

10104 103rd Avenue Tower

TECHNICAL SPECIFICATIONS

10104 – 103 Avenue, Edmonton Alberta, T5J 0H8

BUILDING DESCRIPTION

10104 103rd Avenue Tower is an AA-class office building, situated on the north side of 103rd Avenue, spanning 101st Street to 102nd Street. It is located adjacent to downtown Edmonton's ICE District, Edmonton's premier downtown sports and entertainment district

YEAR BUILT/ YEAR RENOVATED

1982/ Lobby and 2nd floor renovated 2018

BUILDING HEIGHT

427 feet

NUMBER OF FLOORS

31 floors

BUILDING SIZE

Approximately 464,786 square feet

RENTABLE AREA

Approximately 423,744 square feet

TYPICAL FLOOR AREA

Approximately 14,200 square feet for floors 3-19

Approximately 14,700 square feet for floors 20-31

CEILING HEIGHT

8 feet 6 inches

TYPICAL SLAB TO SLAB HEIGHT

11 feet 9 inches

MULLION SPACING*

5 feet

INTERIOR COLUMN SPACING*

32 feet curtain wall to core wall

20 feet from column to column.

BUILDING AMENITIES

Conference Centre
Bicycle storage and bicycle sharing program
Fitness Center
Golf Simulator
Dog Plaza
Tenant Lounge
Outdoor Patio

PARKING

The property has an underground heated parkade (395 stalls)

BUILDING AWARDS

2018 BOMA Earth Award
2018-2021 BOMA 360 Certification
2019 BOMA Property Management Team of the Year
2019 BOMA Operations Team of the Year
2020 BOMA Earth Award
2020 BOMA Certificate of Excellence
2025 BOMA BEST – Platinum Certification

DESIGN ARCHITECT

ORIGINAL CONSTRUCTION

Skidmore, Owings & Merrill in association with B. James Wensley and Associates

CURRENT BASE BUILDING

Arrow Engineering

MECHANICAL BASE BUILDING ENGINEER

ORIGINAL CONSTRUCTION

Stantec

CURRENT BASE BUILDING

Arrow Engineering

ELECTRICAL BASE BUILDING ENGINEER

ORIGINAL CONSTRUCTION

Stantec

CURRENT BASE BUILDING

Arrow Engineering

STRUCTURAL ENGINEER

ORIGINAL CONSTRUCTION

Stantec

CURRENT BASE BUILDING

Read Jones Christofferson (RJC)



DESIGN LOAD

Live load 70 pounds per square foot

HEATING

Primary heating source for 10104 103rd Avenue Tower is provided by four Unilux natural gas fired boilers

VENTILATION AND AIR CONDITIONING

Ventilation, air conditioning, and humidification for the 10104 103rd Avenue Tower are delivered to the conditioned space by various air systems. VFDs were added to the supply air fans and the return air fans of AS-1 upper air handling unit and AS-2 lower air handling unit. The supply fan discharge air volume is controlled by maintaining a supply air duct static pressure at a level which satisfies the variable air volume terminal units

STANDARD HOURS OF HVAC OPERATION

Monday to Friday 6am to 6pm, excluding statutory holidays

BASE BUILDING LIGHTING

Juno Indy series #S2X2BL39403WH4

ELECTRICITY

The building features 4 watts per square foot for lighting, 2 watts per square foot for tenant power, 2 watts per square foot of HVAC power, 347/600-volt power for lighting, and 347/600 volt 3-phase 4-wire power at panels located in the riser room of each floor.

ELECTRIC CLOSET

1 per floor

TELEPHONE CLOSET

1 per floor

ELEVATORS

NUMBER OF ELEVATORS (INCLUDING SERVICE ELEVATORS)

- 5 High rise elevators serving all floors
- 2 Low rise elevators serving all floors
- 1 Service freight elevator serving all floors
- 2 Parkade shuttle elevator serving floors all floors

ELEVATOR CAPACITY

- High rise elevators – 1,587kgs/3,500lbs
- Low rise elevators – 1,814kgs/4,000lbs
- Service freight elevator – 2,041kgs/4,500lbs
- Parkade shuttle elevator – 1,133kgs/2,500lbs

ELEVATOR SPEED

High rise – 1000 Feet per minute

Low rise elevators – 700 Feet per minute

Service freight elevator – 500 Feet per minute

Parkade shuttle elevator – 150 Feet per minute

CAB DIMENSIONS (W X D X H) AND DOOR SIZE (W H)

High rise elevators – 68" X 77" X 104" Door width: 46 inches Door height: 84 inches

Low rise elevators – 89" X 69" X 104" Door width: 46 inches Door height: 84 inches

Service freight elevator – 67" X 102" X 127" Door width: 48 inches Door height: 84 inches

Parkade shuttle elevator – 52" X 81" X 105" Door width: 42 inches Door height: 84 inches

*Prior to any construction projects a site condition review must be completed to confirm the mullion spacing and column measurements where applicable