



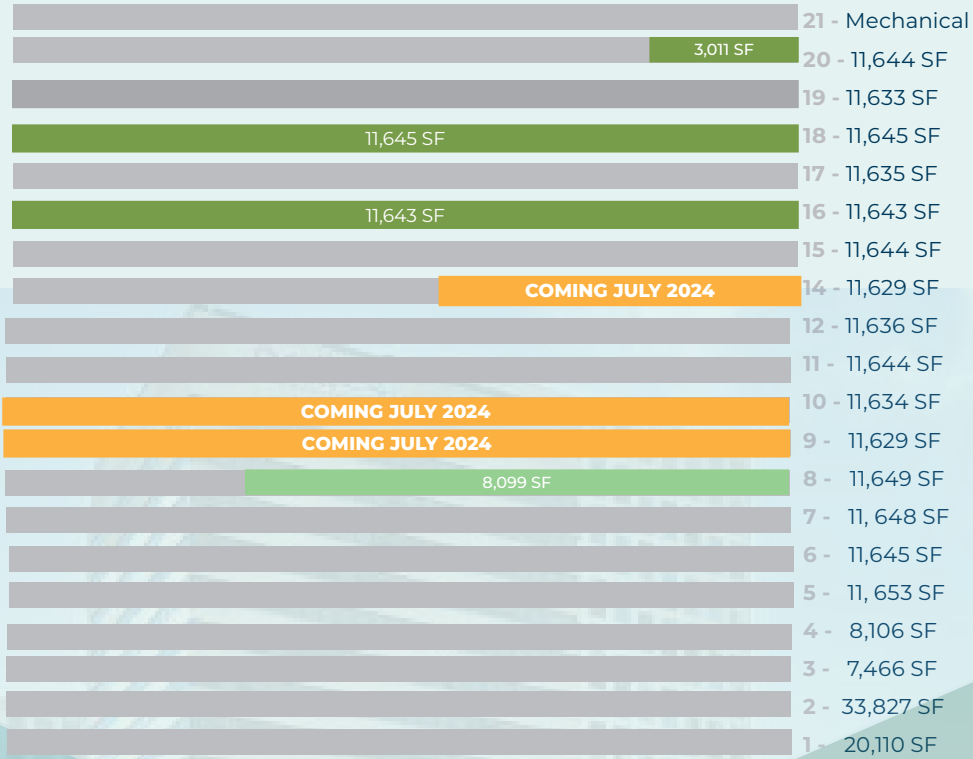
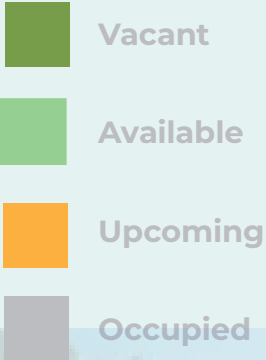
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FIRST AND JASPER

10065 Jasper Avenue
Edmonton, AB

GWL REALTY
ADVISORS

FIRST AND JASPER



FEATURES

COMPLETE ADDRESS

10065 Jasper Avenue

PROPERTY TYPE

Class A

BUILDING SIZE

244,120 sq. ft.

TYPICAL FLOOR PLATE

11,600 sq. ft.

NUMBER OF FLOORS

21 Floors

HOURS OF OPERATION

6:00 am – 6:00 pm
Monday – Friday

PARKING RATIO

1 stall / 1,412SF
\$295 single and \$200 tandem stall / month
2 EV Parking Stalls Available

ANNUAL NET RENT

Market Rates

OP COSTS & TAXES

\$22.75 per sq. ft. (2024 est.)

CERTIFICATION

BOMA BEST Gold

TECHNICAL

ELEVATORS

7 Elevators

HVAC

6:00 am – 6:00 pm Monday – Friday

LIGHTING

LED Luminaries and Fluorescent

SECURITY

24/7 Building Access and Security
Card Access System

AMENITIES

On-site Security and Operations

LRT Station through parkade access

LRT and Pedway Connections

SafeWalk Program

Secure Bike Room with tools

New Fitness Centre

Conference Room, meeting rooms, and
tenant lounge

FIRST AND JASPER

First and Jasper is ideally located in the financial district of Edmonton. this Class A building has amazing views of the River Valley and the Ice District. Inside the building, you will find a variety of attractive amenities and services. The building boasts a concierge service, brand new fitness and conference centres and a end of trip bicycle storage.

