FIRST AND JASPER

10065 Jasper Avenue
Edmonton, AB

FIRST AND JASPER

Vacant

Available

Upcoming

Occupied

	21 - Mechanical
3,011 SF	20 - 11,644 SF
	19 - 11,633 SF
11,645 SF	18 - 11,645 SF
	17 - 11,635 SF
11,643 SF	16 - 11,643 SF
	15 - 11,644 SF
COMING JULY 2024	14 - 11,629 SF
	12 - 11,636 SF
	11 - 11,644 SF
COMING JULY 2024	10 - 11,634 SF
COMING JULY 2024	9 - 11,629 SF
8,099 SF	8 - 11,649 SF
	7 - 11,648 SF
	6 - 11,645 SF
	5 - 11,653 SF
	4 - 8,106 SF
	3 - 7,466 SF
	2 - 33,827 SF
	1 - 20,110 SF

ANGELA WU-KEMP
Director, Leasing
Tel. 587.412.5580
gwlra.com

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

GWL REALTY ADVISORS

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 bicyle 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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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

AREA N.I.C.

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RICE HOWARD PLACE
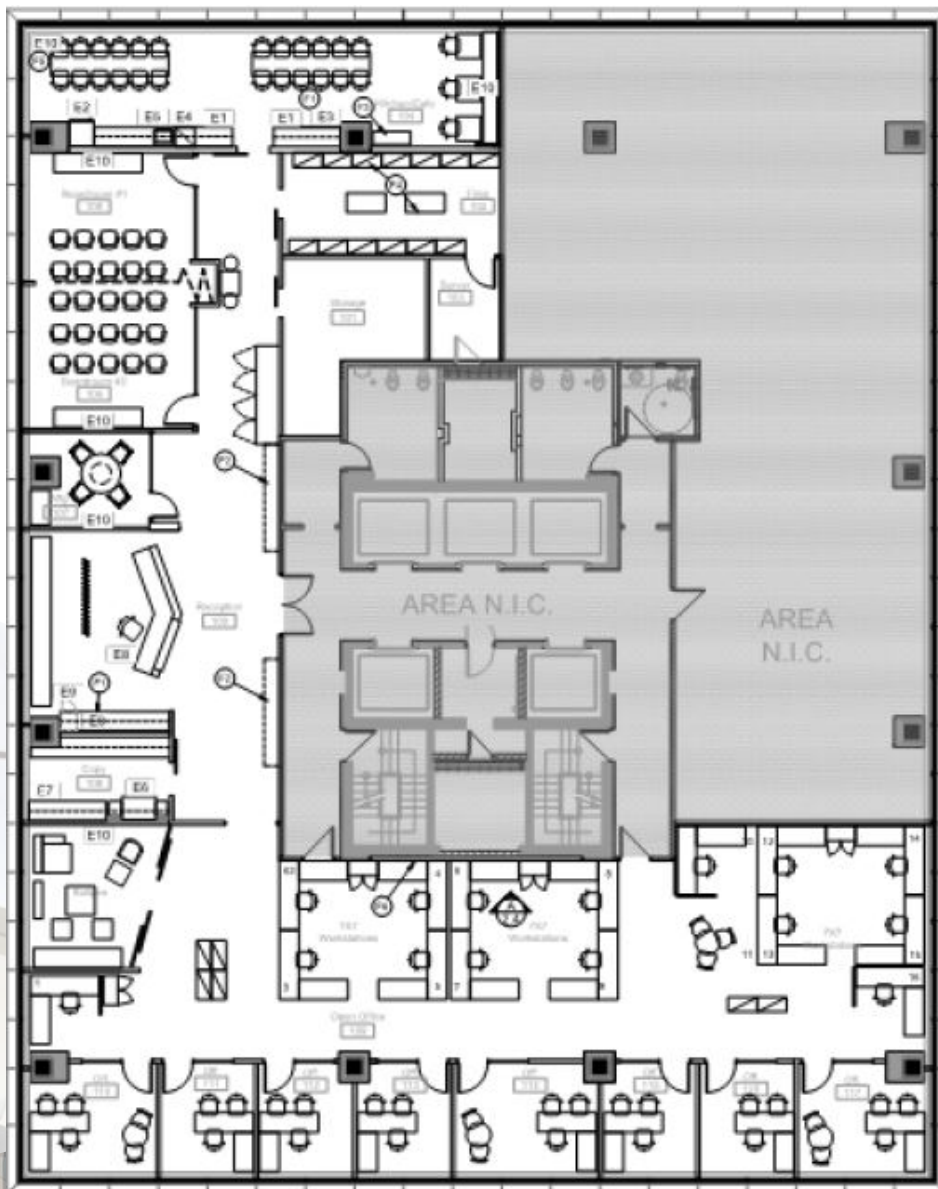
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AVAILABLE
SUITE 250
23,332 SQ. FT.

