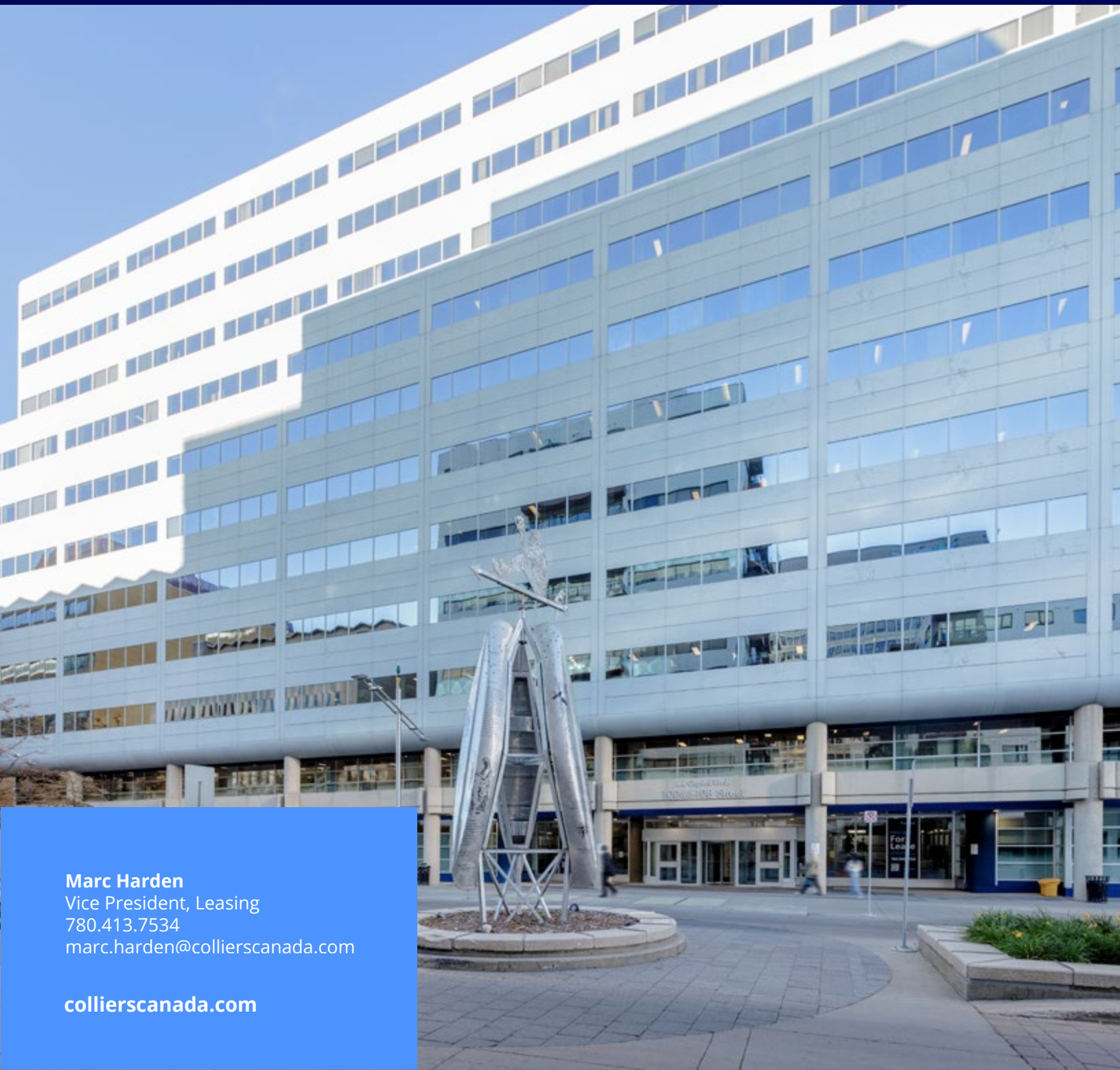


44 Capital Boulevard 10044 108 Street NW Edmonton, AB

High Profile Retail and Office Space in Downtown

Multiple Office Configurations



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Building Opportunities

New Capital Suites

Suite 401	2,364 SF	Jan 1, 2026	\$32.50 psf gross
Suite 402	1,037 SF	Jan 1, 2026	Use of meeting rooms, kitchen, prayer and mothers' room, common area wifi
Suite 403	1,272 SF	Jan 1, 2026	
Suite 404	632 SF	Jan 1, 2026	
Suite 405	1,636 SF	Jan 1, 2026	Barrier-free washrooms with showers
Suite 406	1,471 SF	Jan 1, 2026	