Nestled at the crossroads of two major downtown roads, this building has easy access into and out of the downtown core. It is also easily accessible via Edmonton's LRT system which is accessible via the underground parkade.



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NEW FITNESS CENTRE



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CONFERENCE ROOMS



END OF TRIP FACILITY

BIKE STORAGE & BIKE REPAIR

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FEATURE SUITE



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FEATURE SUITE



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AVAILABLE FEATURE SUITE 800 8,099 SQ. FT.

Immediate Availability

Lunchroom

Several Meeting Rooms/
Boardroom

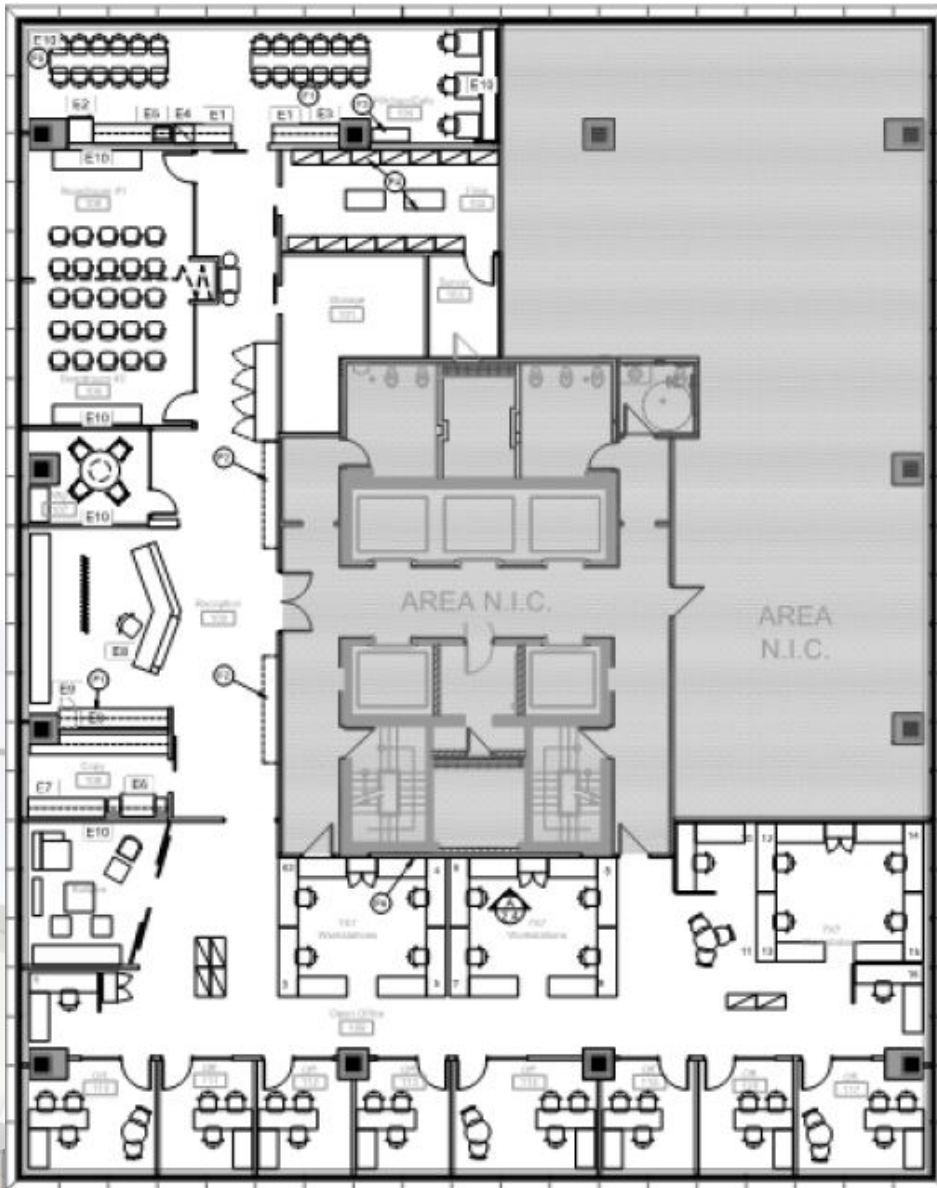
Reception Area

Copy Room

Huddle Room

Perimeter Offices

Open Concept Workstations



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AVAILABLE SUITE 250 23,332 SQ. FT.