Unique Open Plan Office

23,332 Square Feet

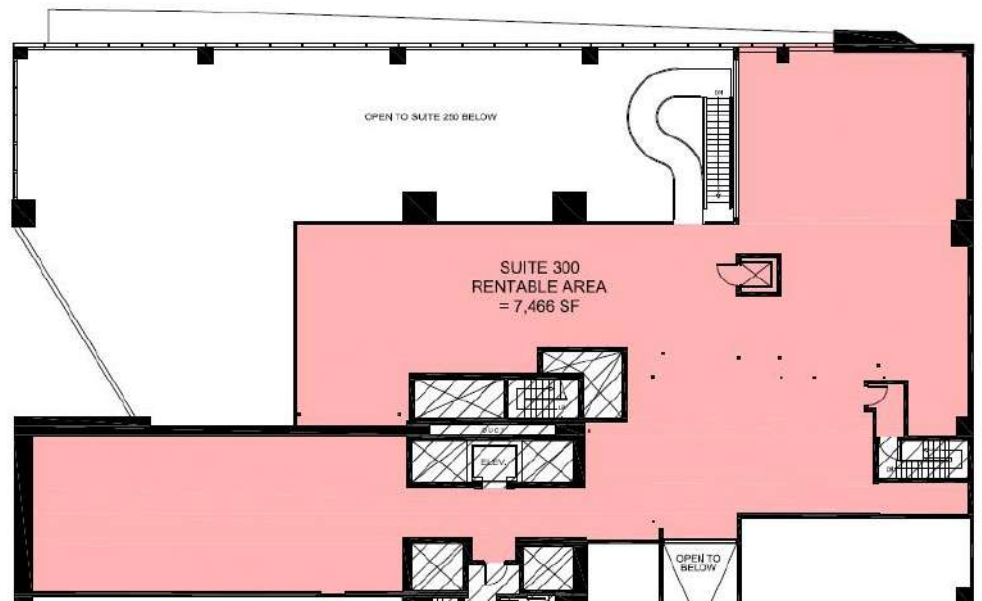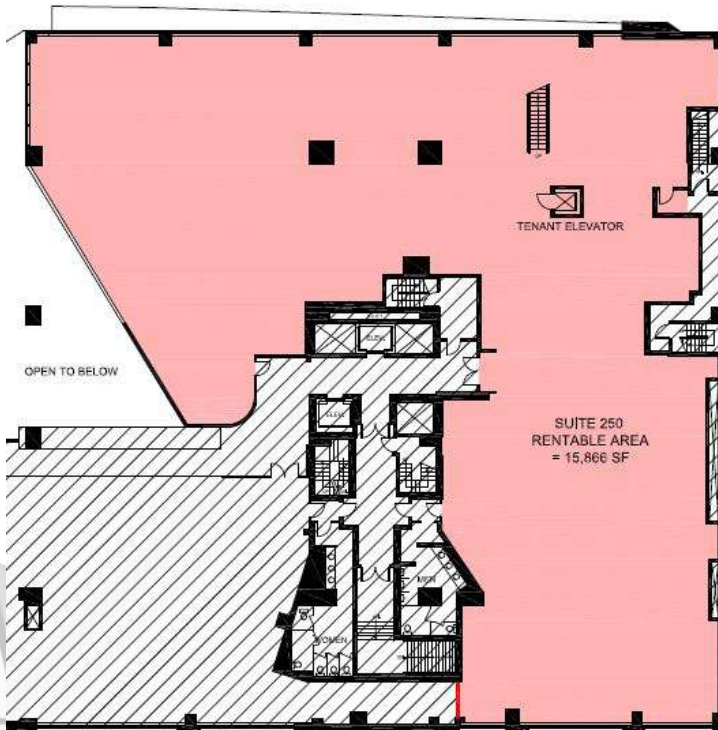**Landlord will Turnkey**

