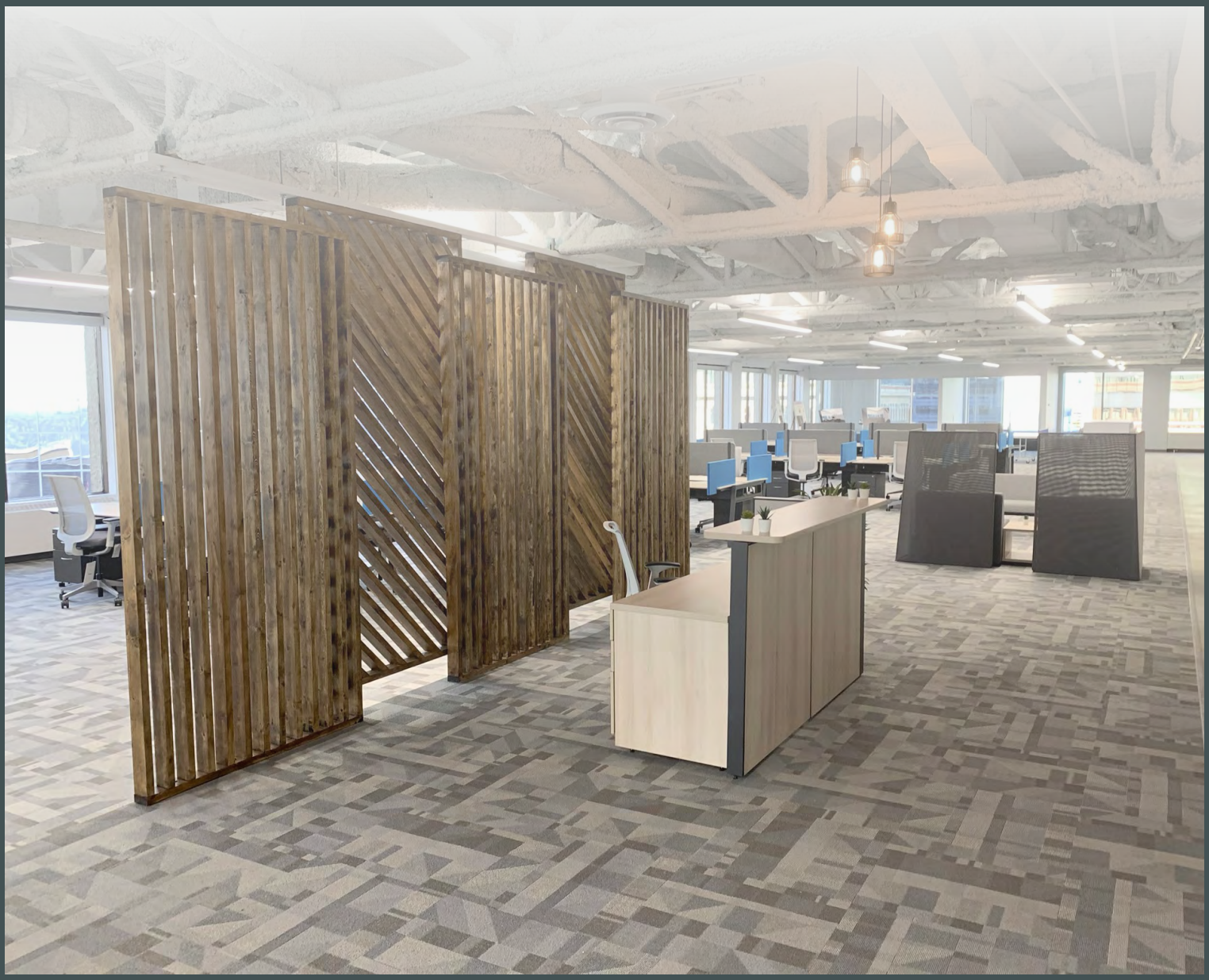
Office Spaces | For Lease

CBRE



the JASPER

MODERN OFFICE SPACES
IN THE HEART OF DOWNTOWN

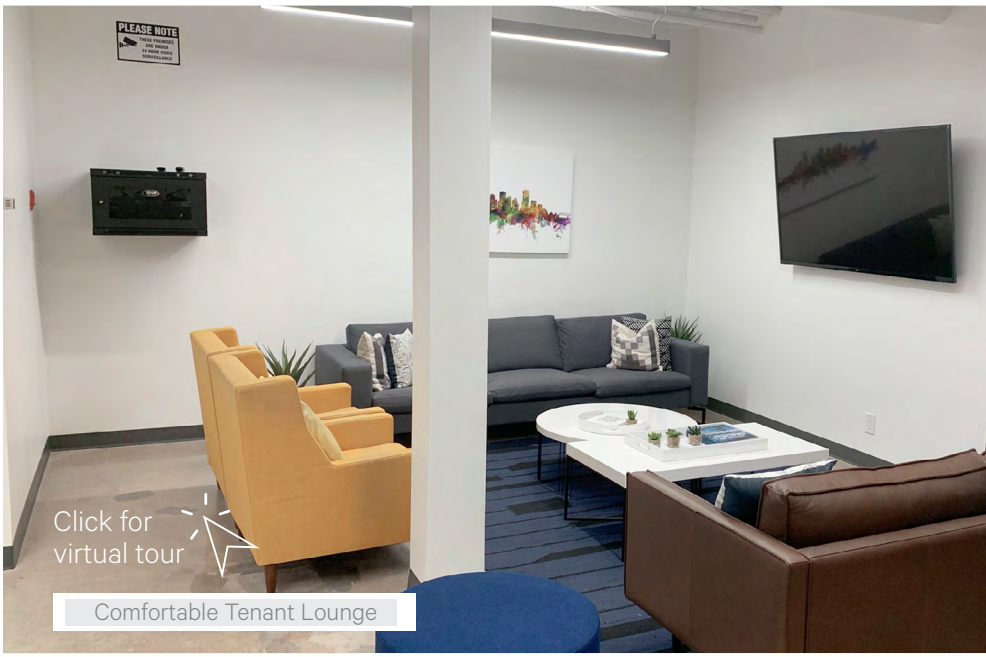
10115 100A Street
Edmonton, AB
www.cbre.ca

the JASPER

JASPER AVE & RICE HOWARD WAY

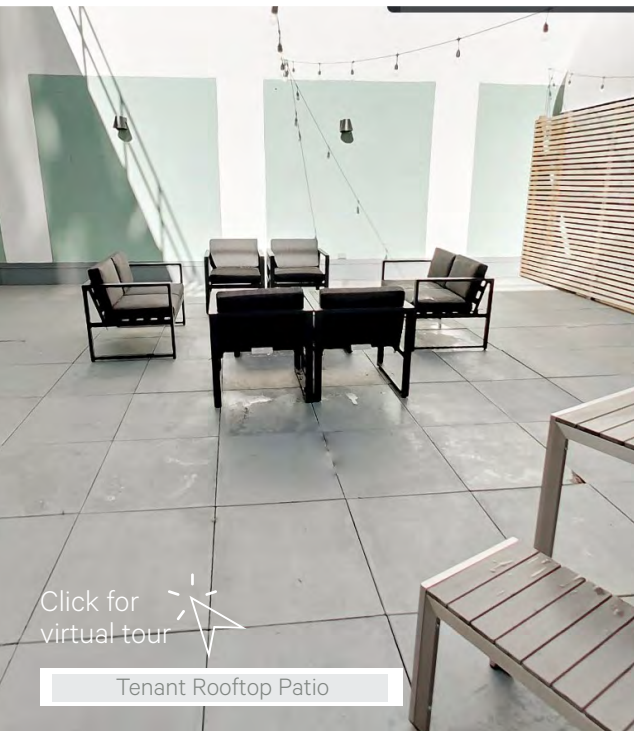
The Opportunity

Secure Bicycle Storage



Click for virtual tour

Comfortable Tenant Lounge



Click for virtual tour

Tenant Rooftop Patio

Click for virtual tour

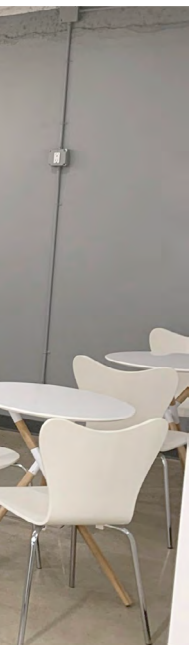
Tenant Kitchen & Games Room

Centrally located in Downtown Edmonton, The Jasper offers a great opportunity for a variety of users. The location provides easy access to numerous parking options, public transit including LRT access directly outside, and Edmonton's pedway system. Tenant building amenities include a rooftop patio, bike storage and a modern and comfortable tenant lounge with a games room and large kitchen.

