9TRIPLE8 JASPER



NEW SHOWSUITE NOW AVAILABLE!



HIGHLIGHTS

Perfectly situated in between the tranquil river valley and the thriving downtown core, 9Triple8 Jasper is downtown Edmonton's newly transformed office tower.

- LEED Gold EB (Existing Building) certification standards with upgraded systems that reduce operating costs for tenants
- > 94% leased, with only 9,400 SF office space remaining available for lease
- > Situated within walking distance to abundant parking options within the building and immediate area
- Within two blocks of 100th Street ETS Transit Station and a short walk from Churchill LRT Station
- > Redeveloped to include convenient amenities and create an appealing work environment boasting impressive views of the river valley
- Surrounded by lush parks, the city's trail system, and the beautiful Edmonton river valley

Join an impressive roster of tenants including:







HATCH







THE BUILDING

ON-SITE AMENITIES

- > Newly renovated lobby
- > State-of-the-art fitness centre
- > Conference centre
- > Convenient underground parking
- > Secure bicycle locker room

ENERGY EFFICIENCY

With an exceptional Energy Star rating of 85, 9Triple8 Jasper uses 61% less energy than the average Canadian office building.

LEED GOLD

9Triple8 Jasper is proud to have successfully achieved Leadership in Energy and Environmental Design (LEED) Gold Existing Building status.

AMPLE PARKING OPTIONS

- > Building underground parking
- > Parking available within Canada Place









懰 幽 ICE DISTRICT CASINO/ RETAIL SQUARE 104 104 AVENUE MAP WORLD JOEY BELL TOWER INT. BEAUTY SUPPLY EXCELSIOR LOFTS CINEPLEX BOYLE STREET EDUCATION CENTRE CRYSTAL GLASS THE NOOK GRAND HOTEL CITY CENTRE ULTIMA TOWER 105 STREET BUILDING YELLOWHEAD BREWERY CITY CENTRE EAST NATIONAL BANK FINANCIAL FOUNTAIN TIRE THE CENTURY CONDOMINIUM PHILLIPS BEAVER HOUSE PRIVATE CLUB MORRIS LOFTS LIBERTY BUILDING SYLBERT PLACE ARMSTRONG BLOCK APARTMENT ENTERPRISE SQUARE HALOMRKT ASSIGNED STARY HALOMRKT HALOMRK HALOMR HALOMRK HALOMRK HALOMRK HALOMRK HALOMR HALOMR HALOMR HALOMR HALOMR HALOM CECIL UNIVERSITY OF ALBERTA 9TRIPLE8 JASPER REMEDY AMIGOS ROYAL PIZZA JASPER 105 DENTAL JAFFER BUILDING B CWB PLACE FIRST & JASPER ENBRIDGE TOWER TELUS PLAZA NORTH ALBERTA PLACE HAWKEYES/ SUITE HOTEL BOBBY PIN FEATURED AMENITIES GRANT MACEWAN UNIVERSIT ALBERTA COLLEGE CAMPUS MILNER BUILDING CHEZ PIERRE GREEN SPACE STARLITE ROOM CHICAGO DEEP DISH PEDWAY SYSTEM ED ARROW STATION/ RETAIL

THE LOCATION



- > Citadel Theatre
- > Winspear Centre



TRANSPORTATION

- > Churchill LRT Station
- Directly on major bus routes
- Access to pedway weaving through downtown core
- Many underground, covered, surface, open-air and heated parkade options



RETAIL

- > Edmonton City Centre
- > Manulife Place
- > 4th Street Promenade
- > Holt Renfrew



ATTRACTIONS

- > Churchill Square
- > Ice District
- > Art Gallery of Alberta
- > Royal Alberta Museum



FESTIVALS

- > International Street Performers
- > Cariwest Caribbean Arts
- > Edmonton Beerfest
- > The Works Art & Design



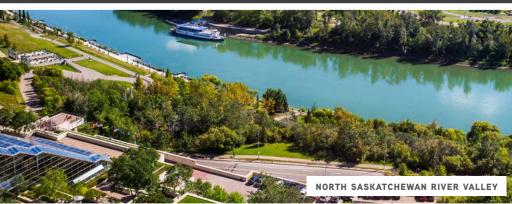
HOTELS & EVENT SPACE

- > Shaw Conference Centre
- > The Westin
- > Fairmont Hotel MacDonald
- > Courtyard by Marriott

THE AMENITIES







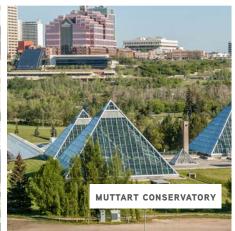
















LEASE TERMS

AREA

- > Floor 11: 1,523 SF (showsuite), 2,447 SF (raw space) Up to 3,970 SF of contiguous space
- > Floor 12: 5,211 SF (demisable)

OPERATING COSTS

> \$21.42 / SF (2024)

LEASE TERM

> 5 - 10 Years

NET RENT

> \$18.00 / SF

IMPROVEMENT ALLOWANCE

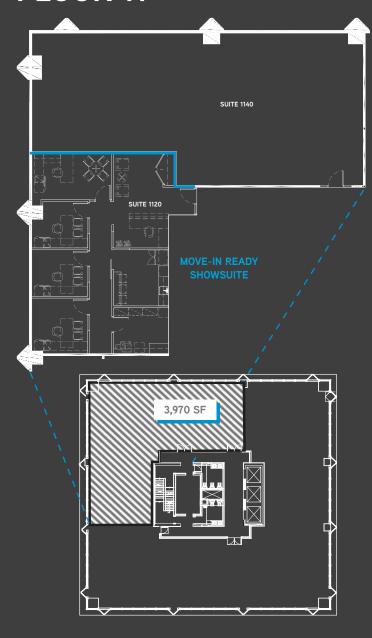
> Negotiable, with full turnkey options available on raw space

PARKING

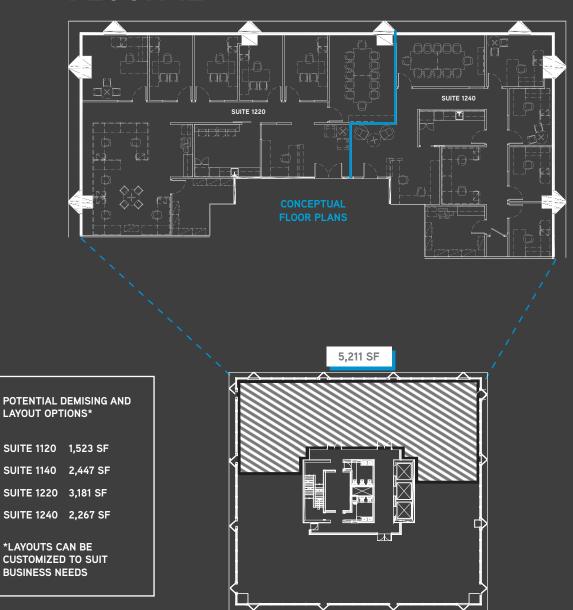
- > 4 stalls per 1,000 SF leased
- > Available underground at 9Triple8 or in Canada Place

AVAILABILITY

FLOOR 11



FLOOR 12



9TRIPLE8 JASPER

TAYLOR RIAR

Vice President 780 969 3022 taylor.riar@colliers.com

FAHAD SHAIKH, CPA, CA

Senior Vice President 780 969 3008



F: 780 424 7830

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