



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.

**Taylor Riar**

Senior Associate  
+1 780 969 3022  
taylor.riar@colliers.com

**Phil Goh**

Senior Vice President  
+1 780 969 2989  
phil.goh@colliers.com

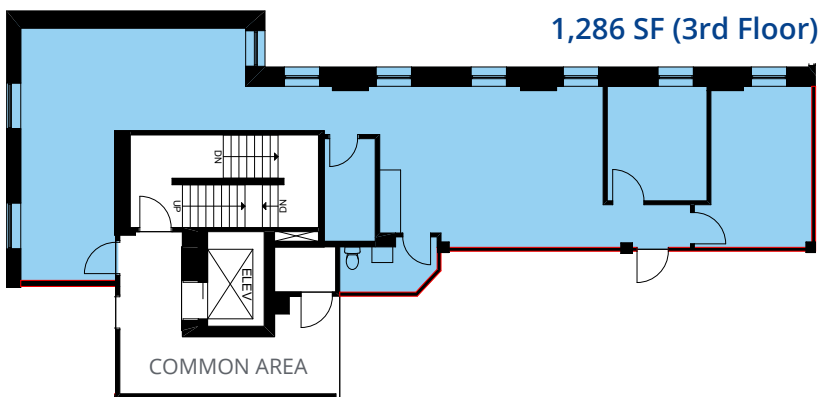
**Fahad Shaikh, CPA, CA**

Senior Vice President  
+1 780 969 3008  
fahad.shaikh@colliers.com

# 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

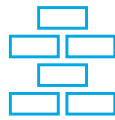
## Floor Plan



## Key Features



Developed office space available immediately



Character space within heritage building



Located directly on vibrant Jasper Avenue



Walking distance to multiple LRT Stations



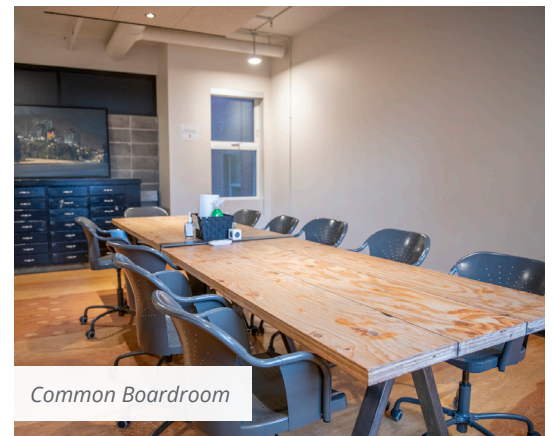
Access to building facilities (for a fee)



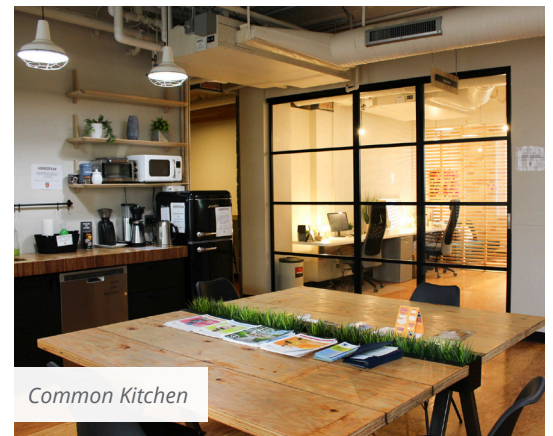
Abundance of amenities within immediate area