Unique Open Plan Office

23,332 Square Feet

Landlord will Turnkey

Cafeteria Build-Out

Conference Centre

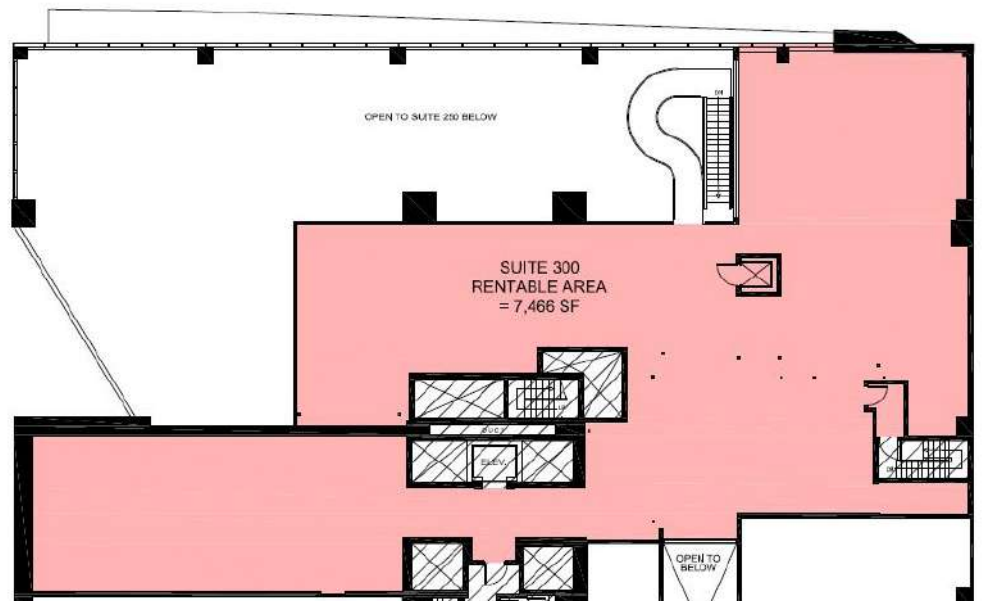
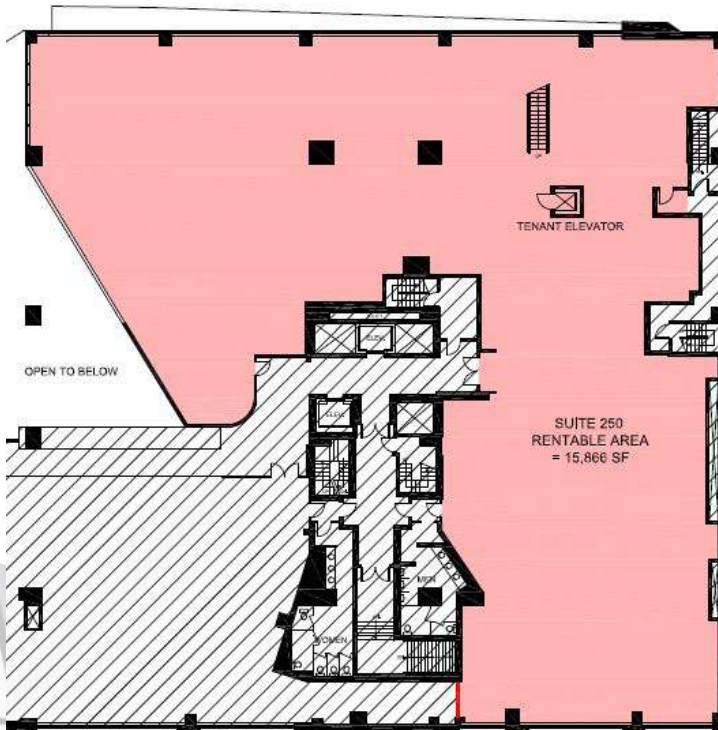
Lab Space

Open Concept Workspace

Interior Offices

Meeting Rooms

3rd Floor Elevator Access



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COMING JULY 2024

SUITE 900

11,629 SQ. FT.

