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# EDMONTON UNLIMITED BUILDING

10117 JASPER AVENUE FOR LEASE

**PHIL GOH**

Senior Vice President

780 969 2989

Phil.Goh@colliers.com

**FAHAD SHAIKH, CPA, CA**

Senior Vice President

780 969 3008

Fahad.Shaikh@colliers.com

**TAYLOR RIAR**

Associate Vice President

780 969 3022

Taylor.Riar@colliers.com

**IAN BRADLEY**

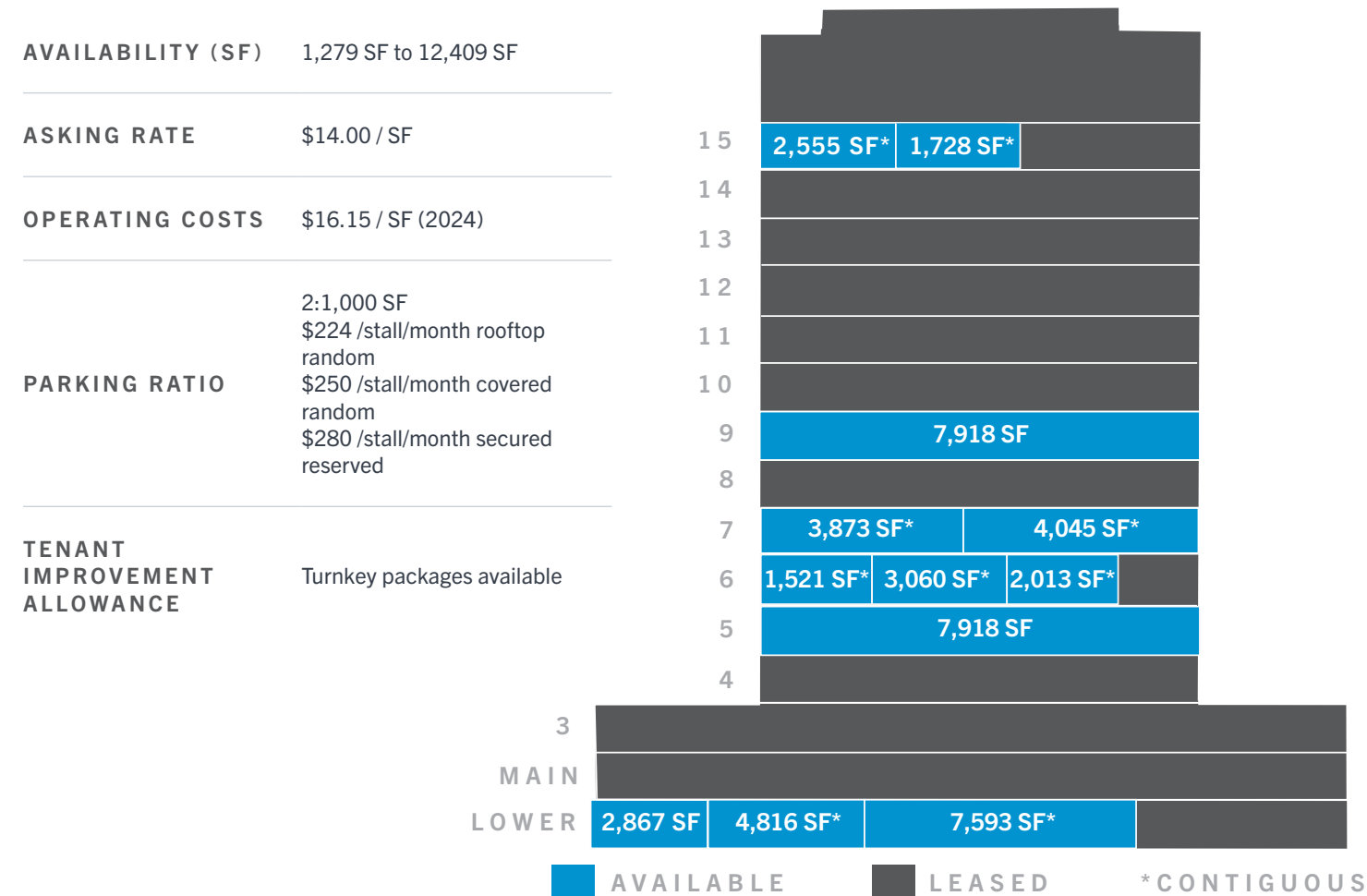
Executive Vice President

780 969 2996

Ian.Bradley@colliers.com



# AVAILABILITIES



# 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 101<sup>st</sup> 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