Cafeteria Build-Out

Conference Centre

Lab Space

Open Concept Workspace

Interior Offices

Meeting Rooms

3rd Floor Elevator Access

OPEN TO BELOW

TENANT ELEVATOR

SUITE 250
RENTABLE AREA
= 15,866 SF

WOMEN

N

OPEN TO SUITE 250 BELOW

SUITE 300
RENTABLE AREA
= 7,466 SF

BUCY

OPEN TO
BELOW

N

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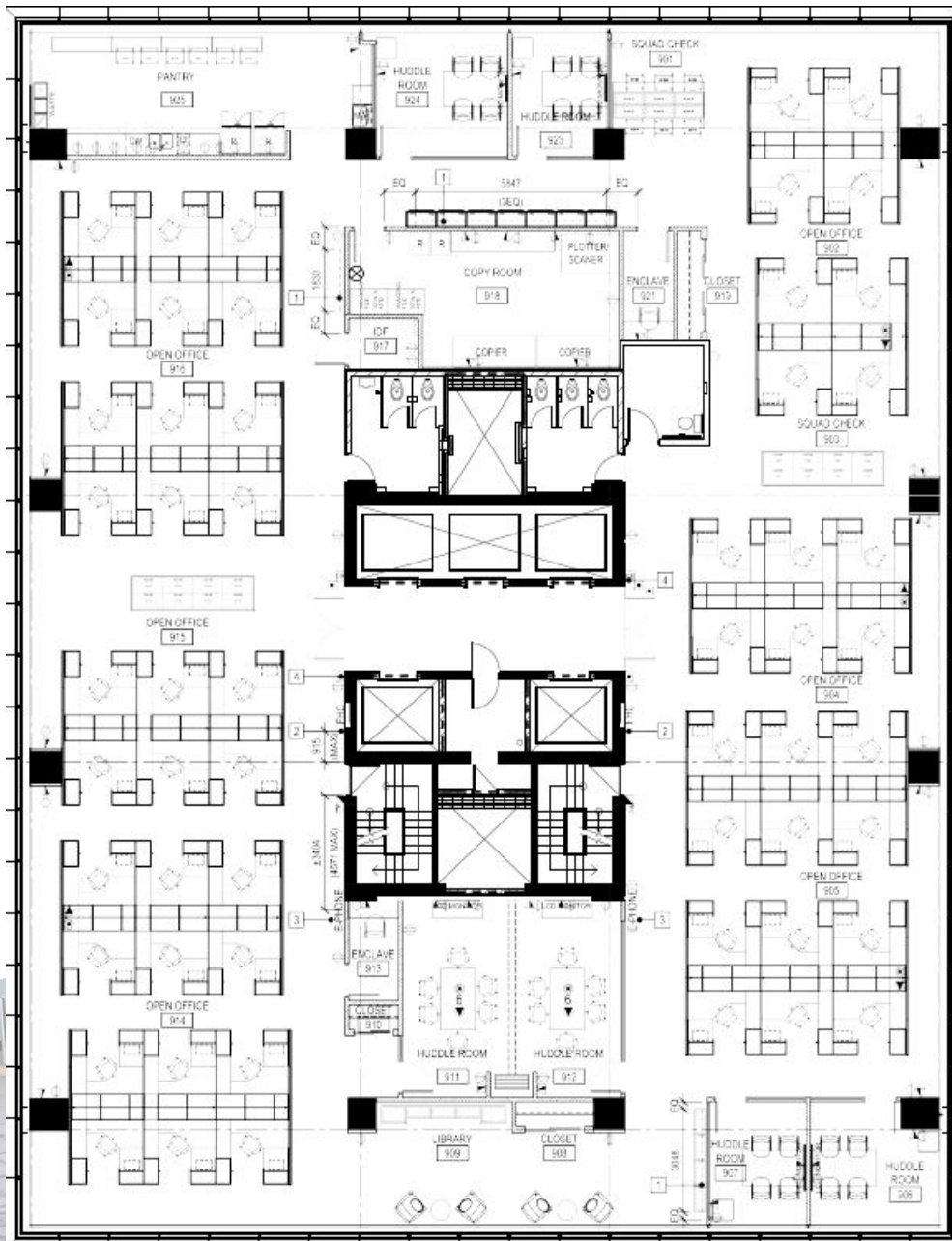# COMING JULY 2024
SUITE 900
11,629 SQ. FT.