Availabilities

Suite 140	1,114 SF	Immediately	
Suite 170	4,479 SF	Immediately	Whiteboxing complete!
Suite 407	2,924 SF	Immediately	Whiteboxing complete!
Suite 408	13,303 SF	Immediately	Virtual Tour
Suite 500	36,186 SF	Immediately	Virtual Tour

Building Information

Basic Rent	Market
2025 Est. Op Costs	\$16.33 PSF

Amenities & Access

- Public transit in convenient proximity on Jasper Avenue
- Nearby amenities include Starbucks, District Cafe, many restaurants and bars, Save-On Foods and Shoppers Drug Mart
- 5 minute walk from Legislature Grounds and Warehouse District Park (newly completed)



Building Specifications

Building Description

44 Capital Boulevard is a Class A office building in the Government District of downtown Edmonton. Located on the recently streetscaped Capital Boulevard (108 Street), it is just one block from the Legislature grounds. Tenants enjoy convenient access to an LRT stop located almost directly in front of the building and the amenities on Jasper Avenue, including restaurants, bars and retail. The immediate area is part of a downtown revitalization plan which includes multifamily residential developments, pedestrian friendly walkways and art installations that increase neighbourhood vibrancy and create a funky urban node.

Building Details

Legal Description	Plan NB; Block 8, Lot 47 & 48
Zoning	Commerical Mixed Use (CMU)
Year Built	1983
Rentable Area	372,610 SF
Number of Floors	12
Parking Ratio	1 stall per 1,100 SF
Parkade	Underground
Building Hours	24/7 secured access

Awards and Certifications



2021-2024



Floor Plans | Suite 140

1,114^{SF}

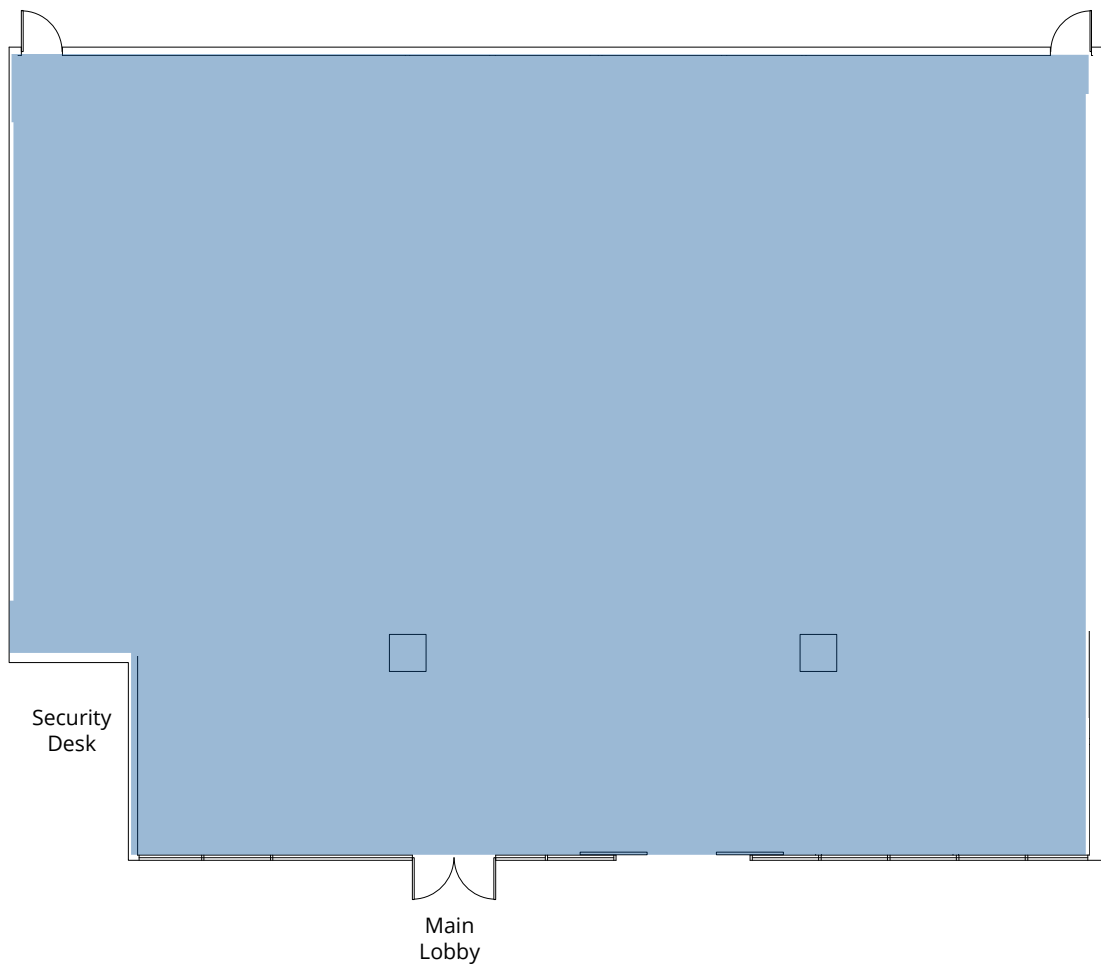
- ▼ Main floor office or retail
- ▼ Whiteboxed
- ▼ Expansion area of ±500 sf
- ▼ Office lobby and exterior access
- ▼ Signage options available