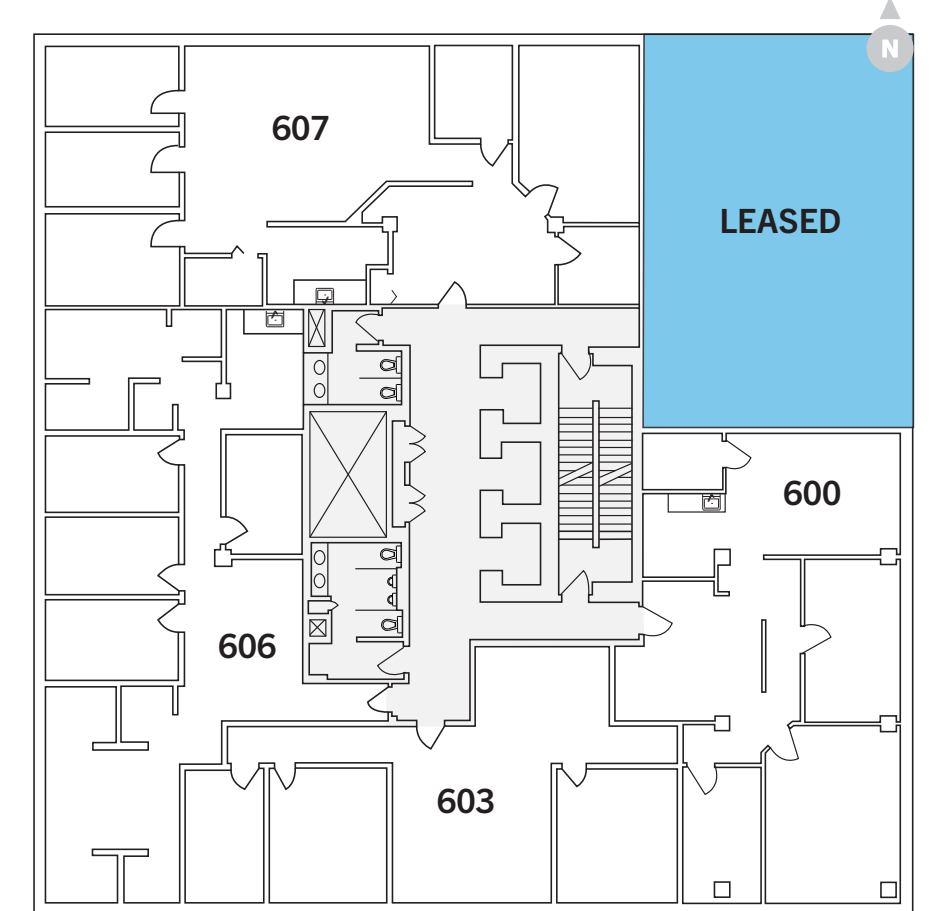
AVAILABILITY (SF) 1,279 SF

### SUITE 606

AVAILABILITY (SF) 1,781 SF

### SUITE 607

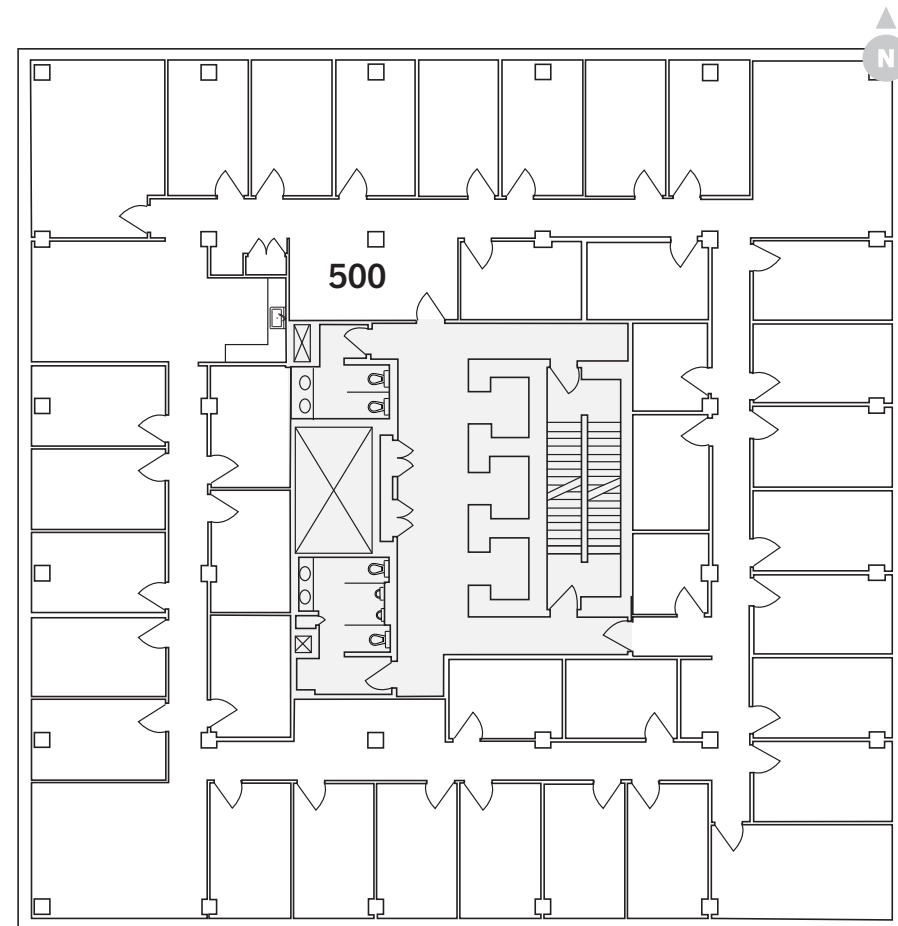
AVAILABILITY (SF) 2,013 SF



