

FOR LEASE

EMPIRE BUILDING

10080 Jasper Ave, Edmonton, AB



DOWNTOWN OPPORTUNITY | FLEXIBLE DEAL TERMS

HIGHLIGHTS

- Located in the downtown core, surrounded by amenities
- Main floor retail includes Top Donair, Bistro Praha, Money Mart
- Wide variety of square footages to accommodate any tenant
- Built out space available for immediate occupancy

**AVISON
YOUNG**

Get more information

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PROPERTY OVERVIEW


Availability	Main floor:	653 - 3,021 sf
	2nd floor:	2,529 sf
	3rd floor:	552 - 3,772 sf
	4th floor:	9,197 sf
	5th floor:	1,344 - 2,332 sf
	6th floor:	545 - 3,839 sf
	7th floor:	553 - 1,750 sf
	8th floor:	741 - 2,367 sf
	9th floor:	499 - 1,800 sf
	10th floor:	1,205 - 9,175 sf
	11th floor:	1,206 - 5,820 sf


Base Rent psf	Highly negotiable
Additional Rent psf	\$17.11
Term	Flexible term lengths available
Zoning	Core Commercial Arts Zone



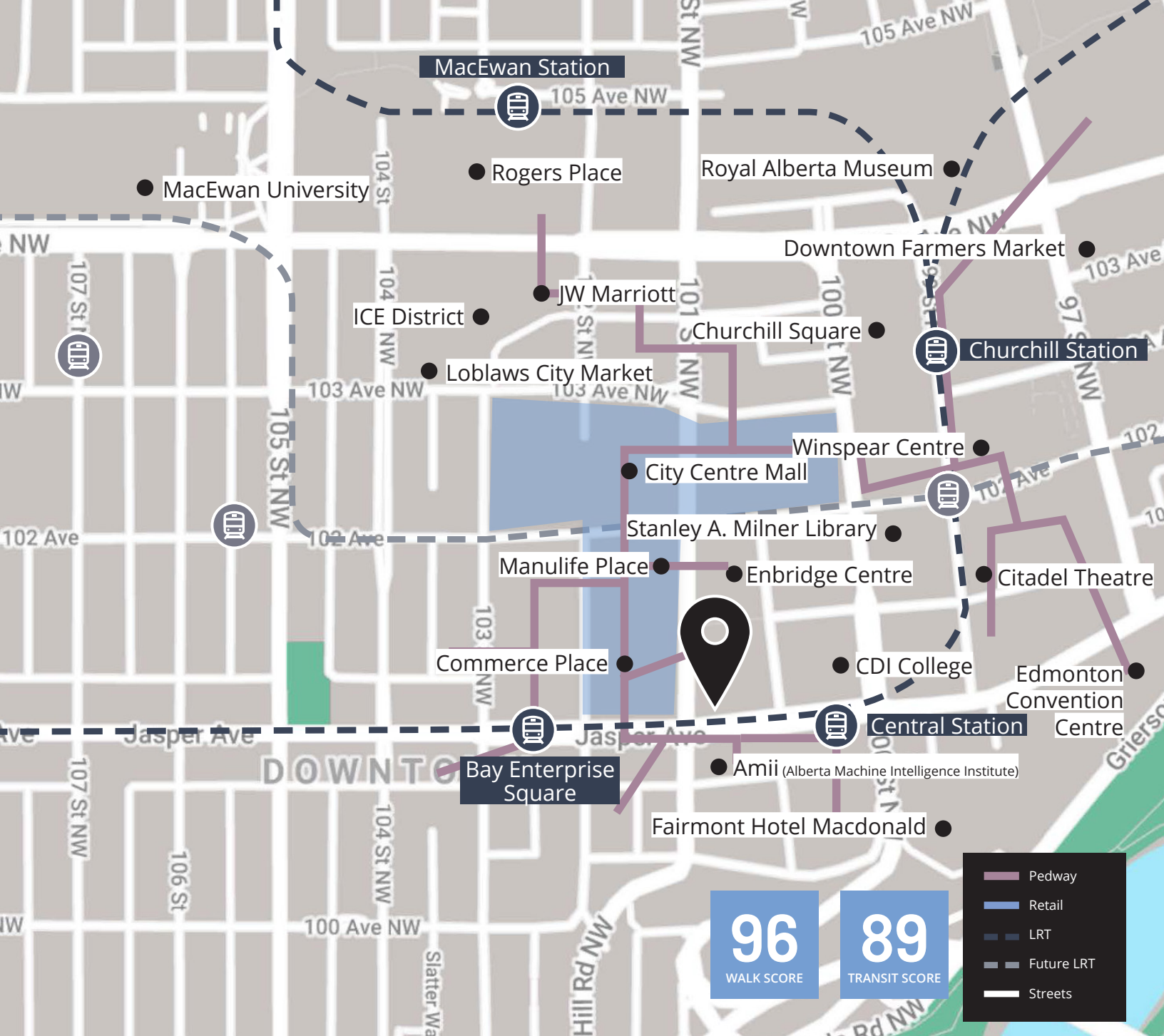
 **\$82,246**
Average Household Income within 3 km radius

 **109,462**
Population within 3 km radius

 **71%**
Percentage of population over the age of 15 in the labour force within 3km radius

 **47%**
Percentage of labour force in management, business, finance & administrative, or sales and service within 3 km radius





THE LOCATION

Empire Building is a prominent landmark located in the heart of downtown Edmonton.

This historic building was constructed in 1962 and has been carefully maintained to preserve its architectural grandeur. Situated in the bustling downtown core, the Empire Building is surrounded by a plethora of amenities, making it an ideal location for both work and play. From gourmet restaurants to boutique shops, from world-class entertainment to peaceful green spaces, there is no shortage of things to do and see around the Empire Building.

Connectivity

Located at the intersection of 101st Street and Jasper Avenue, the Property is ideally situated to give tenants access to Edmonton's Light Rail Transit (LRT) system with direct access to the Central LRT station and immediate proximity to the new ValleyLine. It also offers quick access to the pedways system, giving tenants the ability to navigate downtown Edmonton on foot.



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