



FOR LEASE

WORLD TRADE CENTRE EDMONTON

9990 Jasper Avenue | Edmonton





Up to 9,161 SF full floor opportunity available immediately. Position your company in the heart of downtown Edmonton's central business hub.

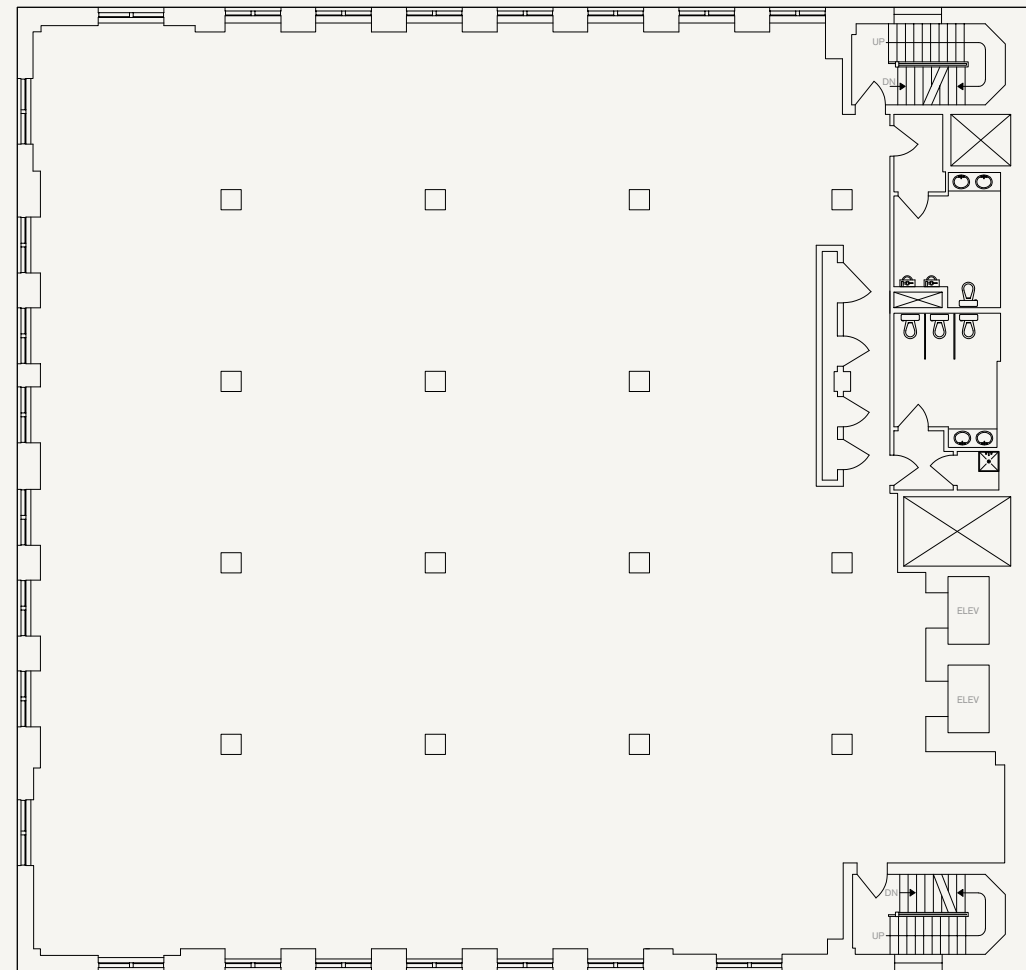
Property Details

Address	9990 Jasper Avenue, Edmonton
Available Space	Suite 200 9,161 SF
Lease Rate	\$12.00 PSF
Operating Costs	\$14.79 PSF (2022)
T.I Allowance	Negotiable
Parking	Ample parking nearby

- Character office building in the heart of downtown Edmonton
- Positioned on the desirable corner of 100 Street and Jasper Avenue
- Raw, open space ready for design and development
- Demisable office space for 2 or 3 tenants
- Access to a boardroom and conference facility
- Surrounded by a plethora of restaurants, coffee shops, hotels, and retail shops; Ruth's Chris Steak House located on the main floor of the building
- Several green areas/parks nearby including River Valley trails
- Within walking distance from several amenities including Sir Winston Churchill Square, Stanley A. Milner Public Library, Edmonton Law Courts, Edmonton Convention Centre, Winspear Centre, Art Gallery of Alberta, Citadel Theatre and Canada Place
- Exterior building signage opportunities



Raw, open space ready for design and development.



