

GROSS RENT FROM \$17.50 PSF

Empire Building

DOWNTOWN OPPORTUNITY | FLEXIBLE DEAL TERMS

10080 JASPER AVENUE, EDMONTON, AB

FOR LEASE



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAI EDMONTON.COM

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NAICommercial



Property Highlights

-  Located in the downtown core, surrounded by cafes, restaurants and other amenities
-  Flexible unit sizes to accommodate various tenant requirements
-  Full floors available
-  Built out space available for immediate occupancy
-  Multiple parking options available nearby
-  Direct access to LRT, major bus routes, and pedway
-  River valley views



Additional Information

LEGAL DESCRIPTION	Lot 21, Block , Plan F
AREAS AVAILABLE	Multiple suites from 408 sq.ft. to 9,197 sq.ft. See enclosed floor plans.
ZONING	Core Commercial Arts Zone (CCA)
TENANT IMPROVEMENT ALLOWANCE	Negotiable
PARKING	<ul style="list-style-type: none"> Underground and covered parking negotiable
TERM	Flexible term lengths
NET RENTAL RATE	Starting at \$5.00/sq.ft./annum
ADDITIONAL RENT	\$12.50/sq.ft./annum (2024 estimate) includes property taxes, building insurance, common area maintenance, management fees, utilities (gas, water and power) and janitorial.