Furnished with Open area workstations

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

Move in Ready

Meeting Rooms/Private Offices

Kitchen/Lunchroom

ANGELA WU-KEMP
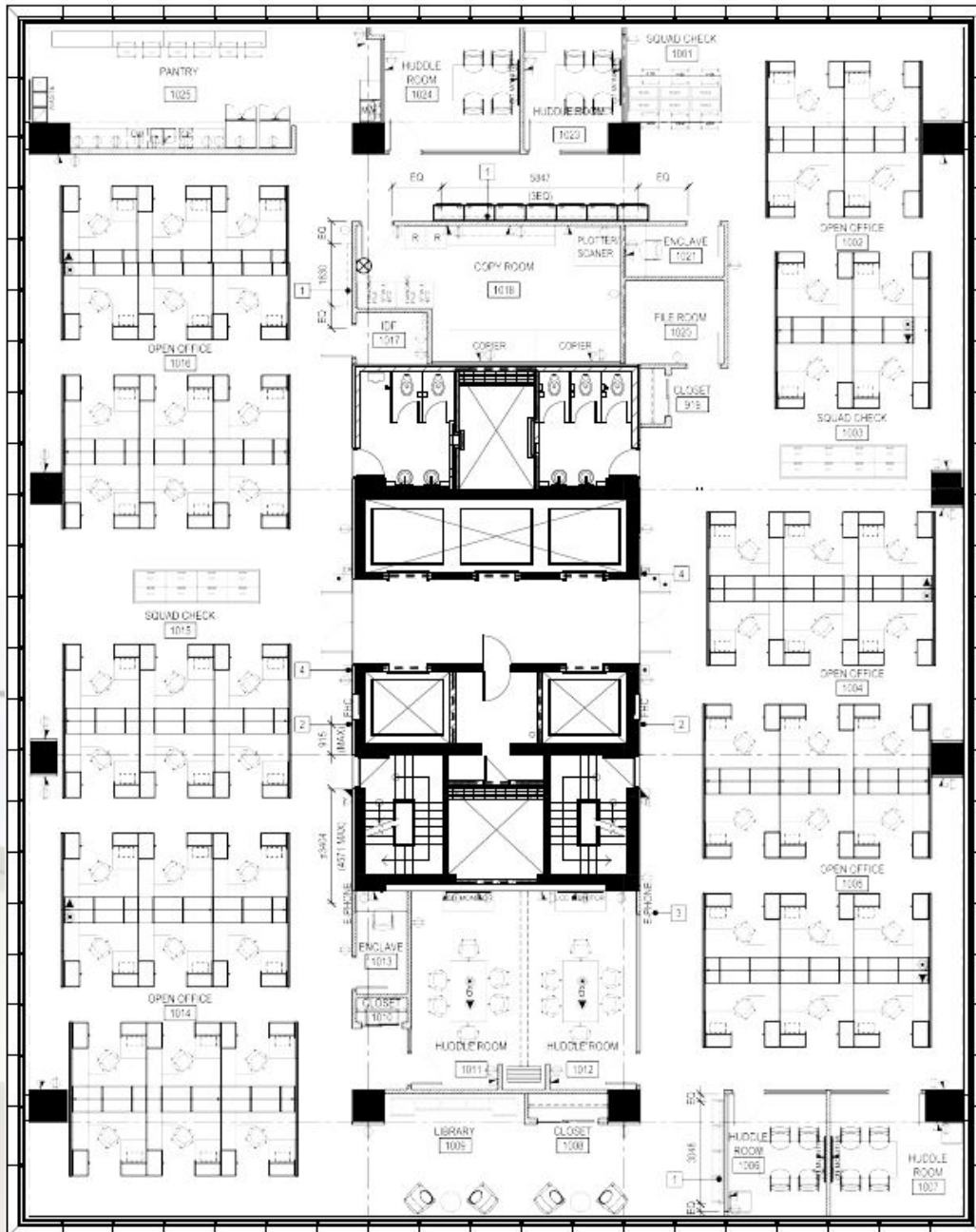*Director, Leasing*
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COMING JULY 2024
SUITE 1000
11,634 SQ. FT.

