



Colliers



MELCOR
REIT

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EDMONTON UNLIMITED BUILDING

10117 JASPER AVENUE FOR LEASE

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AVAILABILITIES

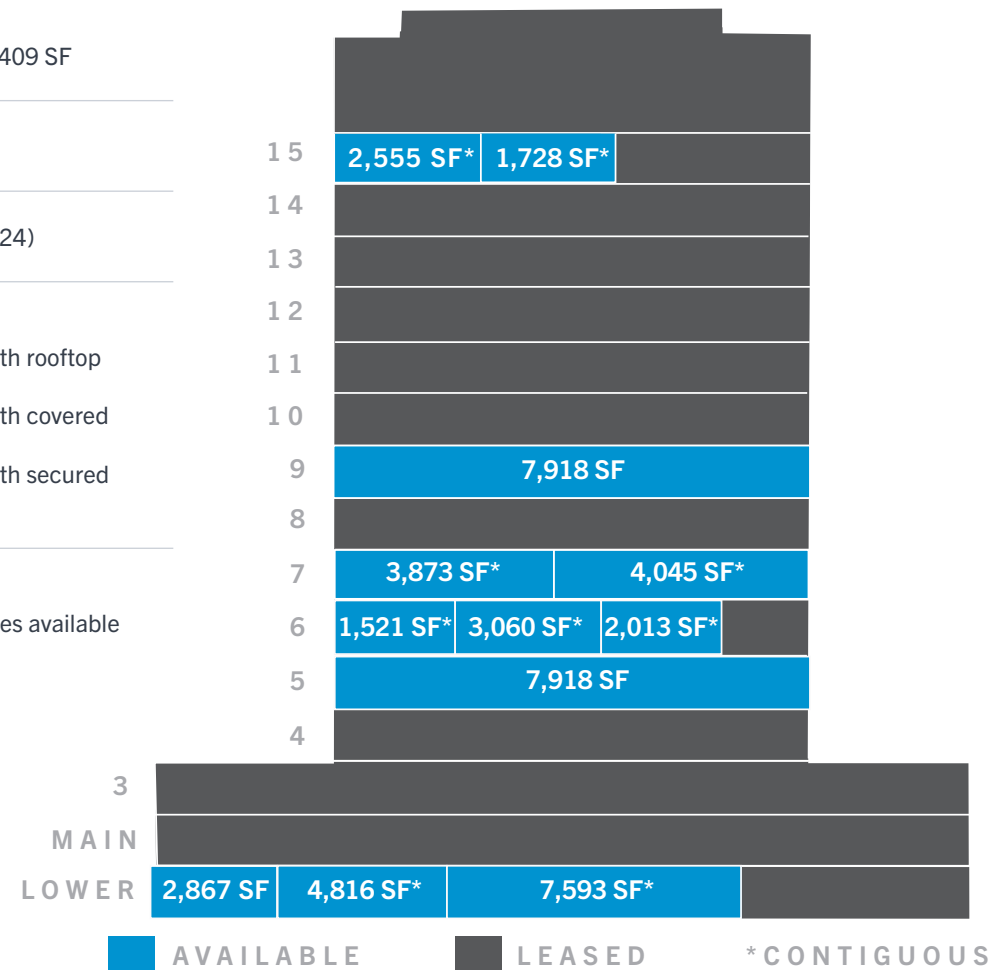
AVAILABILITY (SF) 1,279 SF to 12,409 SF

ASKING RATE \$14.00 / SF

OPERATING COSTS \$16.15 / SF (2024)

PARKING RATIO
 2:1,000 SF
 \$224 /stall/month rooftop random
 \$250 /stall/month covered random
 \$280 /stall/month secured reserved