Property Details

SUITE	SIZE (SF)	LEASE RATE (PSF)	CONDITION
IMPROVED SPACES			
410	1,768	$20.00 GROSS on minimum 1 year term	Existing Improvements
415	2,307	$20.00 GROSS on minimum 1 year term	Show Suite
425	3,226	$20.00 GROSS on minimum 1 year term	Existing Improvements
500	7,286	$20.00 GROSS on minimum 1 year term	Furnished Show Suite
RAW SPACES			
300	7,302*	Starting at $10.00 plus operating costs	Raw Space
600	7,286*	Starting at $10.00 plus operating costs	Raw Space

*Demising options available



OPERATING COSTS

$15.77 (2023 estimate)

PARKING

Preferred rates at Rice Howard Parkade

INDUCEMENTS

Full turnkey options available

SECURITY

+ On-site building operator
+ Roving security patrols
+ After-hours card access

the JASPER

JASPER AVE & RICE HOWARD WAY

Suite 300

7,302 SF

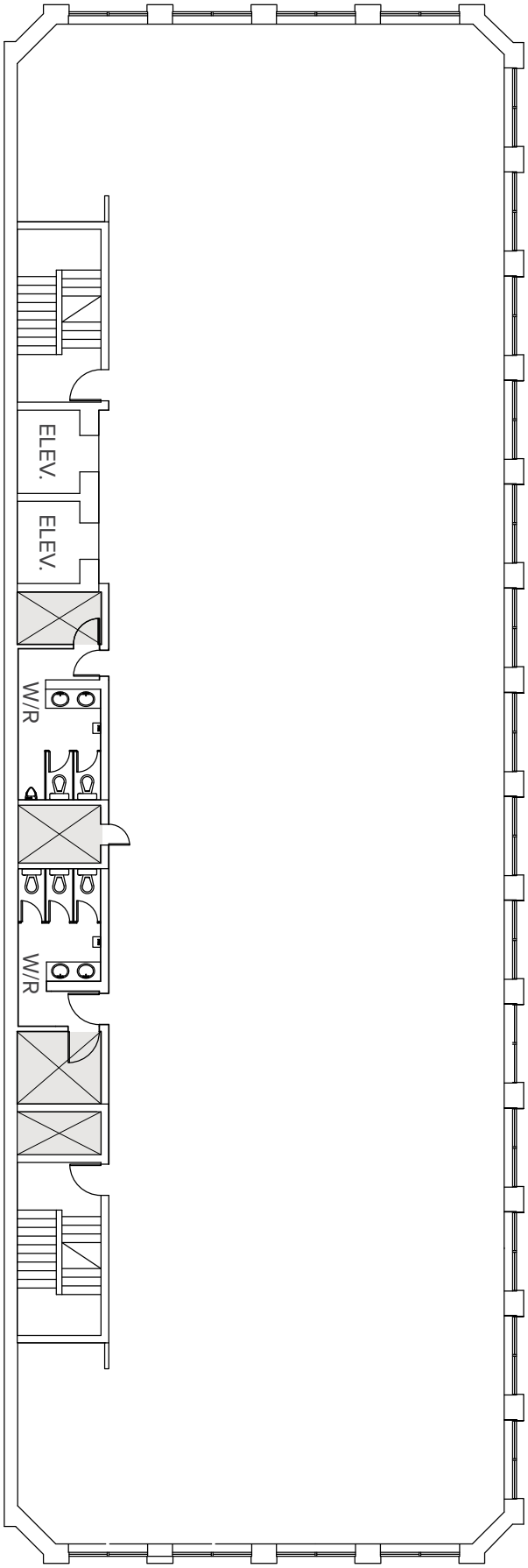
CONDITION Ready for tenant improvements

FEATURES
+ Full floor opportunity
+ Flexible demising options
+ Landlord will turnkey space