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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

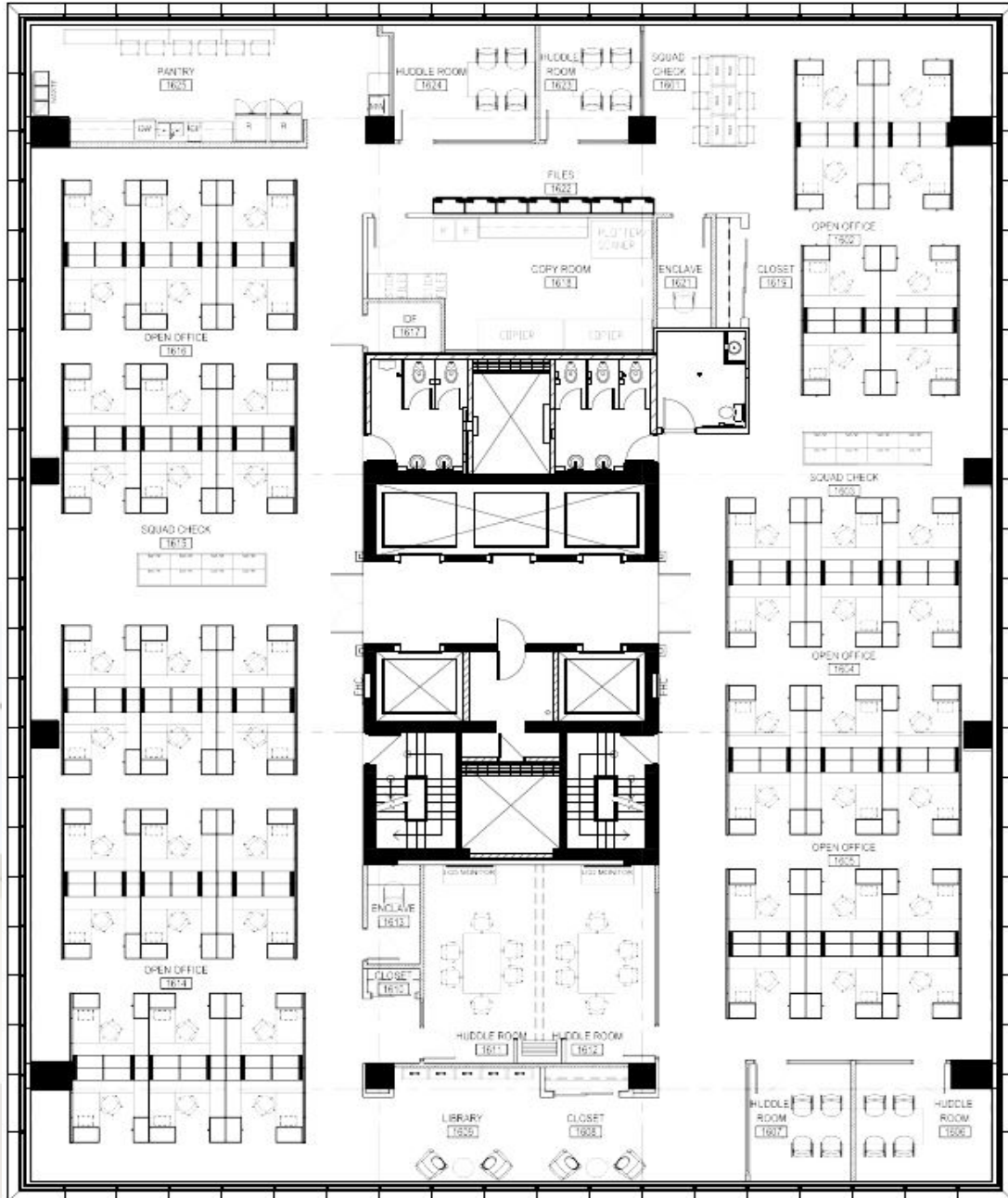**ANGELA WU-KEMP**
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AVAILABLE
SUITE 1600
11,643 SQ. FT.