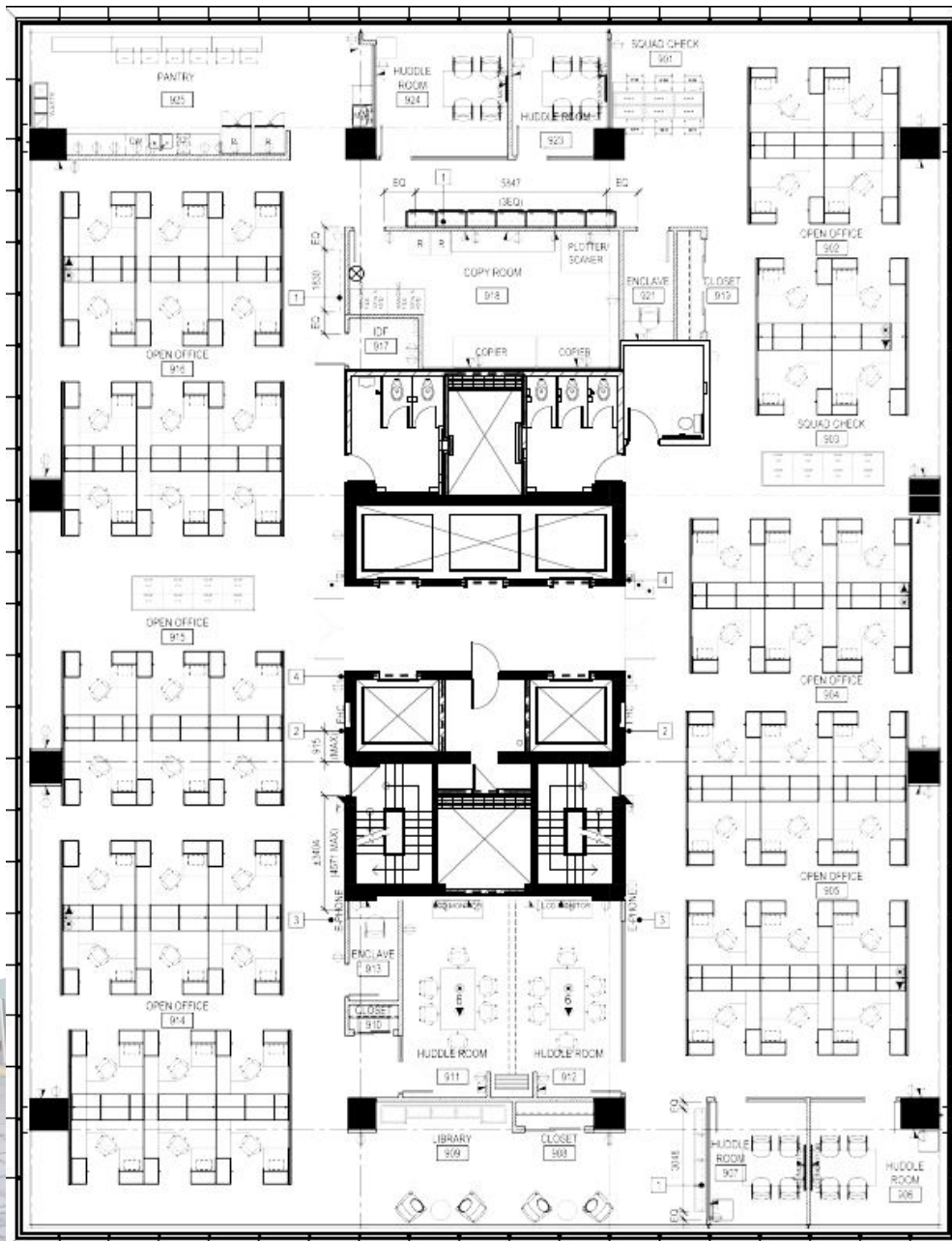
Furnished with Open area workstations

Can accommodate 3,000 sq. ft.- 11,629 sq. ft.

