

The Jasper

Modern office space in the heart of downtown



10115 100A Street NW Edmonton, AB



The Opportunity

Vibrancy, accessibility, and exceptional amenities

Nestled in the heart of Edmonton, directly adjacent to the lively Rice Howard Way Entertainment District, The Jasper presents an unparalleled opportunity for diverse users seeking a dynamic and thriving environment.

Strategically situated, The Jasper offers seamless access to a multitude of parking options, public transit including LRT right at your doorstep, and Edmonton's extensive pedway system. This prime location ensures convenience and connectivity for all.

The Jasper is designed with your employees' well-being in mind. Enjoy turnkey solutions and newly built tenant amenities such as a stunning rooftop patio, secure bike storage, and a contemporary tenant lounge featuring a games room and a spacious kitchen. These amenities create an inspiring and productive workspace where your team can truly thrive.







On-site
Building



Roving Security



After-hours
Card Access



Roof-Top Patio





Tenant Lounge



Secure Bicycle Storage



Leasing Details

Lease Rates	See below - \$10.00 PSF to \$20.00 GROSS	
Operating Costs	\$\$\$ (2025)	
Inducements	Full turnkey options available	
Parking	Preferred rates at Rice Howard Parkade	



/ Wallable Calcoo					
SUITE	SIZE (SF)	CONDITION	LEASE RATE		
DEVELOPED SUITES - MOVE IN READY					
200	7,266*	Existing improvements			
410	1,768	Existing improvements	\$20.00 PSF		
415	2,307	Show Suite	GROSS on minimum 1 year		
425	3,226	Existing improvements	term		
500	7,286	Show Suite - Furnished			



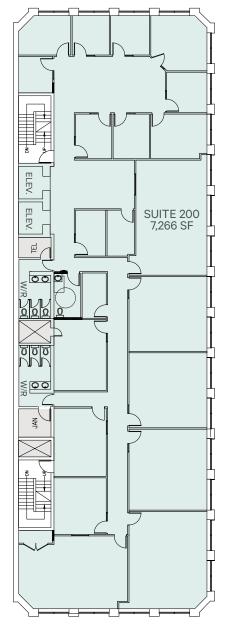
SUITE	SIZE (SF)	CONDITION	LEASE RATE		
RAW SPACE - READY FOR TENANT IMPROVEMENTS					
300	7,302*	Raw Space	Starting at \$10.00 PSF		
600	7,286*	Raw Space	+ operating costs		



Click for virtual tour of building lobby

Developed Suites

Move in Ready | \$20.00 PSF GROSS





Suite 200 - 7,266 SF

Move in ready classroom space

- + Full floor opportunity
- + 12-14 offices
- + 6-8 classrooms
- + Reception area
- + Flexible demising options

Available May 1, 2025





SUITE 410 1,768 SF ELEV. ELEV. SUITE 415 2,307 SF **₹**00 SUITE 425* 3,226 SF

*Furniture shown for

illustration purposes

Suite 410 - 1,768 SF

Move in ready with existing improvements

- + Reception area
- + Private offices

Available Immediately

Suite 415 - 2,307 SF

Show Suite

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

Click

virtual tour Available immediately

Suite 425 - 3,226 SF

Move in ready with existing improvements

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





Suite 425 - Developed Office

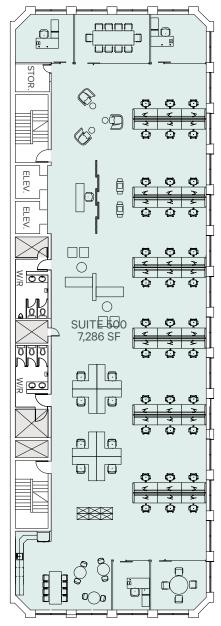
Suite 415 - Boardroom

Available immediately

Developed Suites

Move in Ready | \$20.00 PSF GROSS











Suite 500 - 7,286 SF

Furnished Show Suite

- + 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

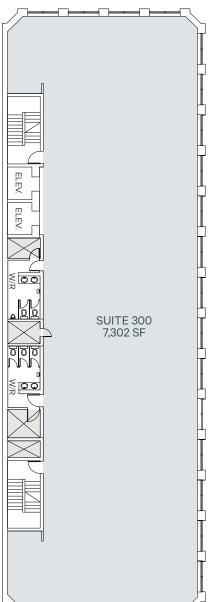


Raw Suites

Ready for Tenant Improvements | Starting at \$10.00 PSF + utilities







Suite 300 - 7,302 SF

Raw space ready for tenant improvements

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

Available immediately



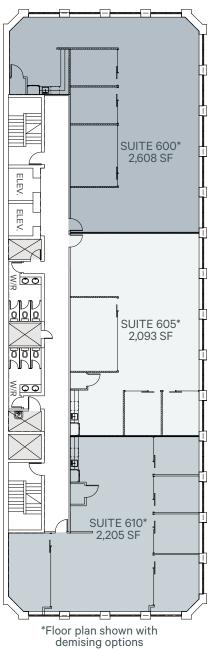
Suite 600* - 7,286 SF

Raw space ready for tenant improvements

+ Full floor opportunity

- + Flexible demising options*
- + Landlord will turnkey space

Available immediately

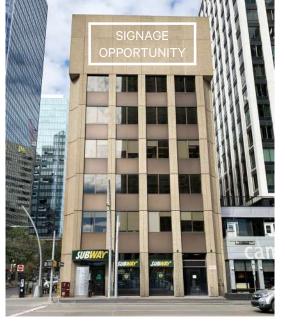






Ideally located in the heart of downtown

High visibility building signage is available along Jasper Avenue.



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

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