

±3,765 SF FULLY FIXTURED
RESTAURANT WITH PATIO

RETAIL FOR LEASE



ENBRIDGE CENTRE

10166 100A Street NW Edmonton, AB

- Fully fixtured restaurant with patio in the heart of downtown's financial district
- Located in Rice Howard Way, leveraging the surging daytime population from multiple nearby high-rise office towers
- End-cap location surrounded by high-profile restaurants and coffee shops
- Close proximity to the Valley Line West, 102 Avenue stop, and Central Station LRT underground access immediately outside the restaurant
- Street front parking along Rice Howard Way

CAM PICKETTS

Managing Partner | Broker
780.485.7654
cam.picketts@omada-cre.com

ERIC SLATTER

Managing Partner
780.686.3742
eric.slatter@omada-cre.com

GAVNEET CHEEMA

Associate
780.243.6113
gavneet.cheema@omada-cre.com

PROPERTY FEATURES

Vacancy	±3,765 SF
Available	Immediately
Address	10166 100A Street NW, Edmonton
Legal	Plan 1422995, Block 1, Lot 39A
Zoning	Direct Dev. Control - DC1 (16547)
Lease Rate	Negotiable
Op Costs	\$26.32 PSF incl. utilities (2026)



FRONTAGE TO
RICE HOWARD WAY

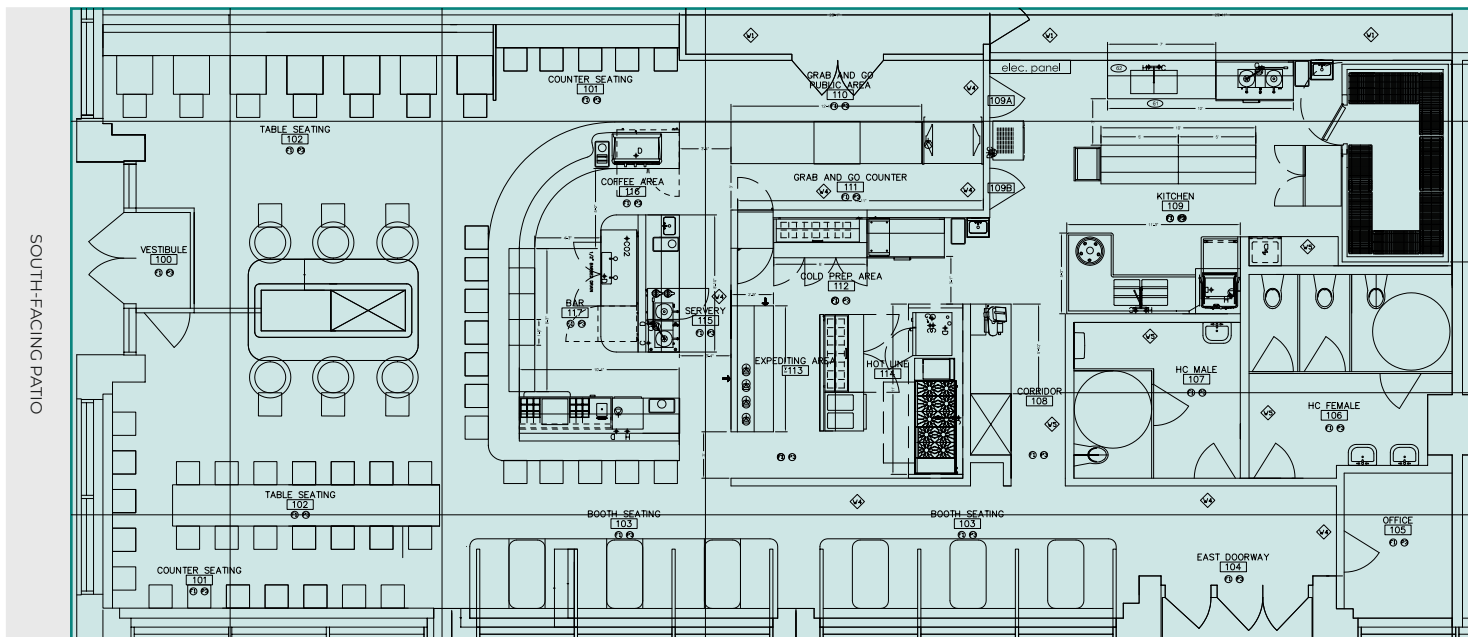


PODIUM OF AA-CLASS
ENBRIDGE CENTRE



PRESERVED HISTORIC FACADE
WITH MODERN INTERIOR

FLOOR PLAN



FULLY FIXTURED RESTAURANT IN THE RICE HOWARD RETAIL NODE

This modern, fully-equipped restaurant space features a south-facing patio that extends onto Rice Howard Way. Located in the highly sought-after Rice Howard retail district, one of Downtown Edmonton's most desirable areas, the property is surrounded by popular restaurants such as Credo Coffee, OEB Breakfast Co, Craft Beer Market, Bianco, Rosewood Foods, and Sherlock Holmes Pub.

Nestled within the financial district, the property is located within Enbridge Centre, a highly occupied AA-class office building anchored by Enbridge and home to prominent law firms and professional services tenants

including Bank of Montreal, KPMG, Field Law, and Parlee McLaws. The property is also near Connect Tower & Residences and the redeveloped Rice Howard Place. It is within walking distance of key downtown landmarks such as City Centre Mall, Manulife Place, Sir Winston Churchill Square, and Stanley Milner Library.

This node offers excellent accessibility, positioned along the major 101 Street thoroughfare, just one block from the new Valley Line West 102 Avenue and Central Station LRT stops, and benefits from high pedestrian traffic in the heart of downtown.



HIGH PROFILE
LOCATION



ADJACENT
STREET PARKING



EXPANSIVE GLASS
FOR AMPLE SIGNAGE

DEMOGRAPHIC HIGHLIGHTS

2 KM RADIUS

121,501
DAYTIME POPULATION

46.1%
20-39 YRS

\$85,229
AVERAGE HOUSEHOLD INCOME

12,999
VPD ON 101 STREET



FOR MORE INFORMATION, PLEASE CONTACT:



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Managing Partner
780.686.3742
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GAVNEET CHEEMA
Associate
780.243.6113
gavneet.cheema@omada-cre.com

OMADA – WESTERN CANADA



MAY CUAN
Partner



GABRIEL LORIEAU
Partner



ALEX FU
Partner



CHRIS KILLINGSWORTH
Associate



NIC KRYWOLT
Associate



BEN ASHWORTH
Associate



SAM TRAFFORD
Associate



ABBY WARREN
Associate



ERIC QUACH
Associate

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