Move in Ready

Meeting Rooms/Private Offices

Kitchen/Lunchroom



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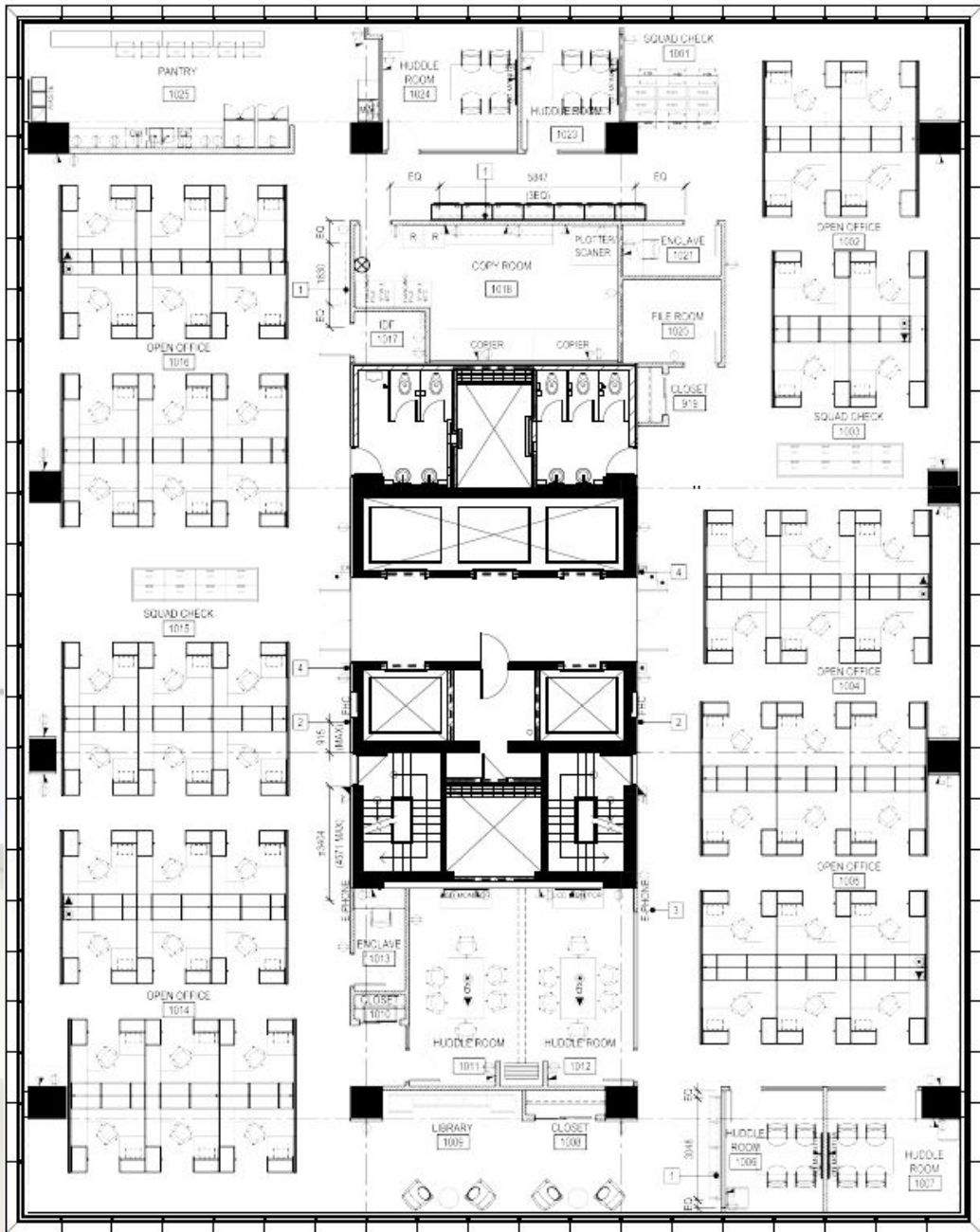
COMING JULY 2024
SUITE 1000
11,634 SQ. FT.