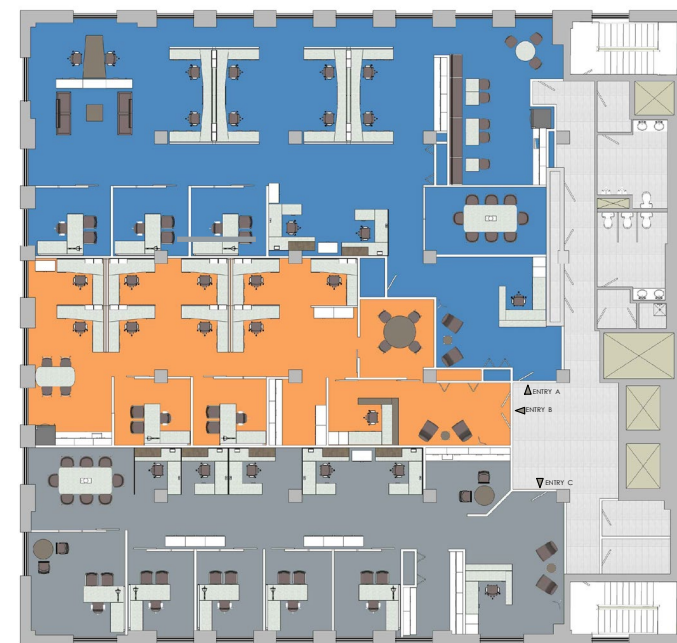
Floor Plan | Suite 200 | 9,161 SF

Proposed Layouts

Full Floor Opportunity (Single Tenant Plan)