LOBBY



SUITE 1000 - 4,236 SF



COMMON AREA BOARDROOM



SUITE 200 - 5,542 SF



SUITE 301 - 1,507 SF

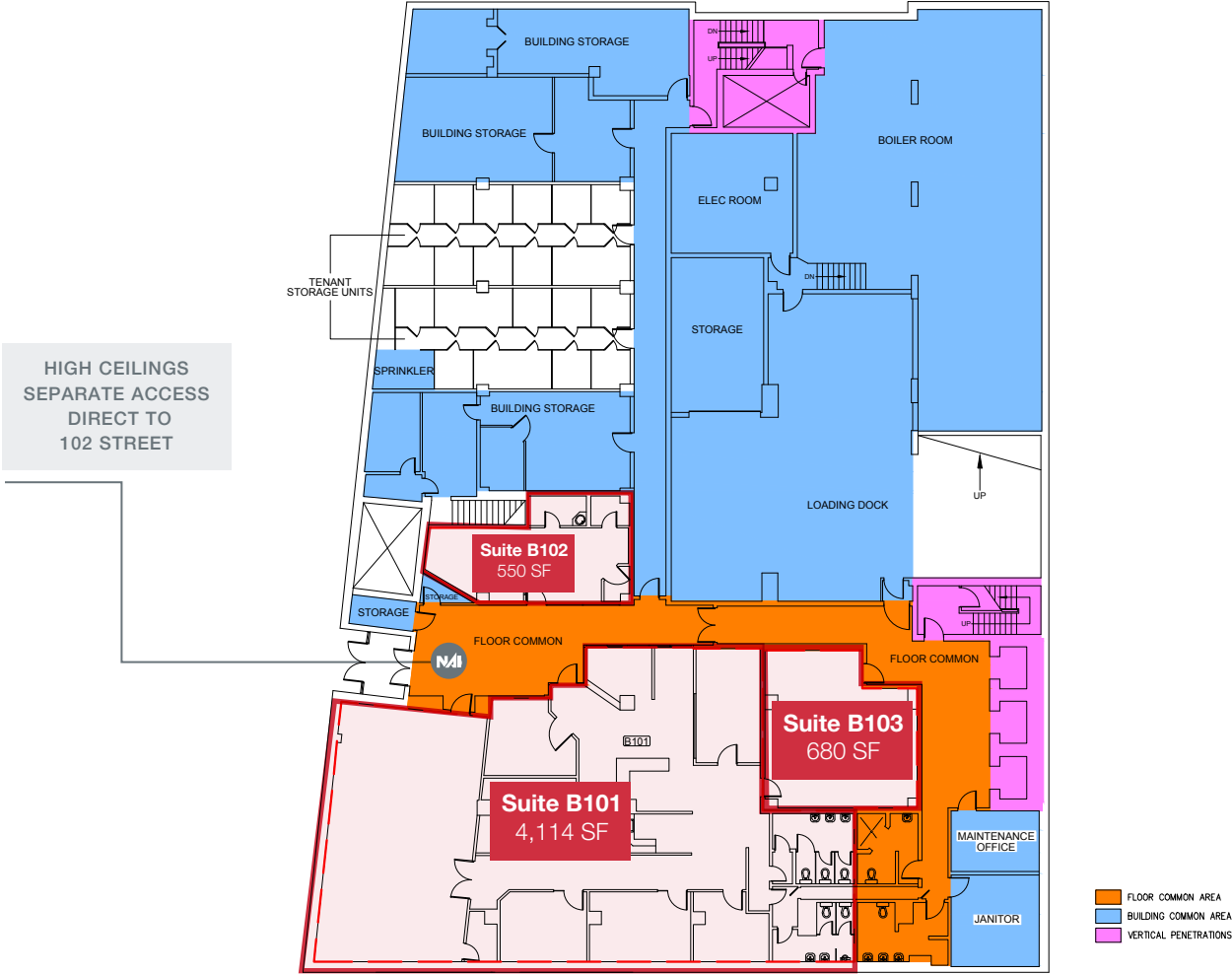


SUITE 900 - 615 SF



SUITE 1000 - 4,236 SF