Furnished with Open area workstations

Move in Ready

Meeting Rooms/Private Offices

Kitchen/Lunchroom



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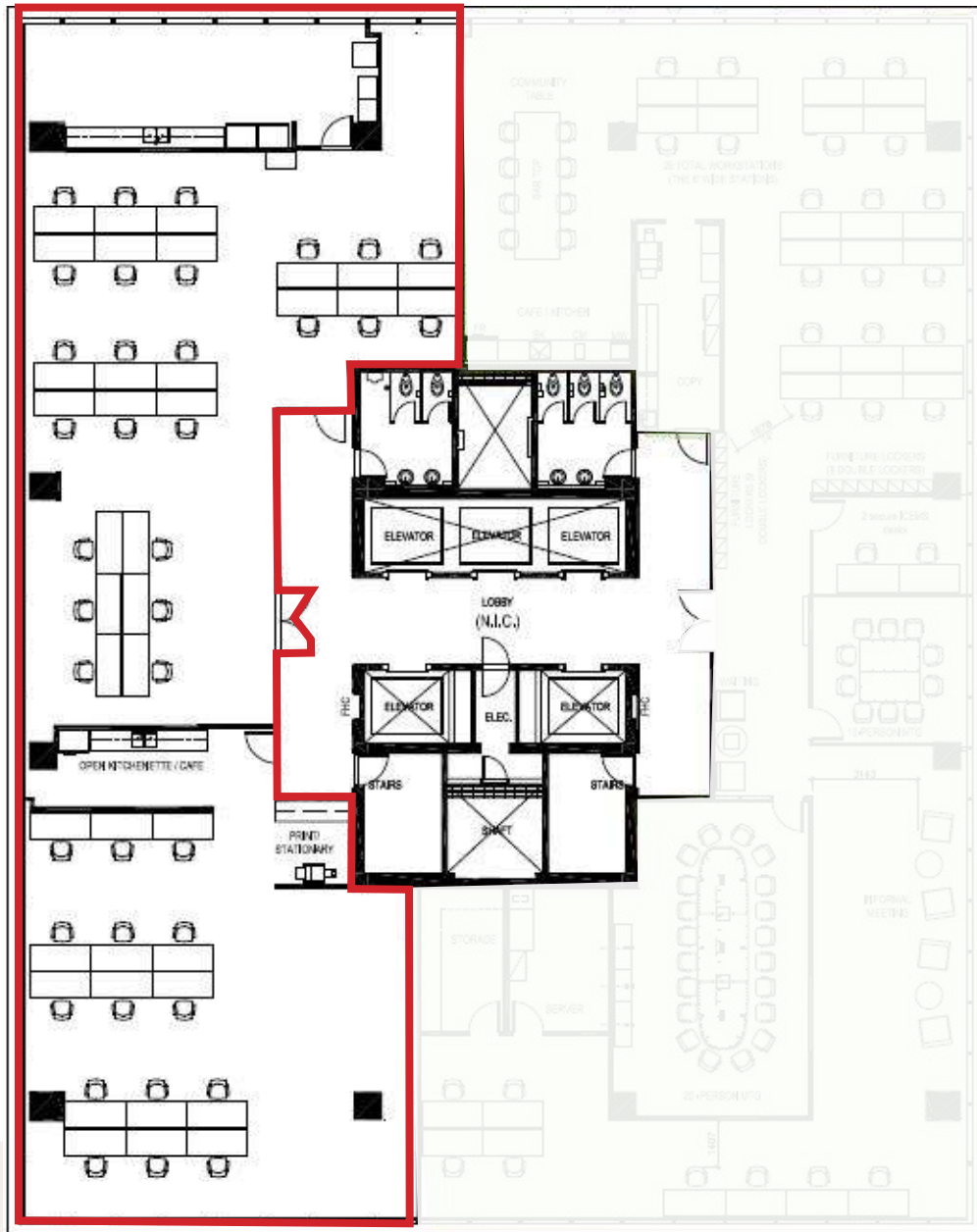
COMING JULY 2024
SUITE 1400
5,276 SQ. FT.

Furnished with Open area
workstations

Move in Ready

Meeting Rooms/Private
Offices

Kitchen/Lunchroom



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AVAILABLE
SUITE 1600
11,643 SQ. FT.