Furnished with Open area workstations

Move in Ready

Meeting Rooms/Private Offices

Kitchen/Lunchroom

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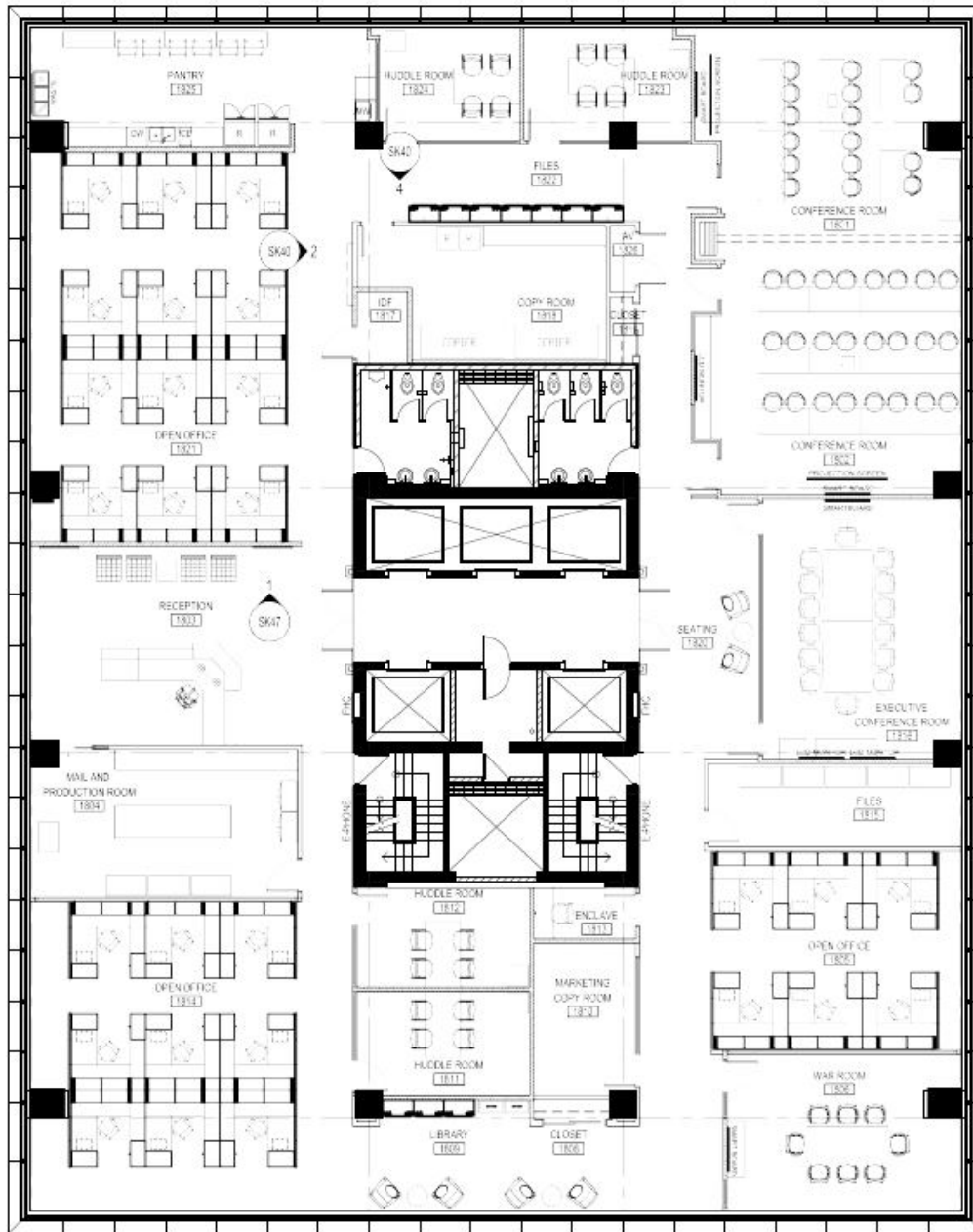
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AVAILABLE
SUITE 1800
11,645 SQ. FT.