AVAILABLE Immediately

Suite 300

Suite 415



Office Spaces | For Lease

Suite 410

1,768 SF

CONDITION Existing Improvements

FEATURES
+ Reception area
+ Private offices

AVAILABLE Immediately

Suite 415

2,307 SF

Click for virtual tour

CONDITION Show Suite

FEATURES
+ Modern & bright space
+ Open ceiling
+ Reception area
+ 2 glass walled offices
+ 1 glass walled boardroom
+ Open work area
+ Kitchenette

AVAILABLE Immediately

Suite 425

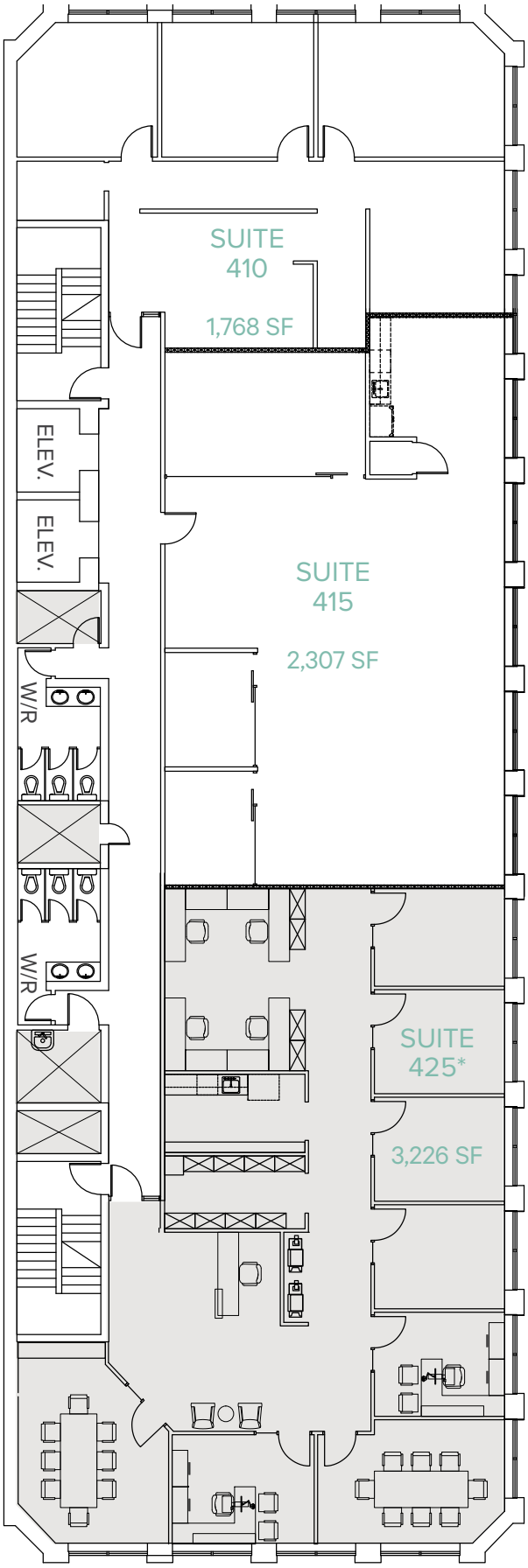
3,226 SF

Click for virtual tour

CONDITION Existing Improvements

FEATURES
+ Reception area
+ Boardroom
+ Private offices
+ Open work area
+ Kitchenette