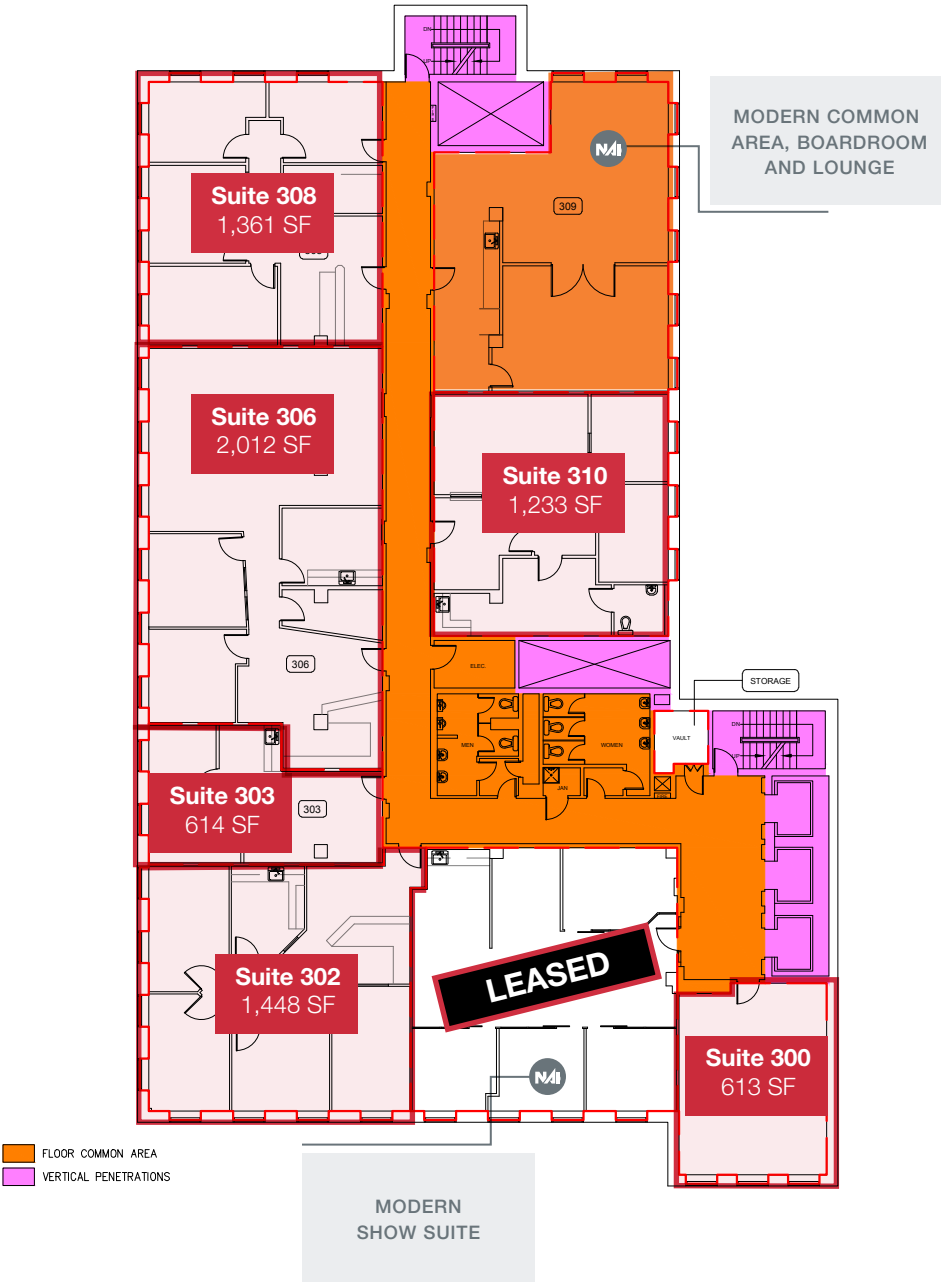
Lower Level



2nd Floor



3rd Floor



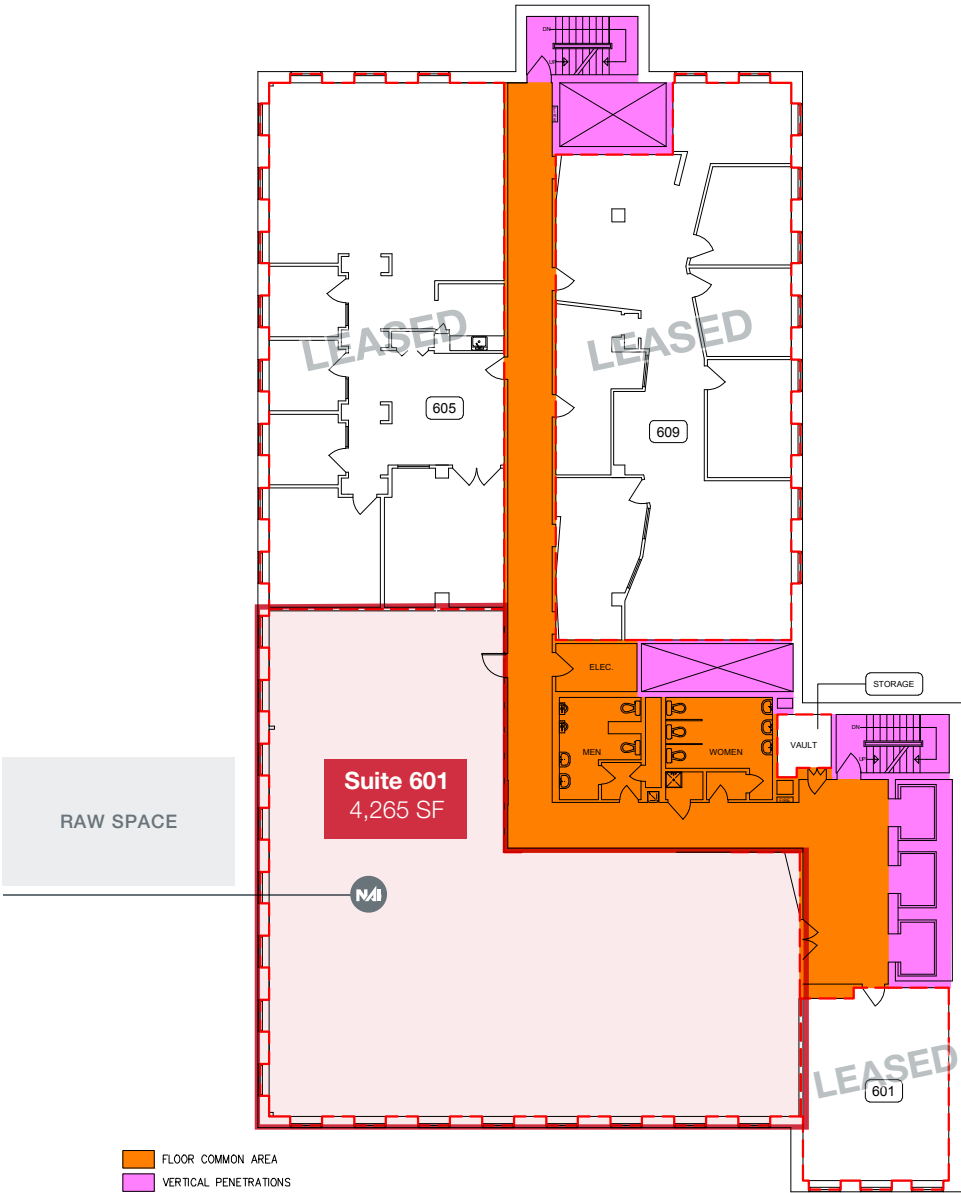