Complete with open area workstations

Move in Ready

Large Meeting Rooms/ Private Offices
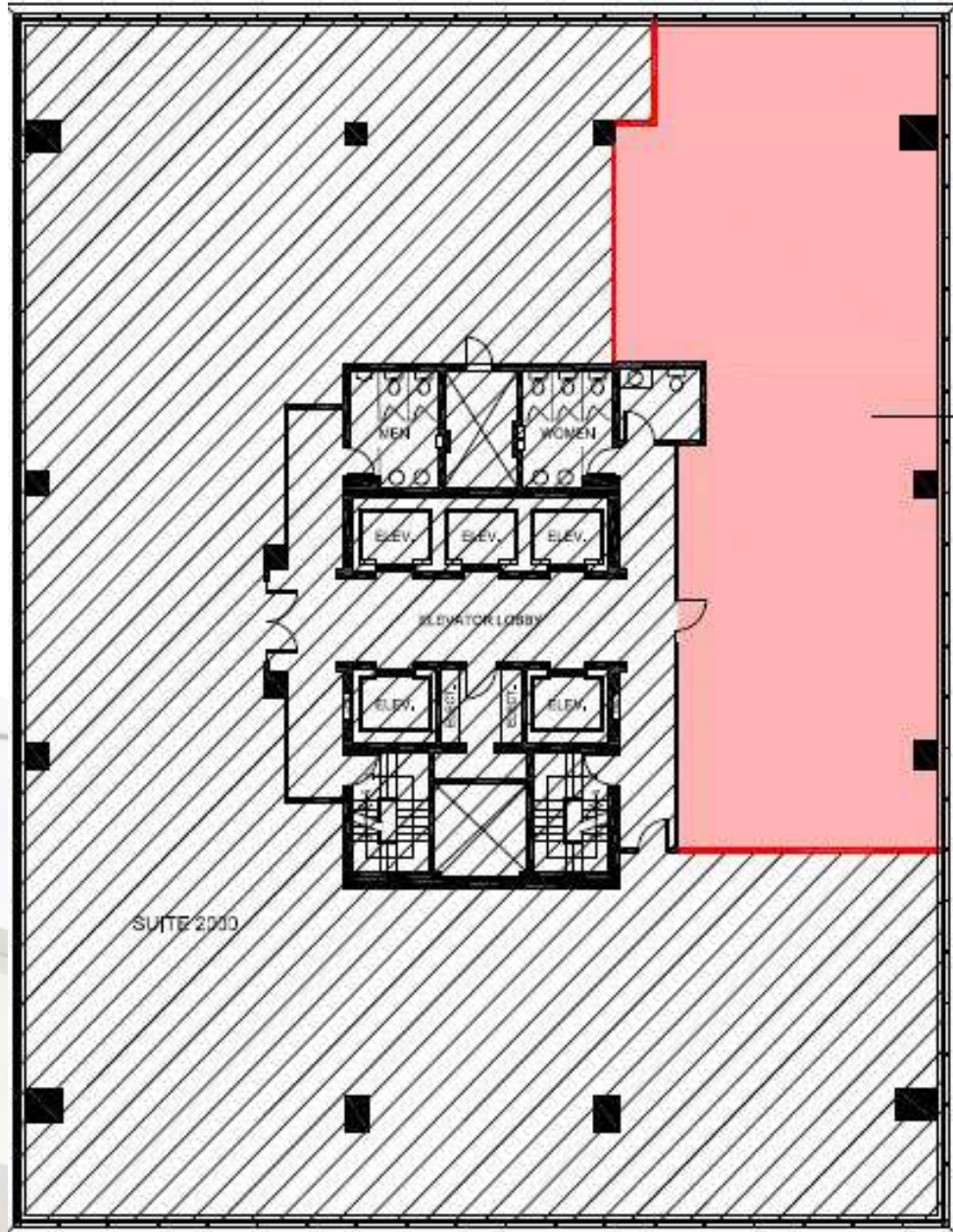
Kitchen / Lunchroom

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AVAILABLE
SUITE 2010
3,011 SQ. FT.

Office build-out available

Top of Building Views

Move in Ready

N

SUITE 2010

SUITE 2010

MEN

WOMEN

ELEV.

ELEV.

ELEV.

ELEVATOR LOBBY

ELEV.

ELEV.

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Metro LRT Line

MacEwan
University

Ice District

104 Avenue

Churchill
Station

Central Business District

Central Station

Bay Enterprise
Station

Jasper Avenue

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 gwlra.com or contact:

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