Multi-Tenant Floor Plan



Potential Demisable Sizes ● 3,370 SF ● 1,840 SF ● 2,415 SF

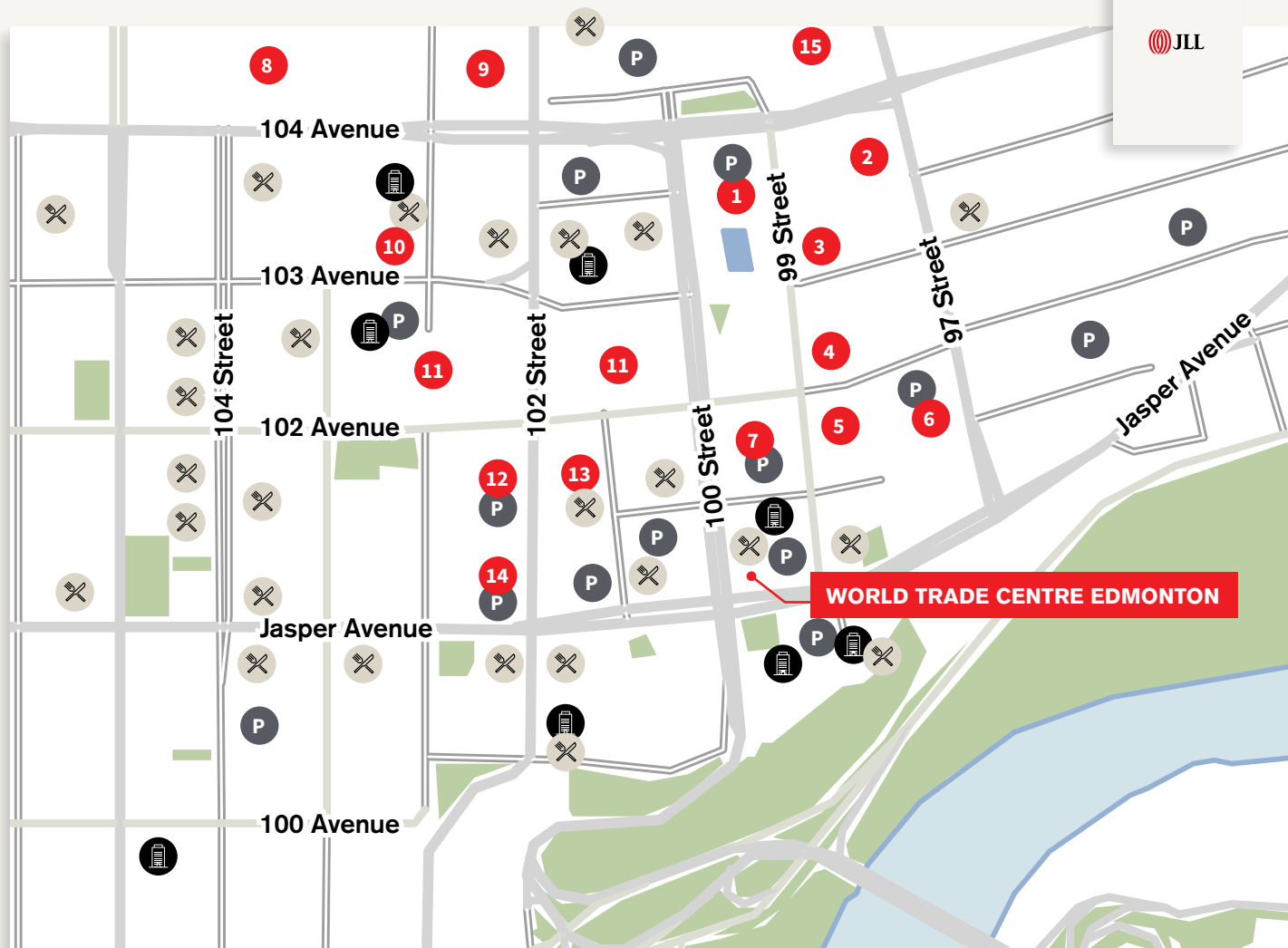
Design a space that reflects your brand.



Health & Safety

TENANT ACCESS TO A BOARDROOM AND CONFERENCE FACILITY.

Conference staff are certified in food handling and safety, and follow rigorous protocols for hand washing, hygiene, and personal protective equipment.



Be in a location that's vibrant, exciting and convenient.



Getting Around

- Excellent Walk Score® of 88—most errands can be accomplished by foot
- Just steps from the Central LRT Station
- Numerous bus stops within walking distance from the property
- Several parking lots (covered parkades and surface lots) surrounding the property

Nearby Amenities

- | | | | |
|----|---------------------------|----|-----------------------|
| 1 | Edmonton City Hall | 11 | City Centre Mall |
| 2 | Edmonton Law Courts | 12 | Manulife Place |
| 3 | Art Gallery of Alberta | 13 | Enbridge Centre |
| 4 | Winspear Centre | 14 | Commerce Place |
| 5 | Citadel Theatre | 15 | Royal Alberta Museum |
| 6 | Canada Place | P | Parking |
| 7 | Stanley A. Milner Library | H | Hotels |
| 8 | Rogers Place/ICE District | X | Dining Establishments |
| 9 | Grand Villa Casino | | |
| 10 | Stantec Tower | | |

Truly centered. World Trade Centre Edmonton is a defining element along Jasper Avenue and is an icon of innovation and excellence.





Chad Boddez

Senior Vice President | Office Leasing & Sales
780 328 2567 | chad.boddez@am.jll.com

JLL EDMONTON

Suite 2101, TD TOWER
10088 102 Avenue Edmonton, Alberta T5J 2Z1

jll.ca

DISCLAIMER: Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved. 07/11/22