Floor Plans | Suite 170

4,479^{SF}

- ▶ Whiteboxing complete
- ▶ Glass front facing into building lobby
- ▶ Great daycare, fitness, education or other quasi-retail space



Floor Plans | Capital Suites

630 to 2,900^{SF}

- ▶ Use of meeting rooms, kitchen, prayer and mothers' room, common area wifi
- ▶ Barrier-free washrooms with showers
- ▶ Boardrooms
- ▶ Storage and filing rooms
- ▶ Server room
- ▶ Contiguous with Suite 408 for 34,599 SF



Floor Plans | Suite 408

13,303^{SF}

[Virtual Tour](#)

- ▶ Whiteboxed space
- ▶ Interior offices
- ▶ Server and storage room
- ▶ Overlooks the atrium
- ▶ Contiguous with Capital Suites for 34,599 SF

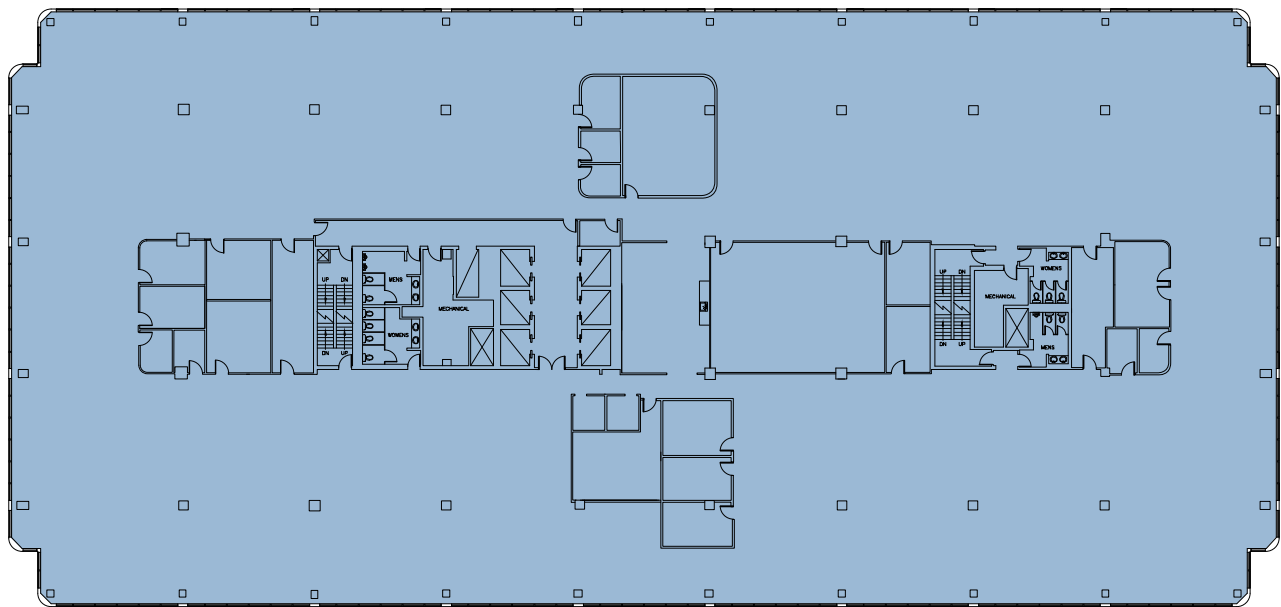


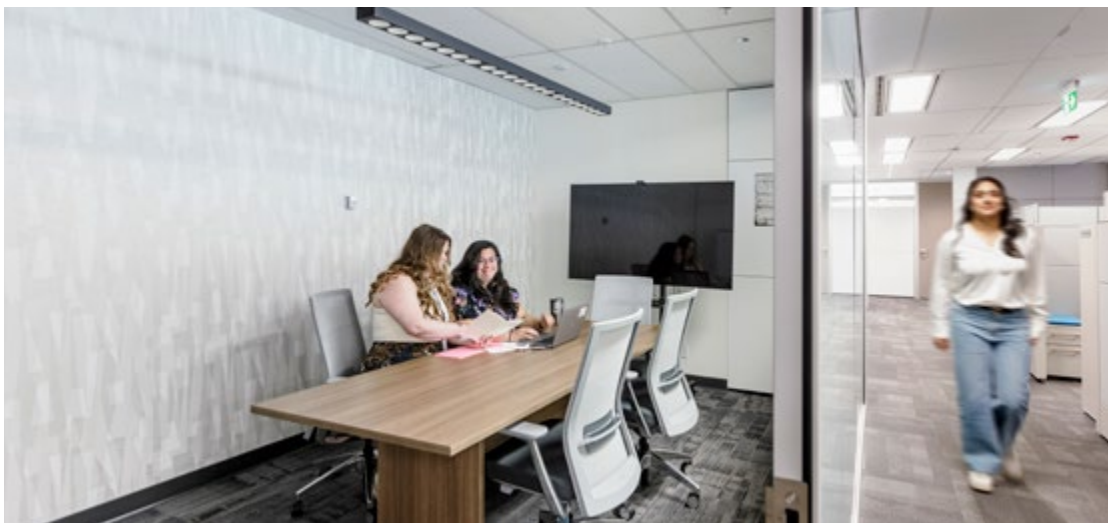
Floor Plans | Suite 500

36,186^{SF}

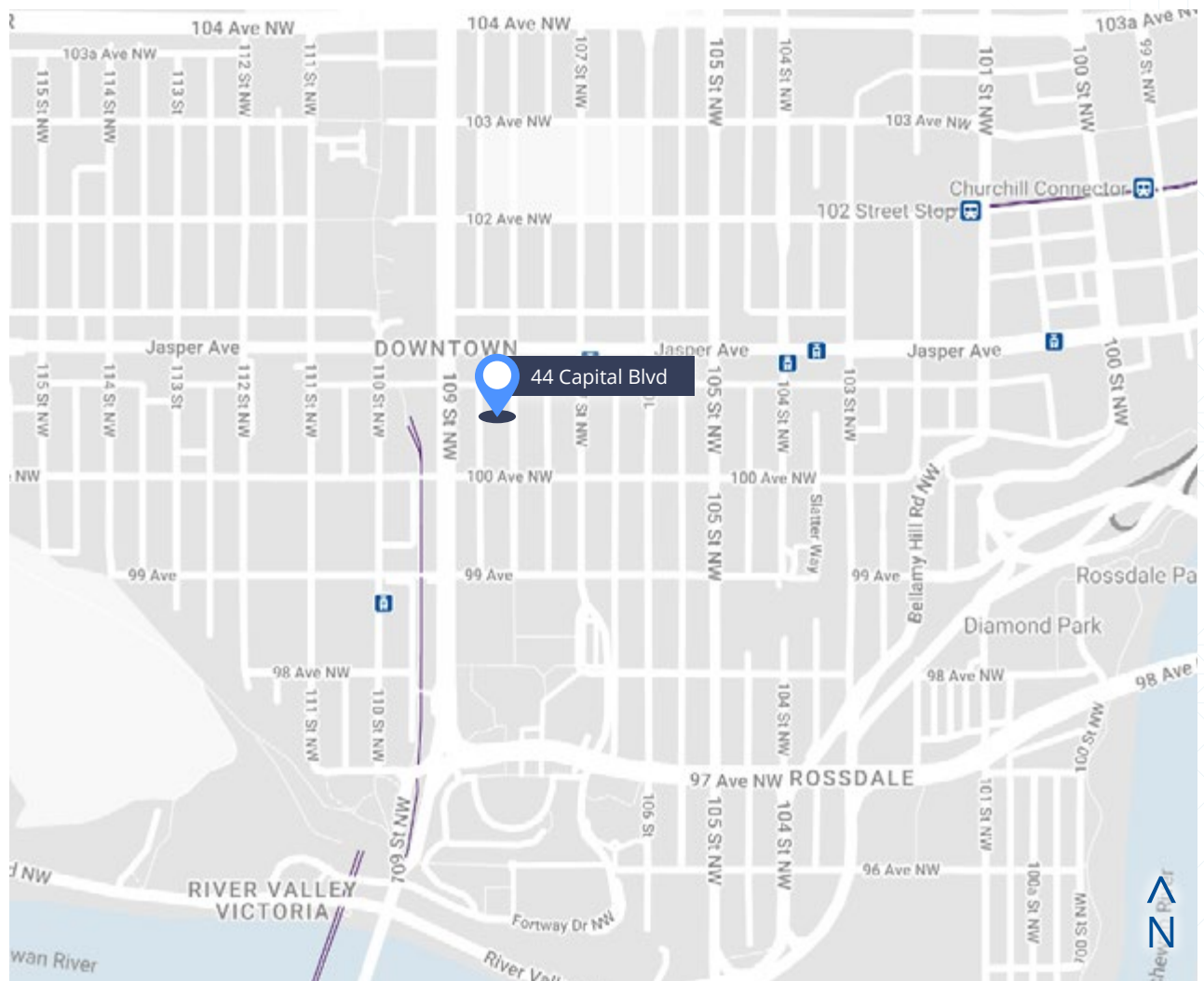
[Virtual Tour](#)