Suite 301 - Kitchenette



Common Boardroom

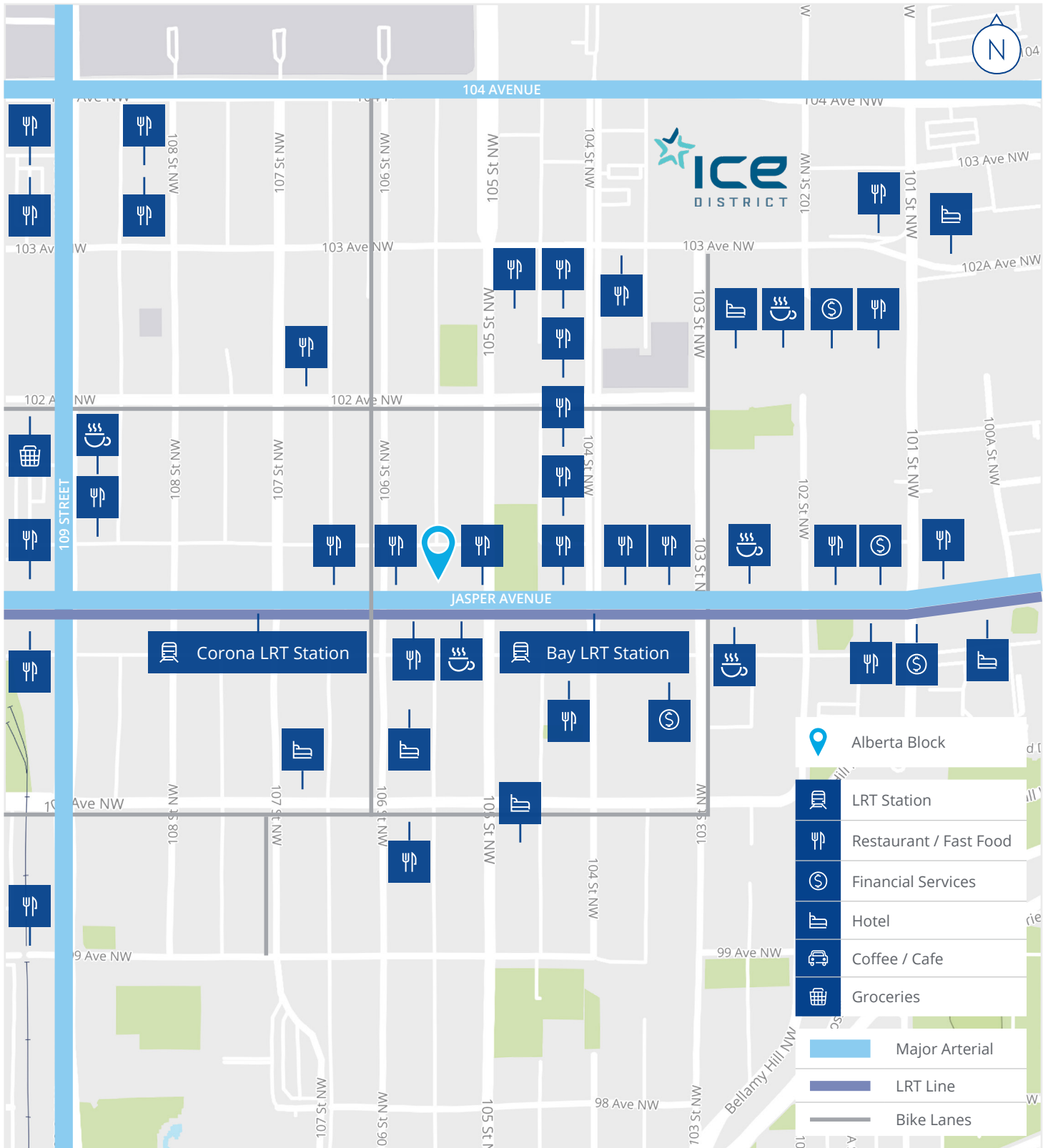


Common Kitchen



Common Fitness Centre

# Surrounding Amenities





Colliers



10256 Jasper Avenue, Edmonton

**Taylor Riar**

Senior Associate  
+1 780 969 3022  
taylor.riar@colliers.com

**Phil Goh**

Senior Vice President  
+1 780 969 2989  
phil.goh@colliers.com

**Fahad Shaikh, CPA, CA**

Senior Vice President  
+1 780 969 3008  
fahad.shaikh@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers international and/or its licensor(s). Copyright © 2021 Colliers Macaulay Nicolls Inc.

[View Online Listing](#)