TENANT IMPROVEMENT ALLOWANCE
 Turnkey packages available



FLOOR PLANS



BUILDING FEATURES

- Move-in ready opportunities immediately available
- [Building renovations and upgrades planned! Detailed plans to be finalized - contact us for more information](#)
- High-profile building with excellent exposure to one of downtown's most prominent intersections – Jasper Avenue and 101st Street
- Conference centres for tenant use
- Direct underground pedway connection with LRT access
- 24/7 security on-site
- High parking ratio for the financial downtown core (2 stalls per 1,000 square feet of leased space), and direct access to the Skypark Parkade
- Excellent views of the Edmonton River Valley and downtown core
- Large variety of retail amenities in the immediate area
- Convenient access to parks and green space, including the river valley and an outdoor park area next door
- Strong local landlord and management (Melcor)
- BOMA Best Level 2 certification, along with co-generation technology installed in 2011 that supports reduction in energy, water and gas usage



FOR LEASE | 10117 JASPER AVENUE, EDMONTON

CONCOURSE

SUITE 09

AVAILABILITY (SF) 2,867 SF

SUITE 01/10

AVAILABILITY (SF) 12,409 SF



6TH FLOOR

SUITE 600

AVAILABILITY (SF) 1,521 SF

SUITE 603

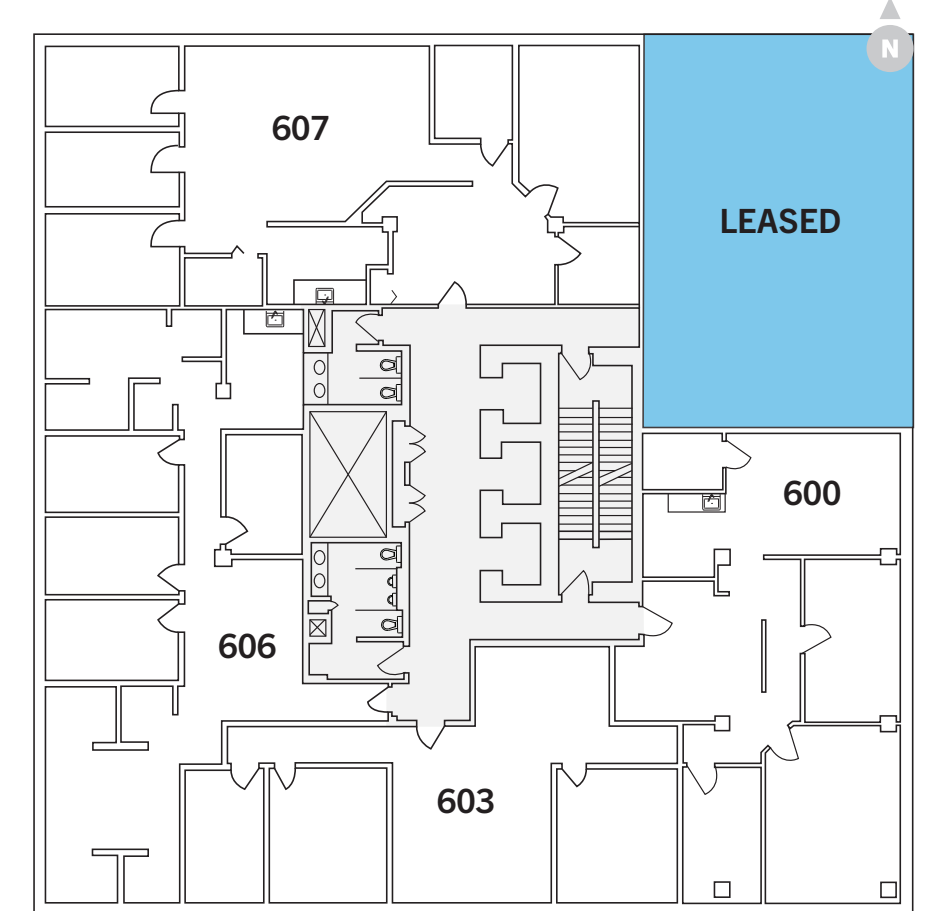
AVAILABILITY (SF) 1,279 SF

SUITE 606

AVAILABILITY (SF) 1,781 SF

SUITE 607

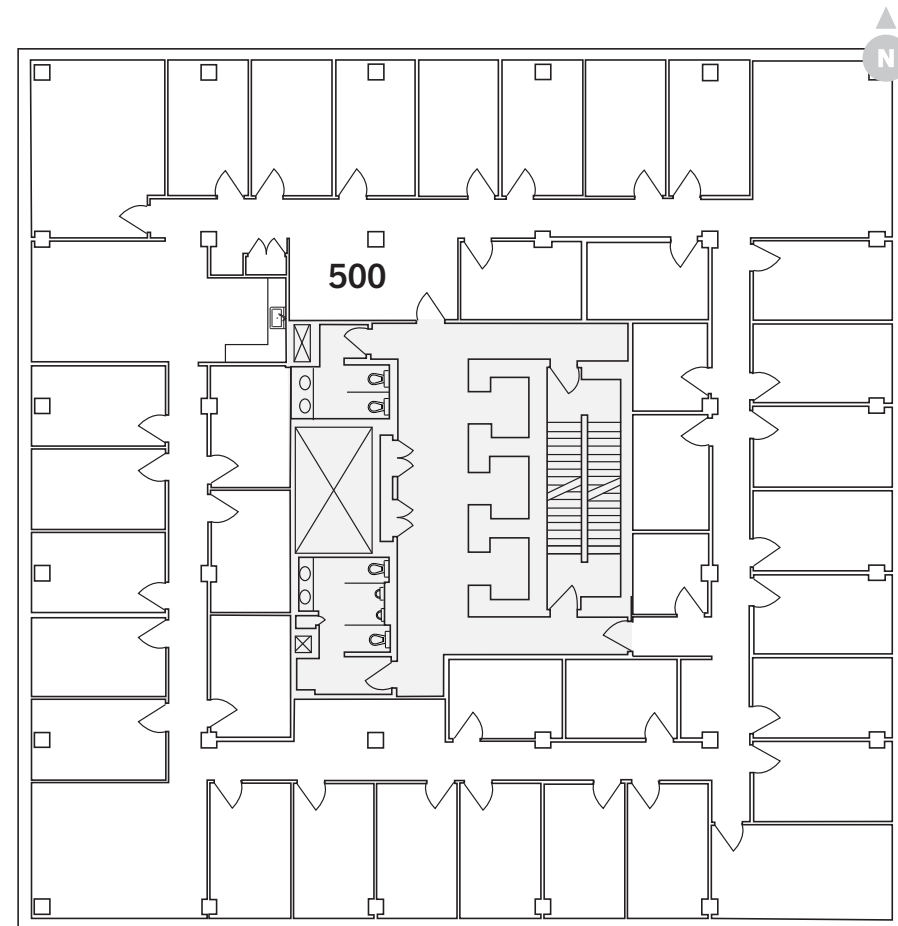
AVAILABILITY (SF) 2,013 SF



5TH FLOOR

SUITE 500

AVAILABILITY (SF) 7,918 SF



7TH FLOOR

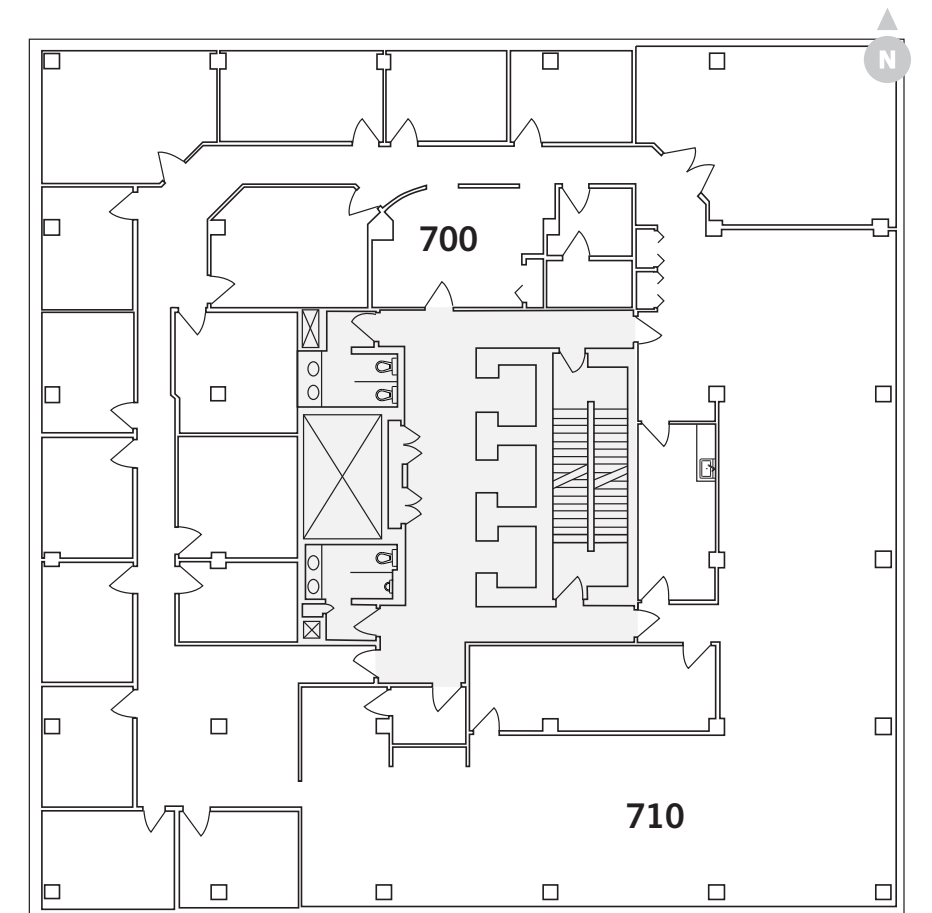
SUITE 700

AVAILABILITY (SF) 4,045 SF

SUITE 710

AVAILABILITY (SF) 3,873 SF

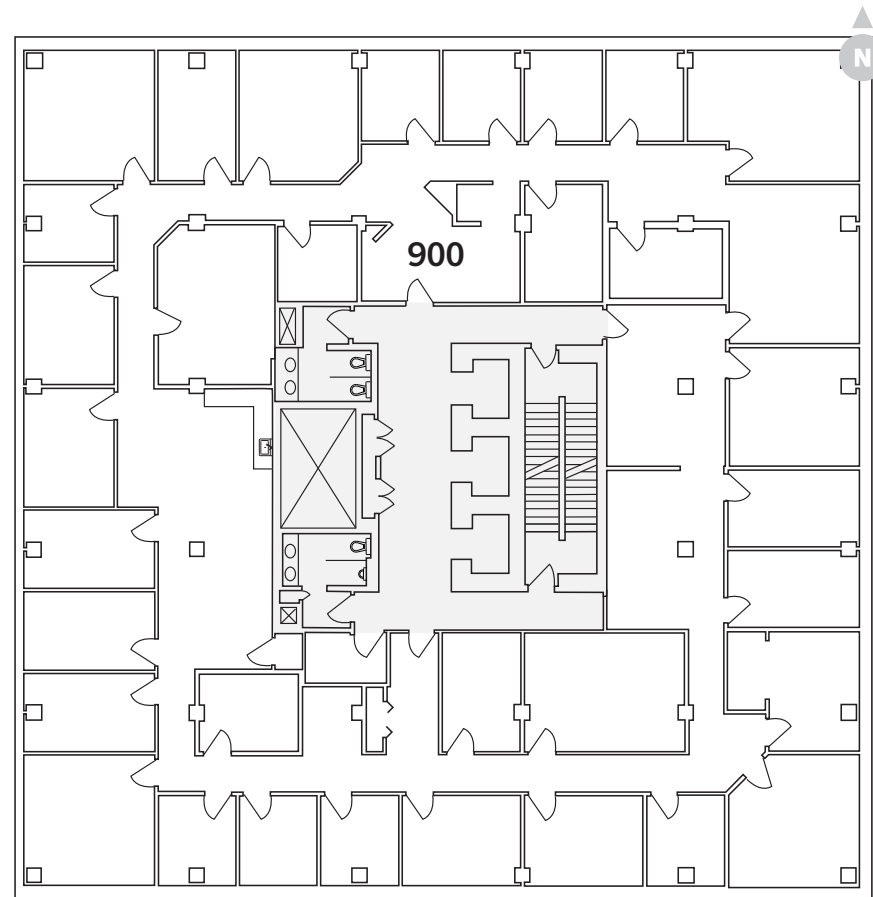
CONTIGUOUS UP TO 7,918 SF



9TH FLOOR

SUITE 900

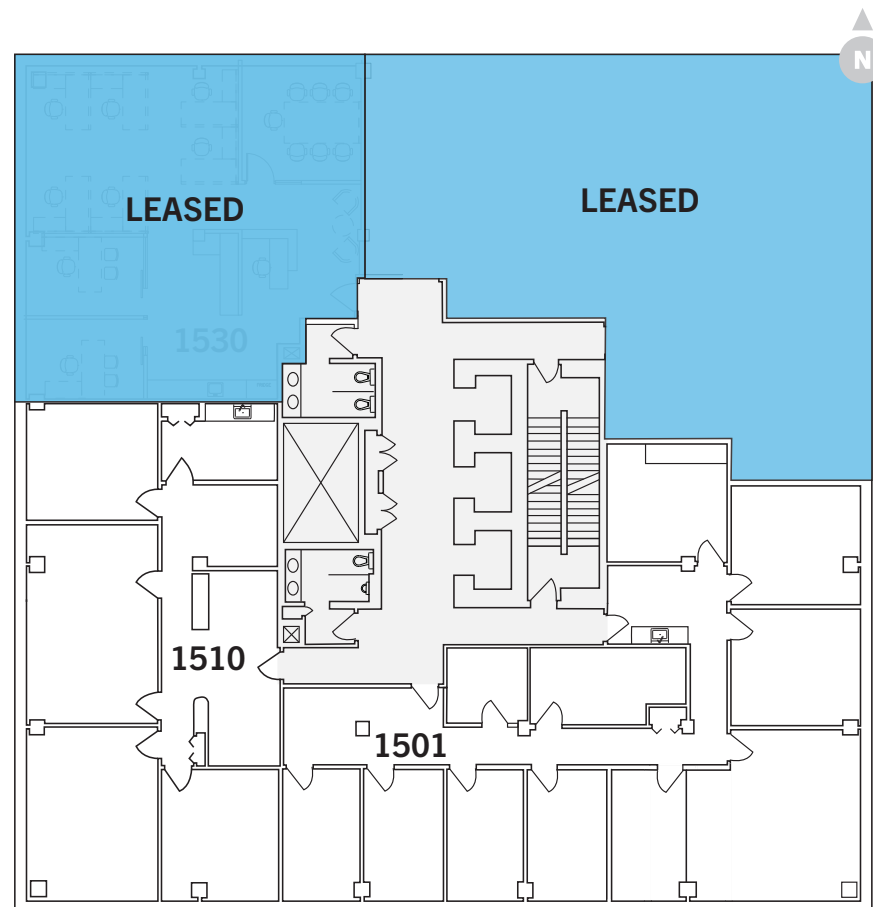