4th Floor



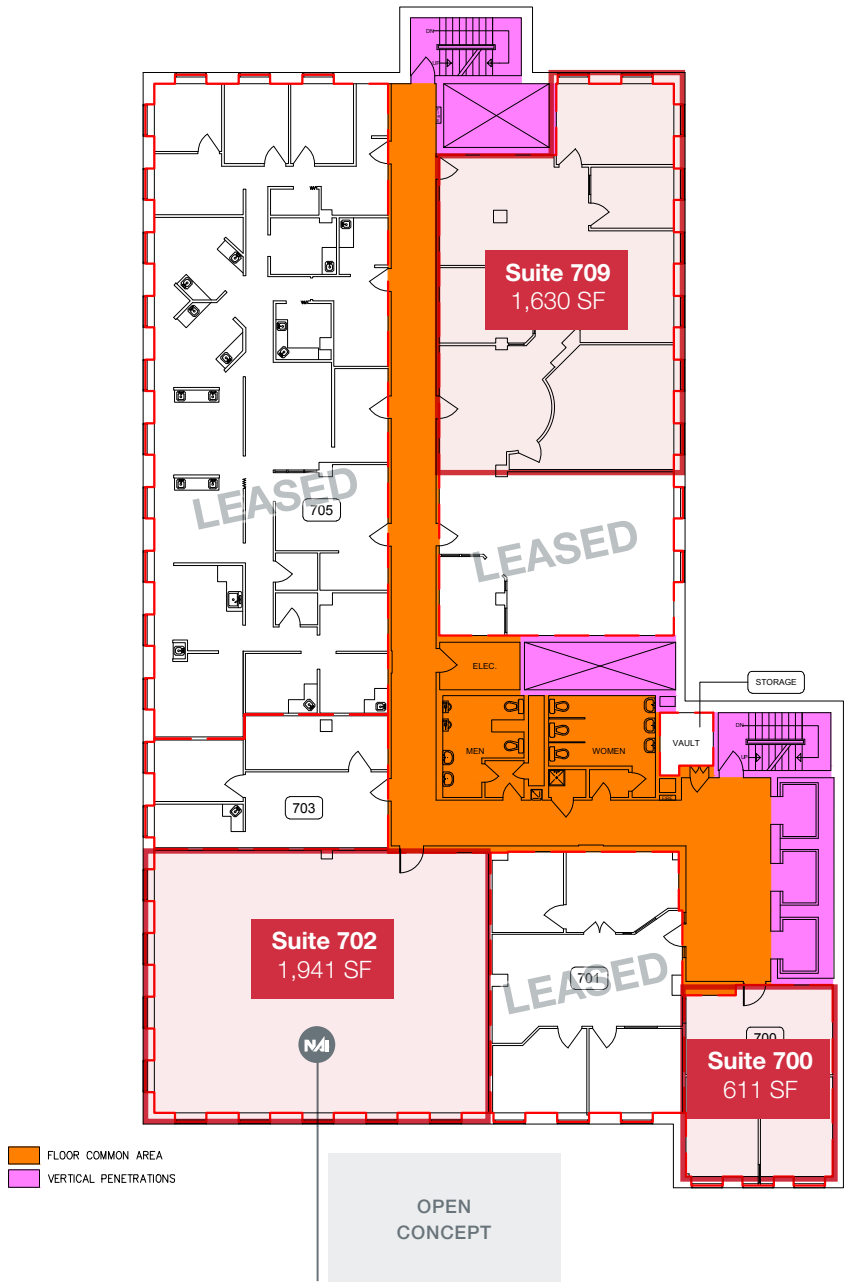
5th Floor



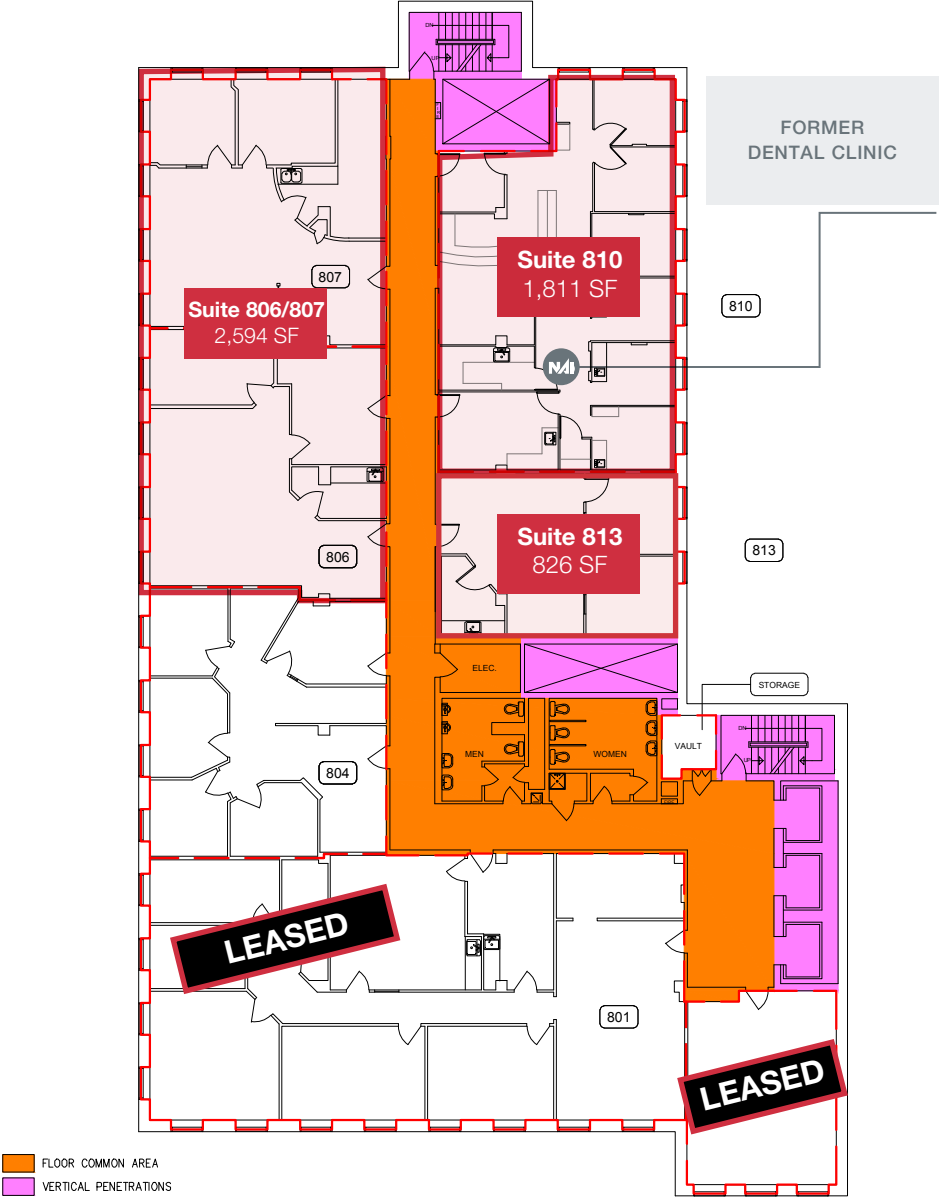