Furnished with Open area workstations

Move in Ready

Meeting Rooms/Private Offices

Kitchen/Lunchroom



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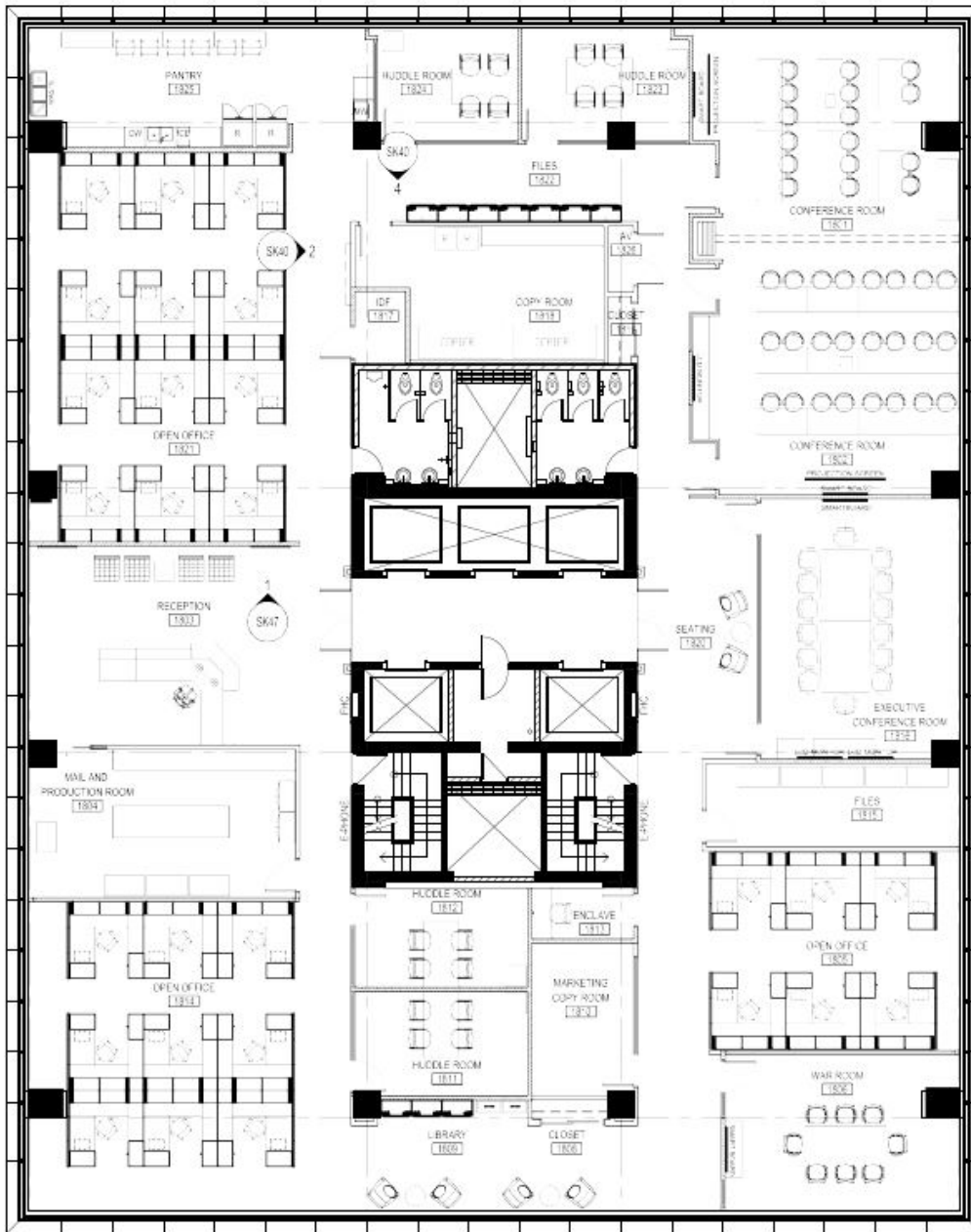
AVAILABLE
SUITE 1800
11,645 SQ. FT.