AVAILABILITY (SF) 7,918 SF



15TH FLOOR

SUITE 1501

AVAILABILITY (SF) 2,555 SF

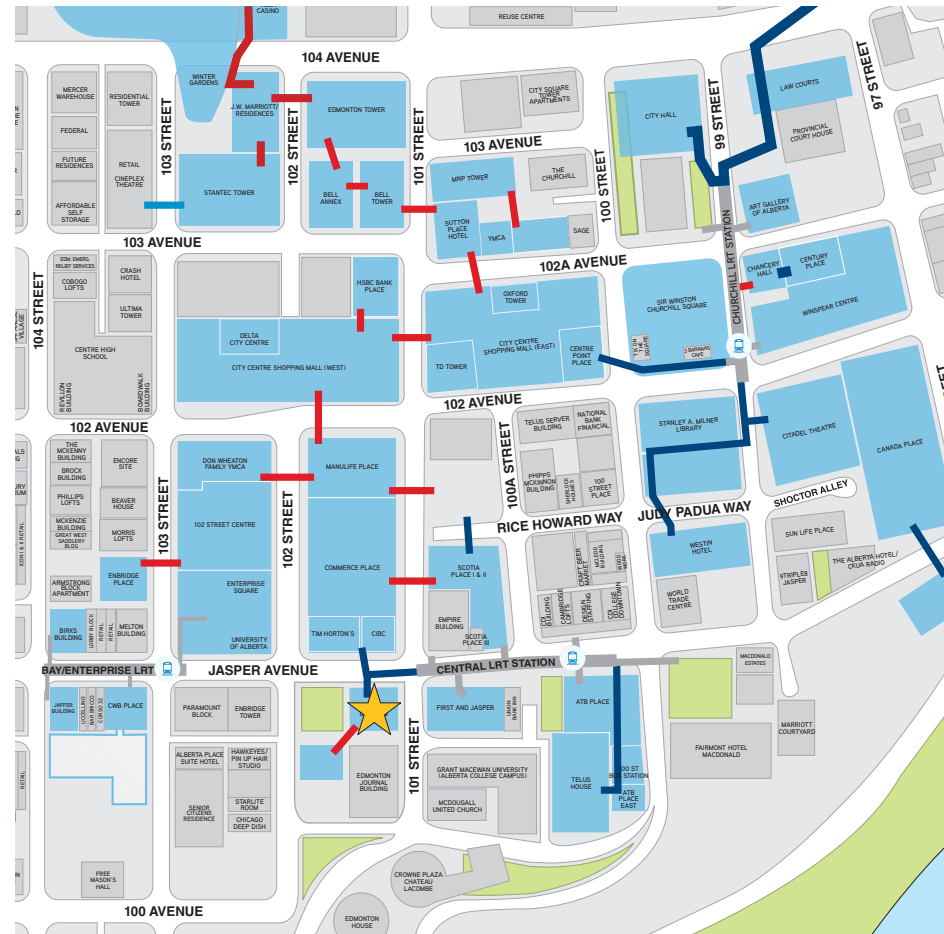


SUITE 1510

AVAILABILITY (SF) 1,728 SF






CONTIGUOUS UP TO 5,741 SF

STAY CONNECTED



Stay connected to several buildings in the downtown core through the use of the pedway system.

Enjoy direct underground access to the pedway system, including easy access to the LRT.

-  BUILDING LOCATION
-  BUILDINGS WITH PEDWAY ACCESS
-  UNDERGROUND PEDWAY
-  FUTURE ABOVE GROUND PEDWAY
-  EXISTING ABOVE GROUND PEDWAY

DINING

- State and Main
- Bistro Praha
- De Dutch
- Tres Carnales
- Corso 32
- Uccellino
- Bar Bricco
- OEB Breakfast
- Craft Beer Market

HOTELS

- The Westin
- Fairmont Hotel Macdonald
- Sutton Place Hotel
- Chateau Lacombe Hotel
- Delta Hotel
- Crash Hotel
- JW Marriott

ATTRACTIONS

- ICE District and Rogers Place
- The Citadel Theatre
- Royal Alberta Museum
- Churchill Square
- Art Gallery of Alberta
- Winspear Centre
- Edmonton Convention Centre

FITNESS STUDIOS

- Crunch Fitness
- Goodlife Fitness (Opening Soon!)
- YMCA William Lutsky
- GYMVMT Fitness Club
- Energizer Fitness



CONTACT US

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