6th Floor



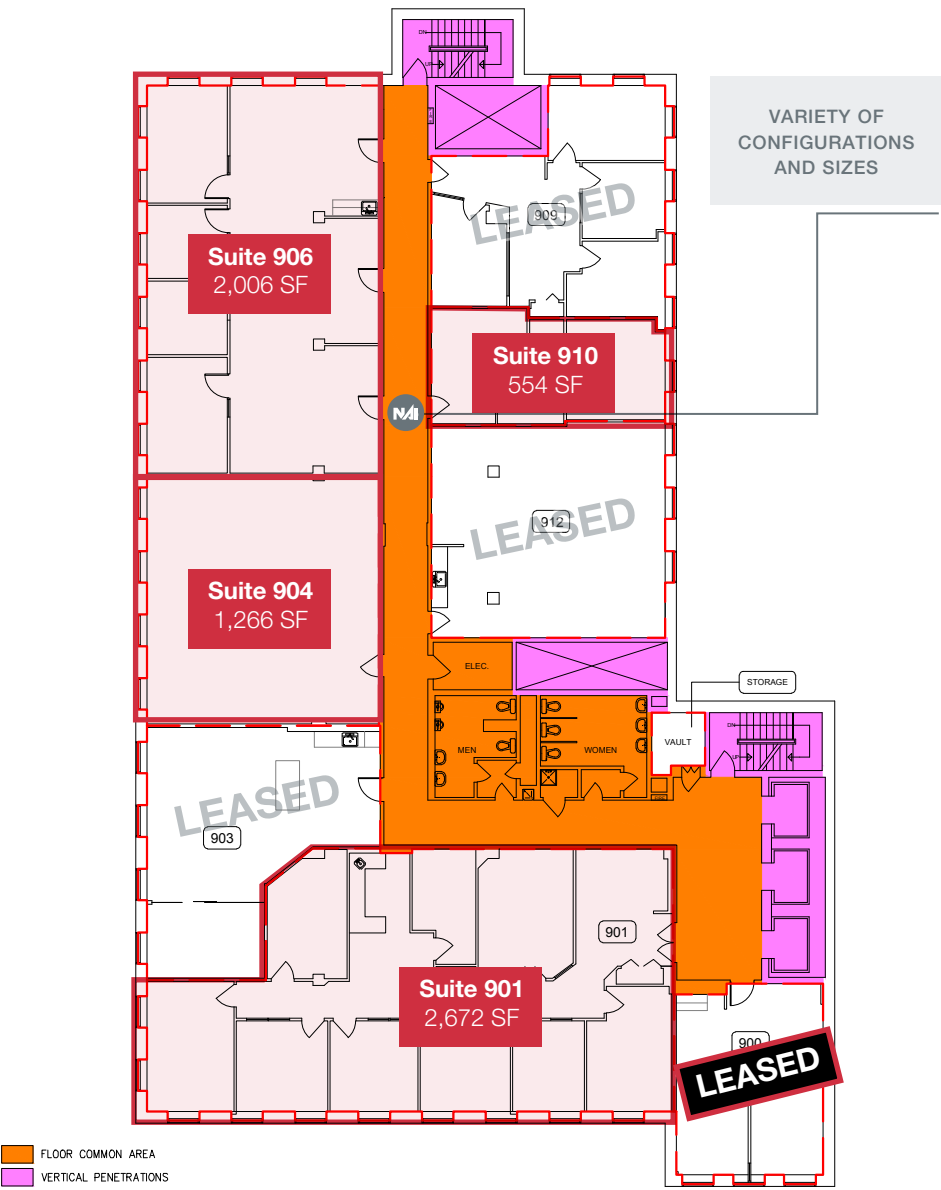
7th Floor



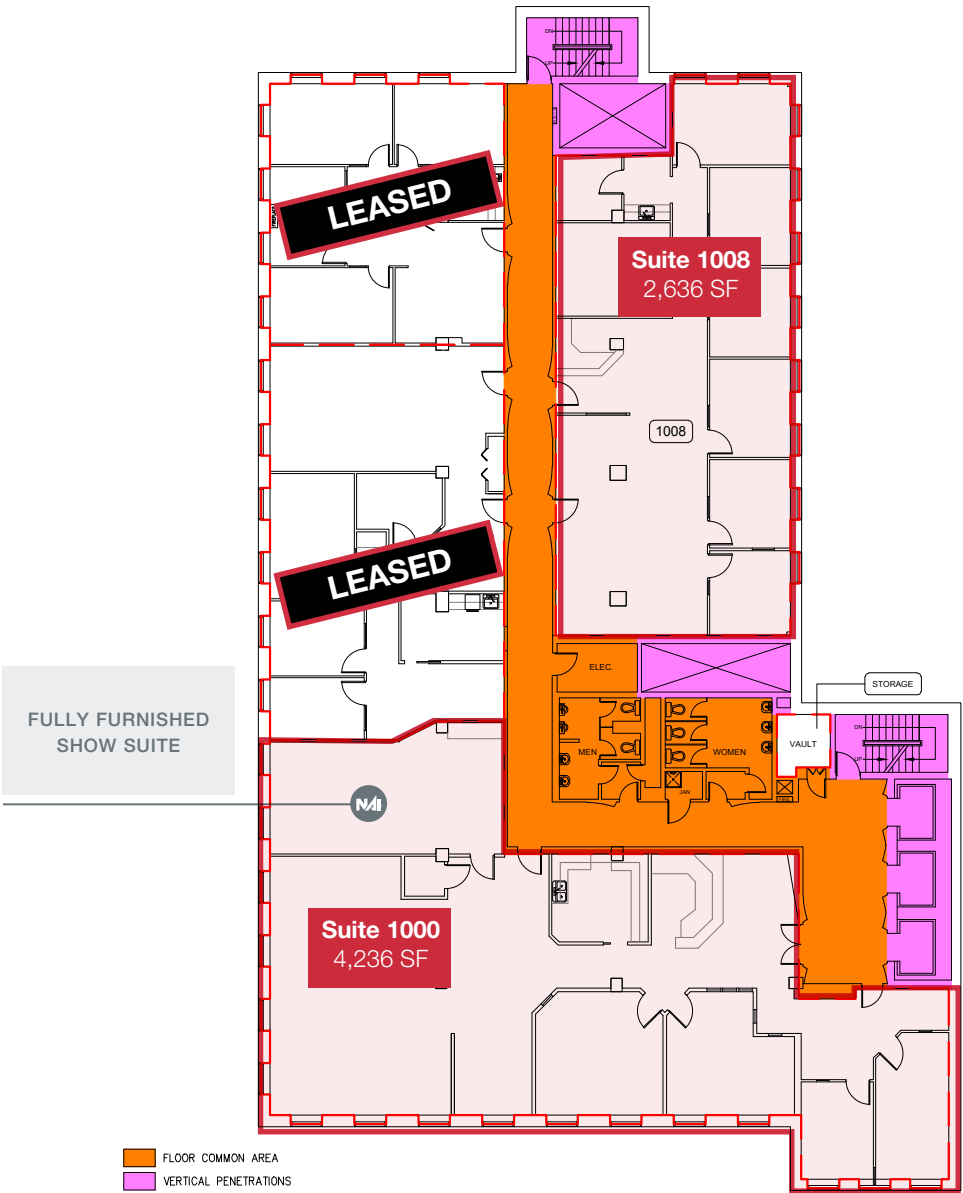
8th Floor



9th Floor



10th Floor



11th Floor



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