AVAILABLE Immediately



*FURNITURE SHOWN FOR ILLUSTRATION PURPOSES

the JASPER

JASPER AVE & RICE HOWARD WAY

Suite 500

7,286 SF

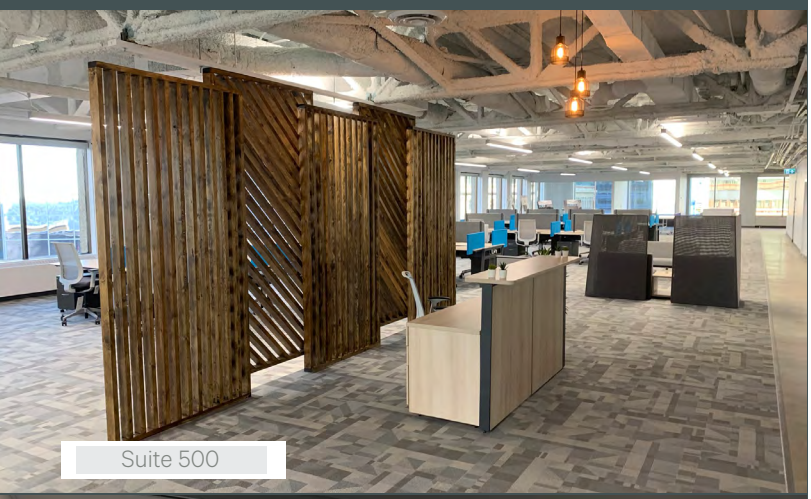
Click for virtual tour

CONDITION Furnished Show Suite

FEATURES

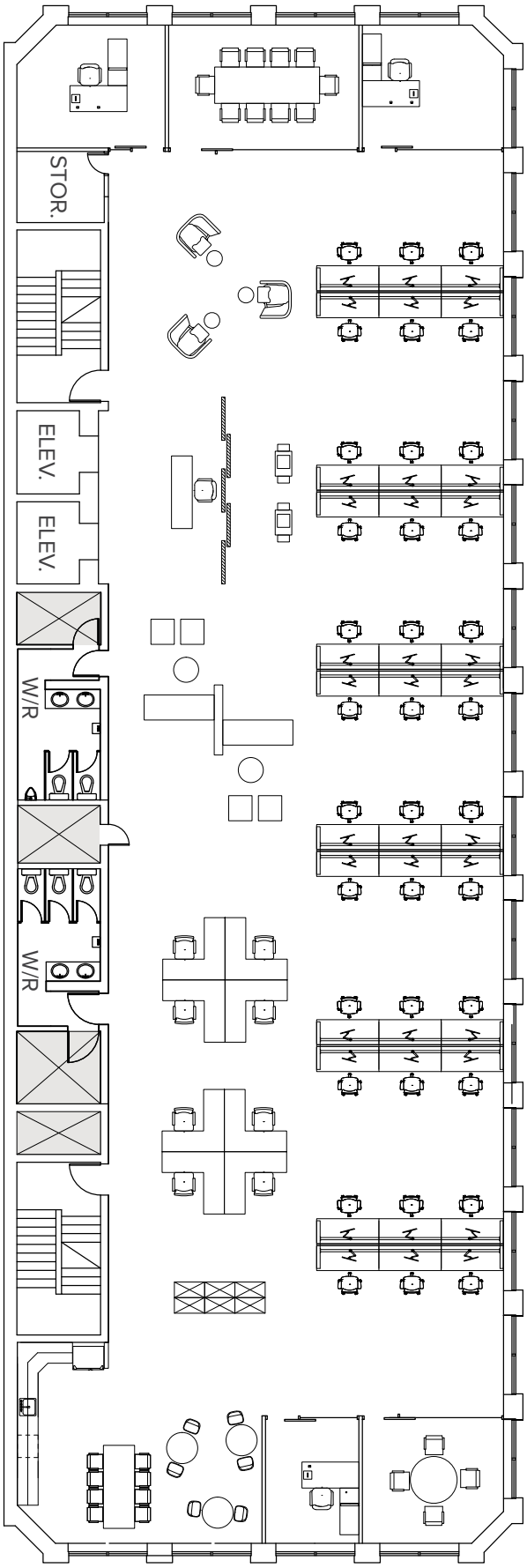
+ Full floor opportunity
+ Fully furnished with new furniture
+ Reception area
+ 36 workstations
+ 4 glass walled offices
+ 1 glass walled boardroom
+ Soft seating collaboration areas
+ Kitchen with eating area

