



Colliers



Net Rental Rate:

\$15.00

Per Square Foot

For Lease | 10526 Jasper Avenue, Edmonton, AB

Lease office space at **Alberta Block**

A 1,286 square foot developed office suite is available for lease within Alberta Block - a heritage commercial building located directly on Jasper Avenue, within walking distance of multiple LRT stations and various amenities

Character office space, fully built out with 2 offices, kitchenette, washroom, and open space. Access to common boardrooms, a shared kitchen, reception, and fitness centre within the building can be provided for a fee.

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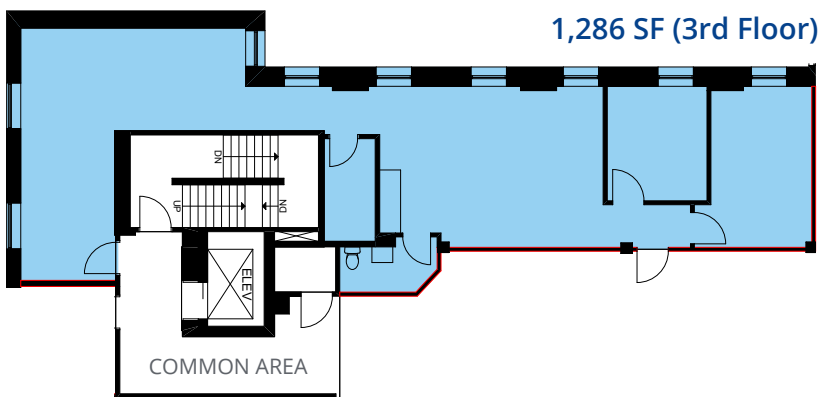
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Accelerating success.

Property Overview

Area Available	1,286 SF (3rd Floor)
Net Rental Rate	\$15.00 / SF
Operating Costs	\$11.94 / SF (2021)
TI Allowance	Negotiable
Available	Immediately

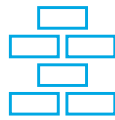
Floor Plan



Key Features



Developed office space available immediately



Character space within heritage building



Located directly on vibrant Jasper Avenue



Walking distance to multiple LRT Stations



Access to building facilities (for a fee)



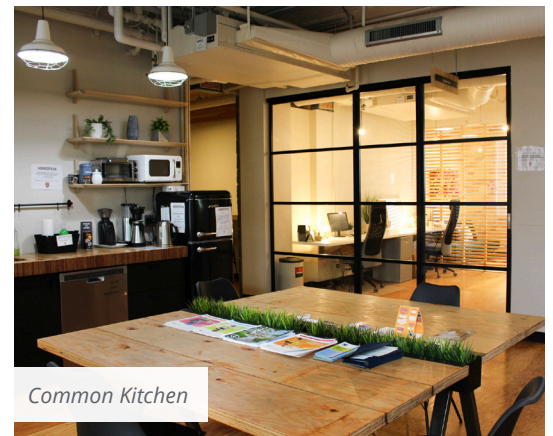
Abundance of amenities within immediate area



Suite 301 - Kitchenette



Common Boardroom

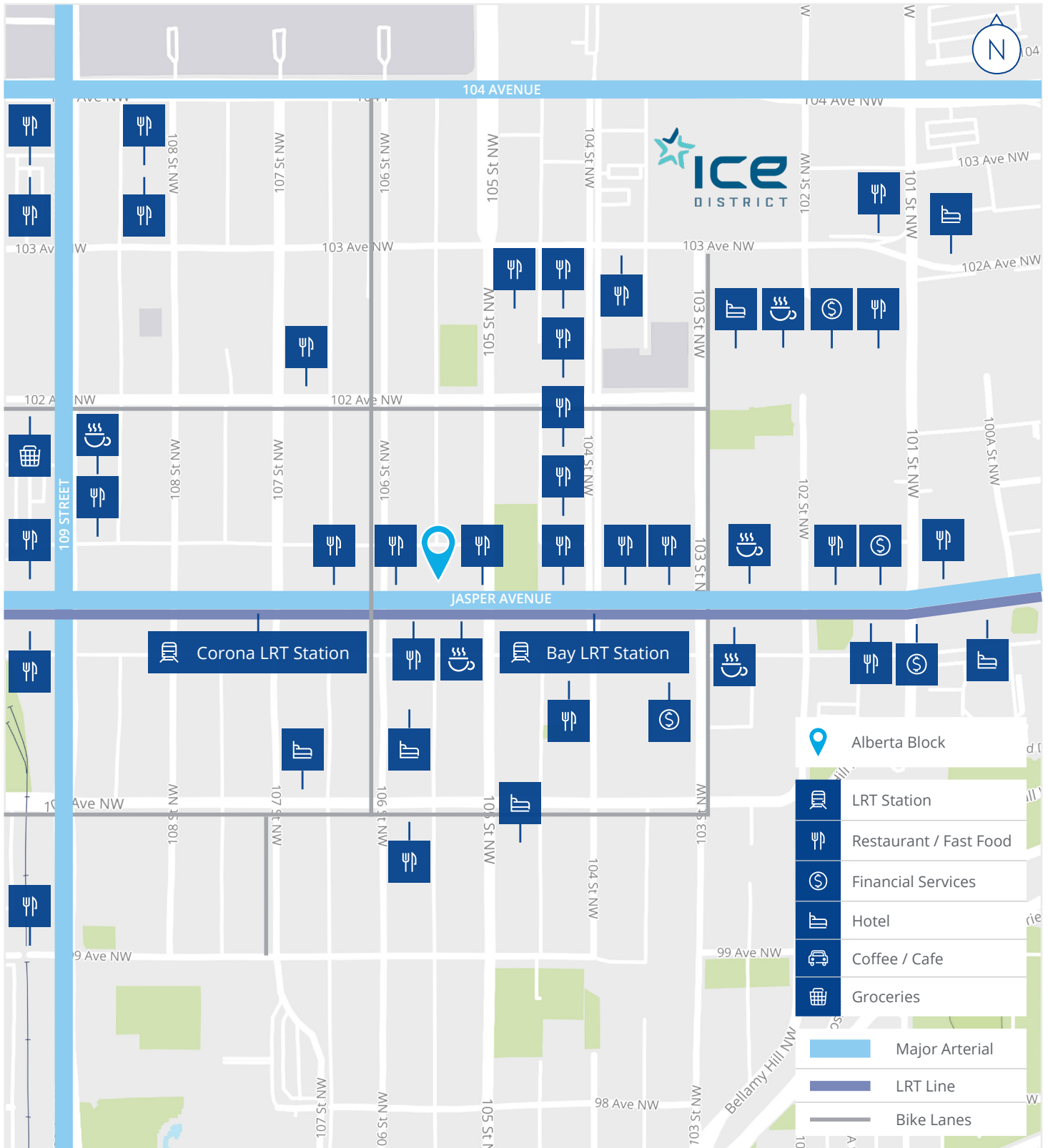


Common Kitchen



Common Fitness Centre

Surrounding Amenities





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