- Space is move-in ready
- Offices
- Phone rooms
- Boardrooms
- Open areas for workstations
- Large kitchen
- File/storage rooms
- Data/server rooms



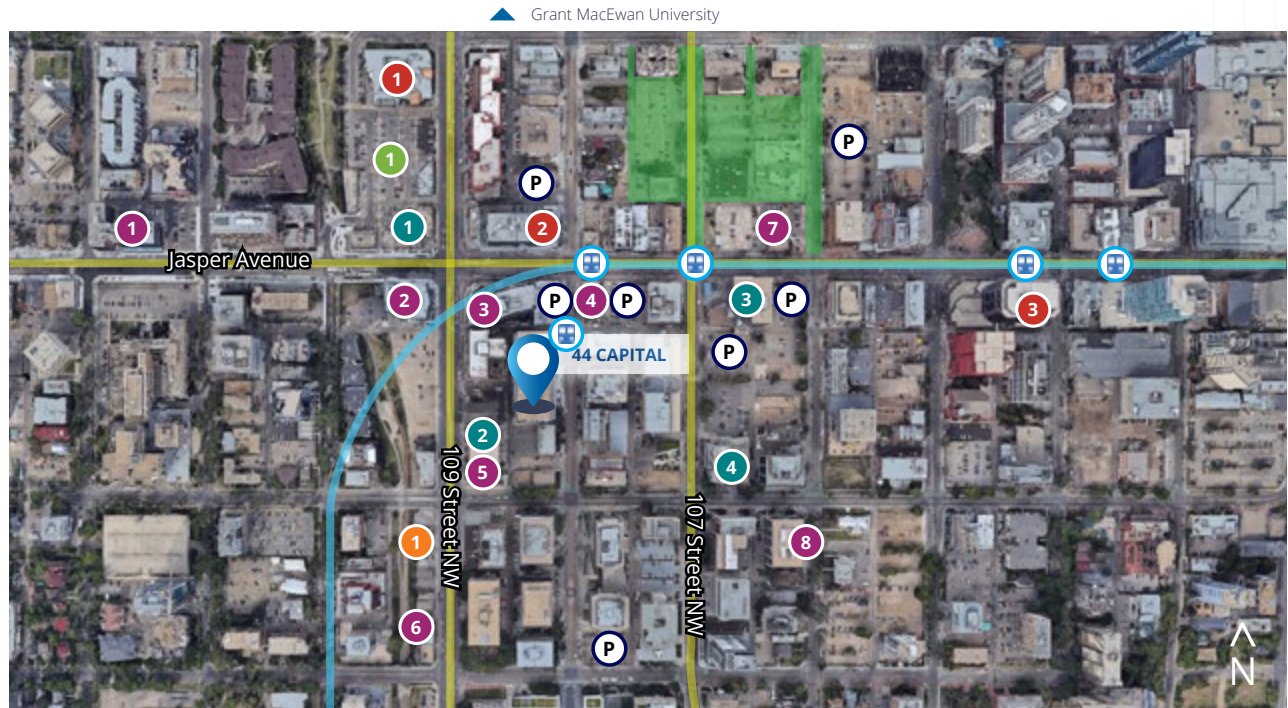


Location



Map data © 2024 Google

Location



▲ Grant MacEwan University

▼ Alberta Legislature Grounds

Map data © 2024 Google



Dining

1. Cactus Club
2. Central Social Hall
3. El Furniture Warehouse
4. Subway
5. Shoyu Sushi
6. The Common
7. Boston Pizza
8. The Marc



Coffee Shops

1. Blenz Coffee
2. District Cafe & Bakery
3. Tim Hortons
4. Starbucks



Services

1. Save-On Foods
2. Rexall
3. Shoppers Drug Mart



Retail

1. Canterra Centre



Gas Stations

1. Petro Canada



LRT Line



Parking



Newly Opened Warehouse District Park



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