Complete with open area workstations

Move in Ready

Large Meeting Rooms/
Private Offices

Kitchen / Lunchroom



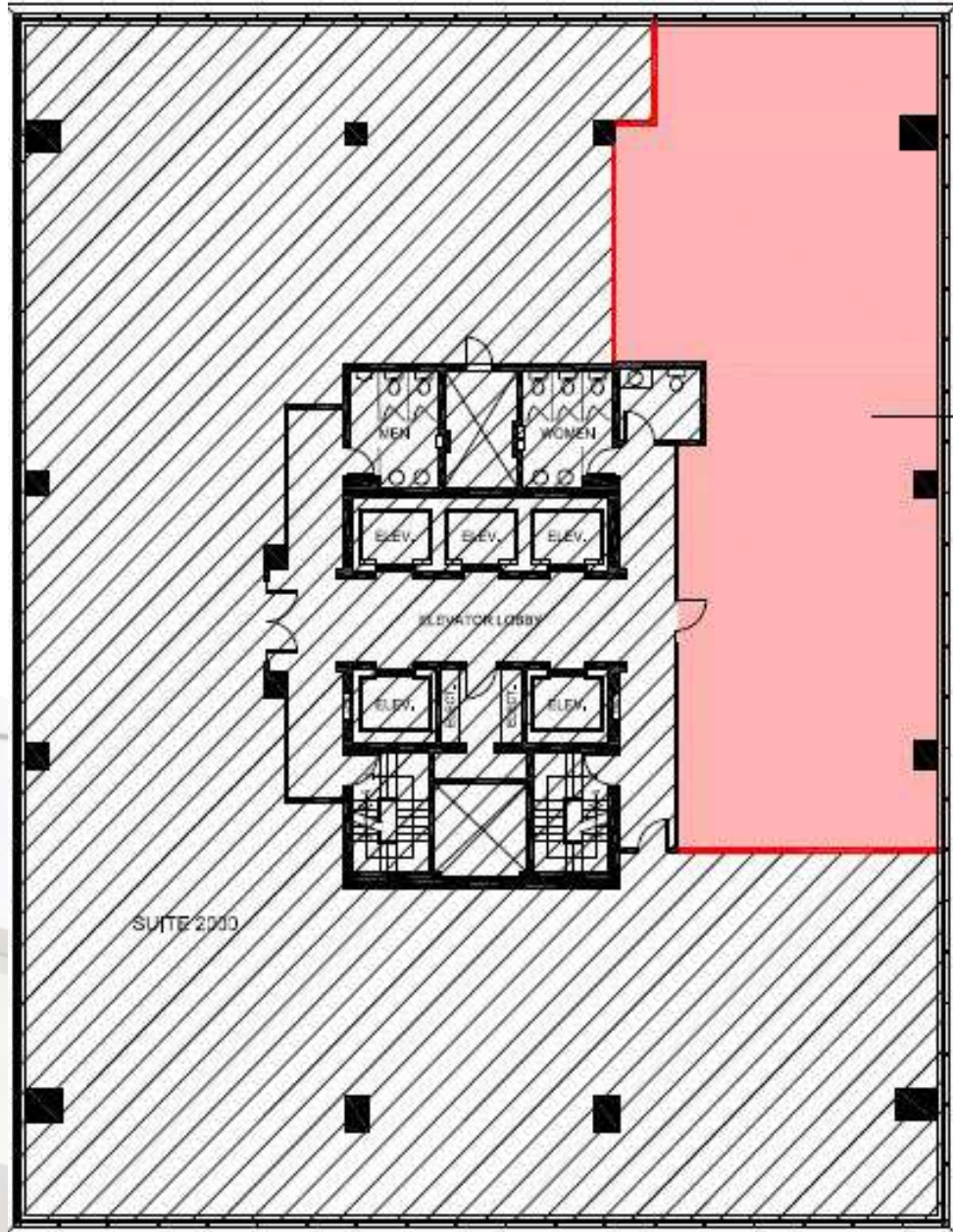
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AVAILABLE
SUITE 2010
3,011 SQ. FT.

Office build-out available

Top of Building Views

Move in Ready



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Metro LRT Line

MacEwan University

Ice District



104 Avenue

Churchill Station



Central Business District



Jasper Avenue

Bay Enterprise Station



Central Station



First and Jasper

Diamond Park



ABOUT GWL REALTY ADVISORS

Year over year, GWL Realty Advisors has experienced portfolio growth, a tribute to sound investment counsel, strong client relationships and innovative thinking. Our teams have extensive experience in all facets of real estate investment, management and development across the office, multi-residential, industrial and retail classes.

As a trusted real estate investment advisor, we are known for delivering results, strong corporate governance, management of clients' assets, and a commitment to sustainability and outstanding customer service. The breadth of our expertise is reflected in the full complement of investment, development and real estate management services we offer.

We earn and maintain the trust of our clients by understanding their investment objectives and helping them to reach their goals by leveraging the power of our collective real estate knowledge. Our diverse teams located in core markets work together to understand and meet our clients' objectives.

For further information visit gwlr.com or contact:

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