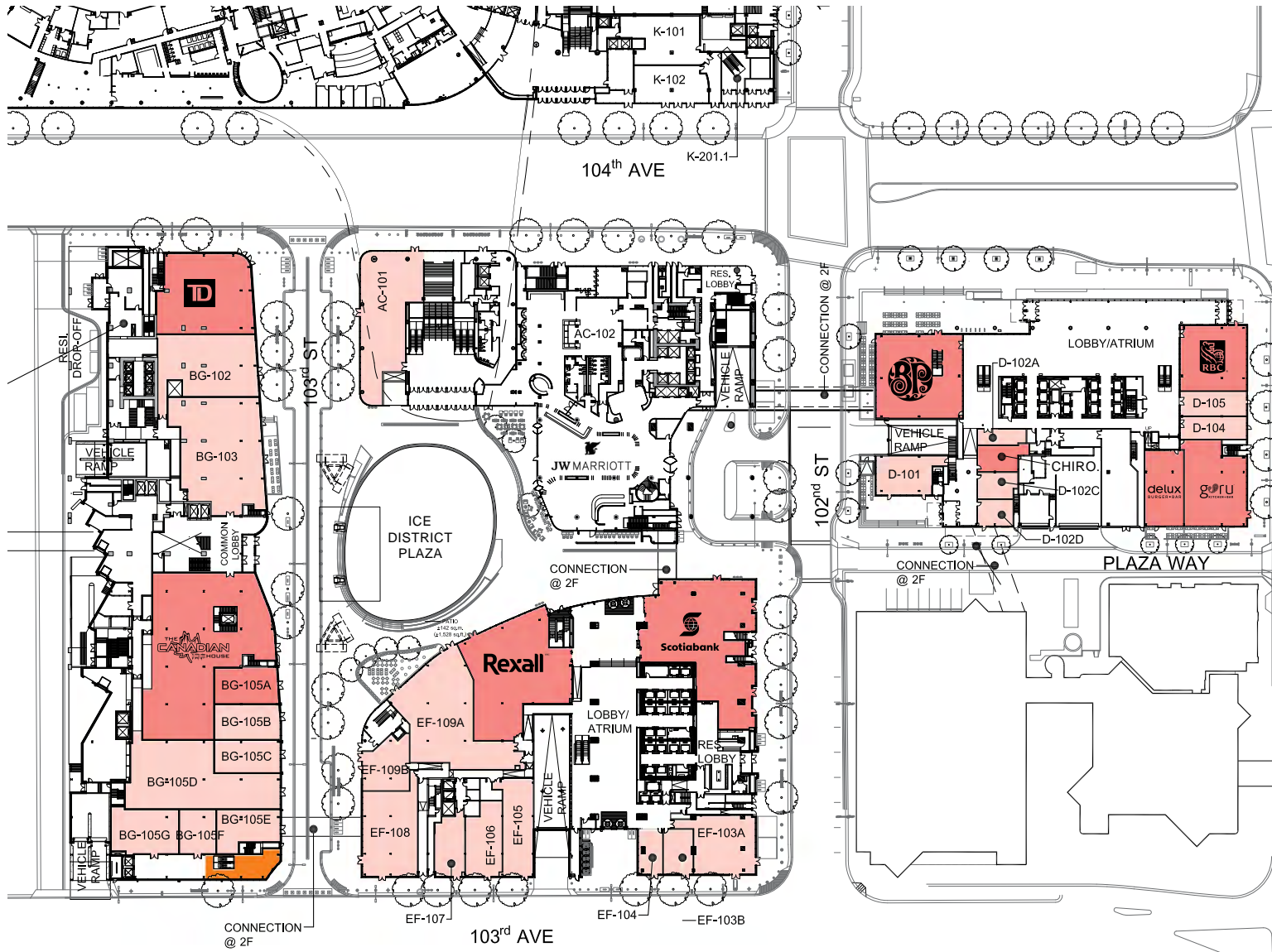




# ICE District

104 Avenue NW and 103 Street NW, Edmonton, AB

## GROUND FLOOR



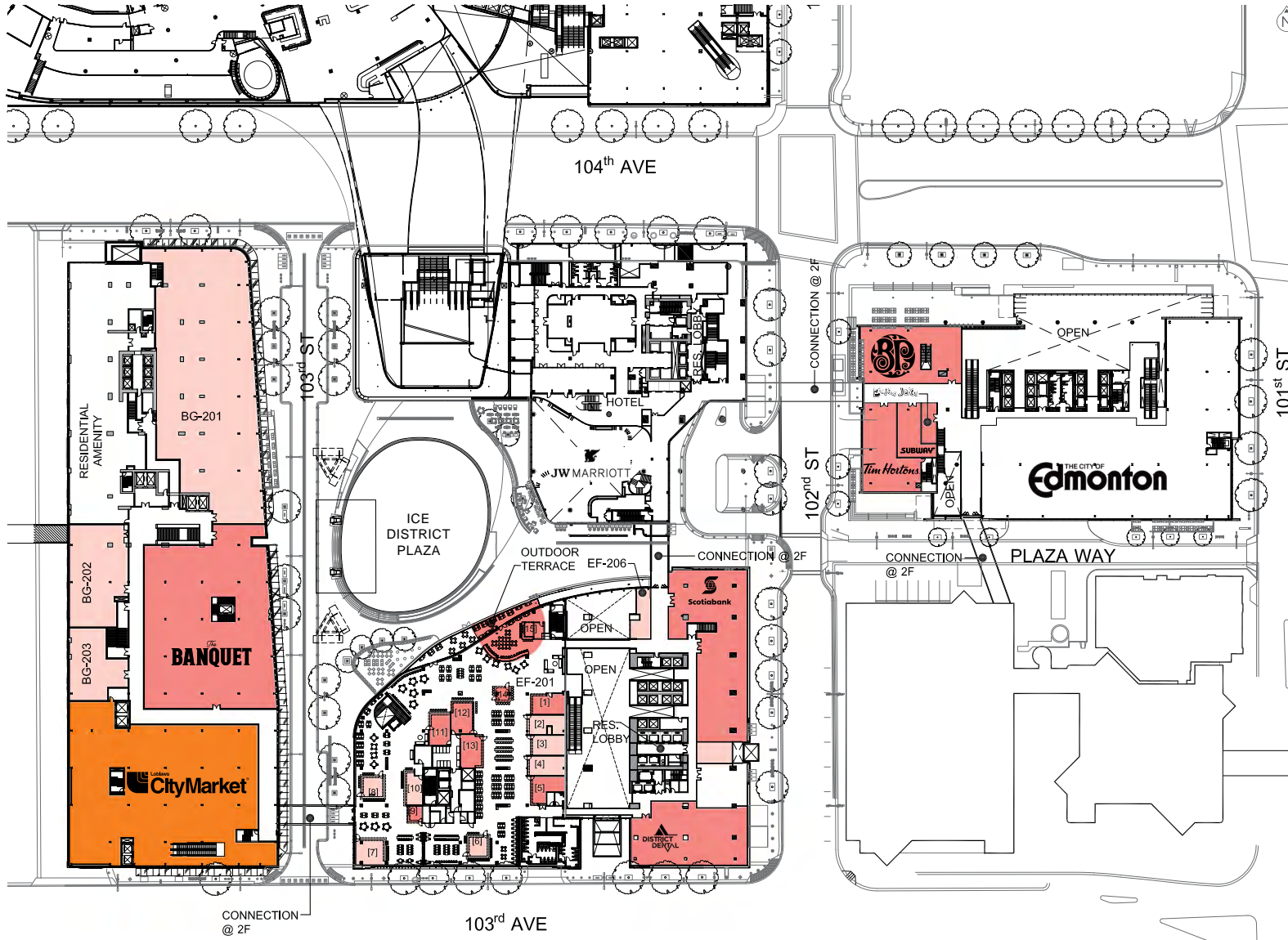
- Leased Retail
- Available Retail
- Loblaw's CityMarket



# ICE District

104 Avenue NW and 103 Street NW, Edmonton, AB

## SECOND FLOOR



- Leased Retail
- Available Retail
- Loblaws CityMarket



one properties

## LEASING CONTACT

### **ROBERT MULVALE**

Vice President, Retail Leasing

**T** 647.256.1017    **C** 416.949.9112

**E** [rmulvale@oneproperties.com](mailto:rmulvale@oneproperties.com)

[oneproperties.com](http://oneproperties.com)