AVAILABLE Immediately



Suite 500

Suite 500



Office Spaces | For Lease

Suite 600*

7,286 SF

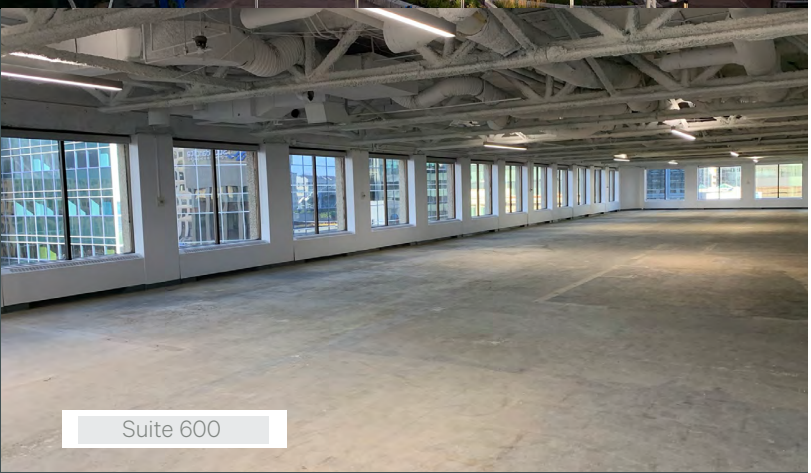
Click for virtual tour

CONDITION Ready for tenant improvements

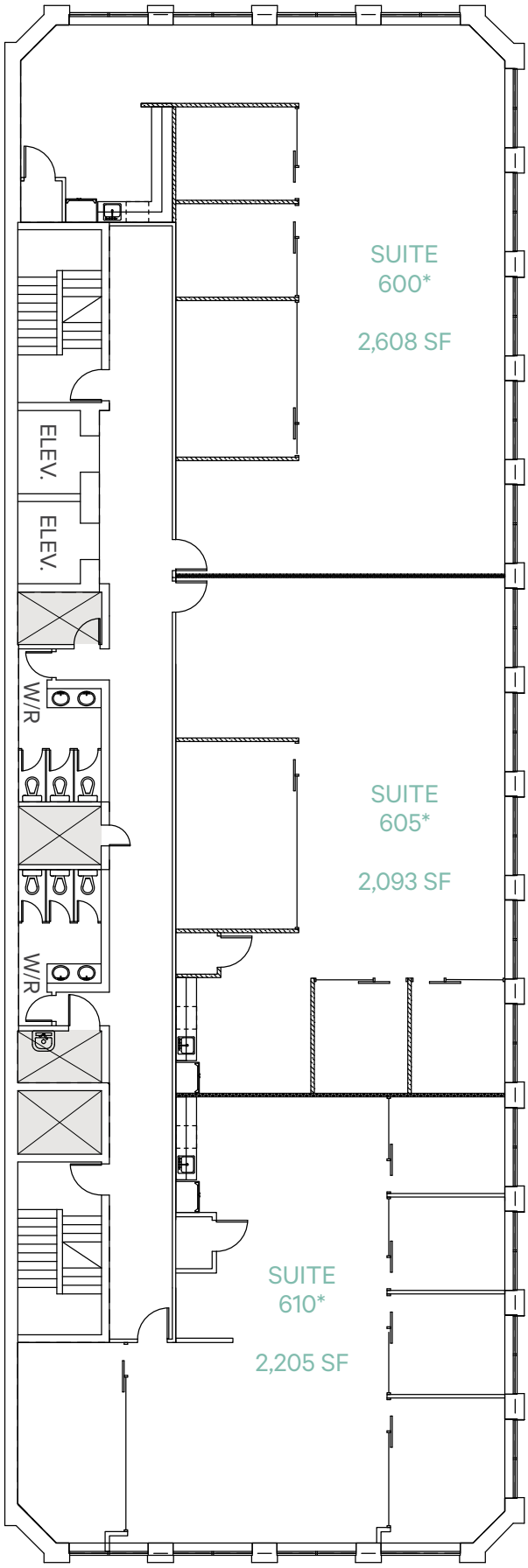
FEATURES
+ Full floor opportunity
+ Flexible demising options*
+ Landlord will turnkey space

AVAILABLE Immediately

Suite 600 View



Suite 600

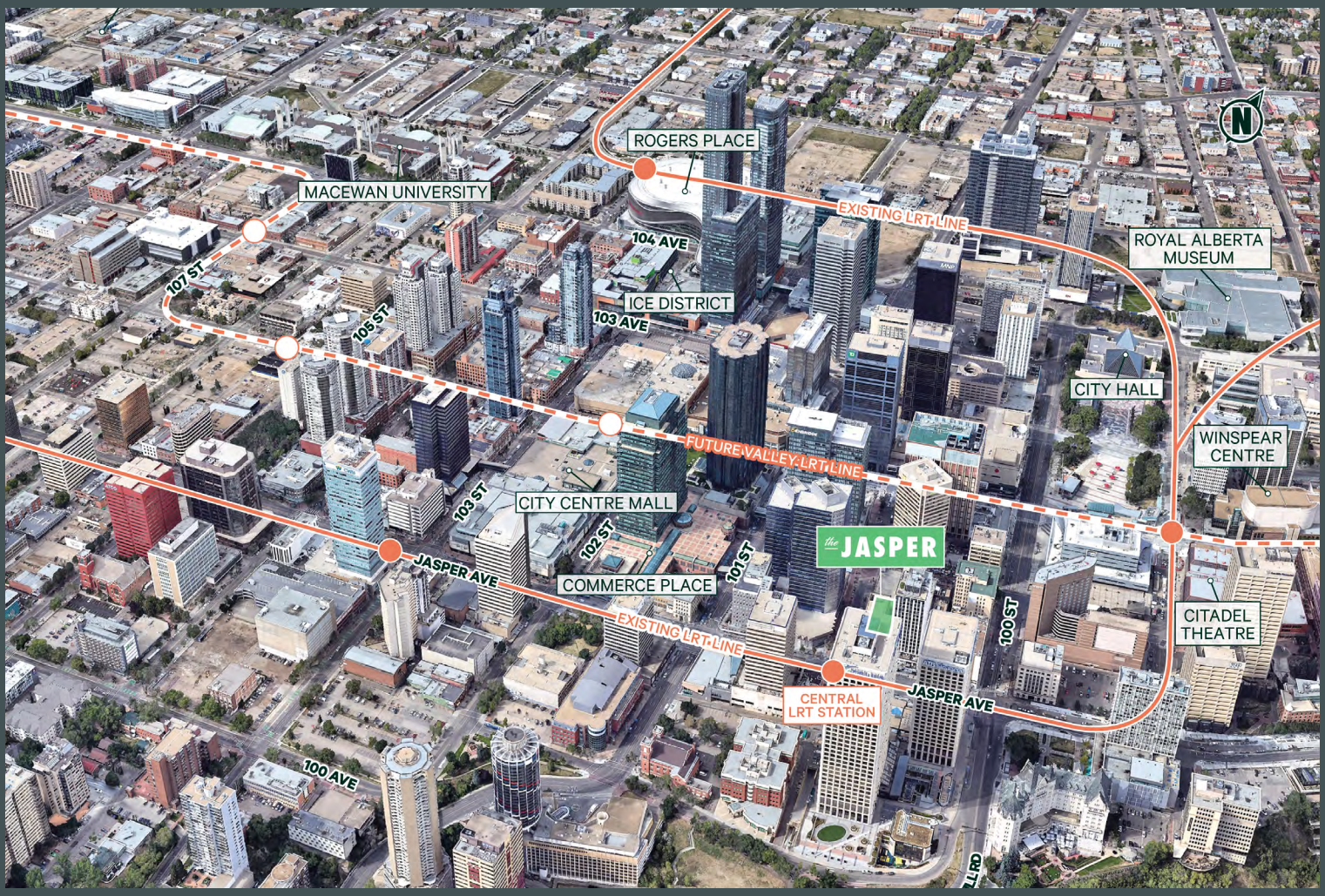


*FLOOR PLAN SHOWN WITH DEMISING OPTIONS

the JASPER

JASPER AVE & RICE HOWARD WAY

Office Spaces | For Lease



96 Walker's Paradise

89 Excellent Transit

86 Very Bikeable

Contact Us

Ryan O'Shaughnessy
Senior Associate
+1 780 229 4686
ryan.oshaughnessy@cbre.com

Sarah Henderson
Senior Associate
+1 780 917 4636
sarah.henderson@cbre.com

Jeremy Deeks
Vice President
+1 780 229 4651
jeremy.deeks@cbre.com

This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.

onni group

CBRE