## 5TH FLOOR

### SUITE 500

AVAILABILITY (SF) 7,918 SF



## 7TH FLOOR

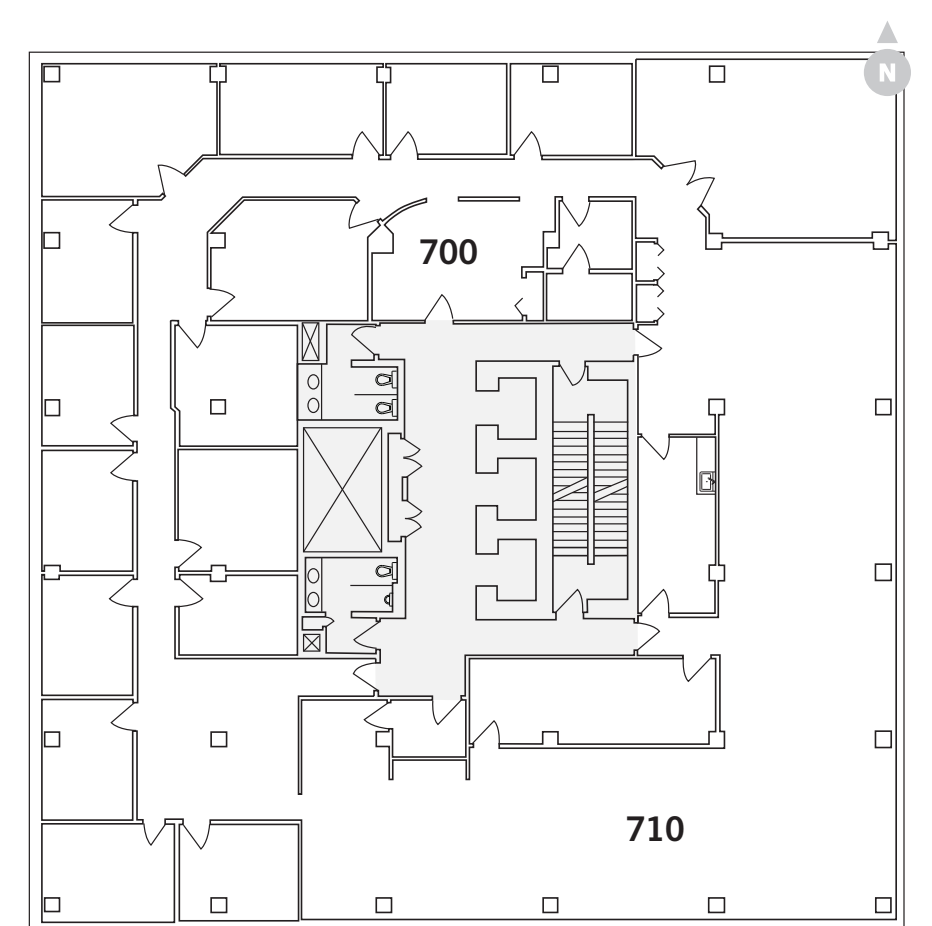
### SUITE 700

AVAILABILITY (SF) 4,045 SF

### SUITE 710

AVAILABILITY (SF) 3,873 SF

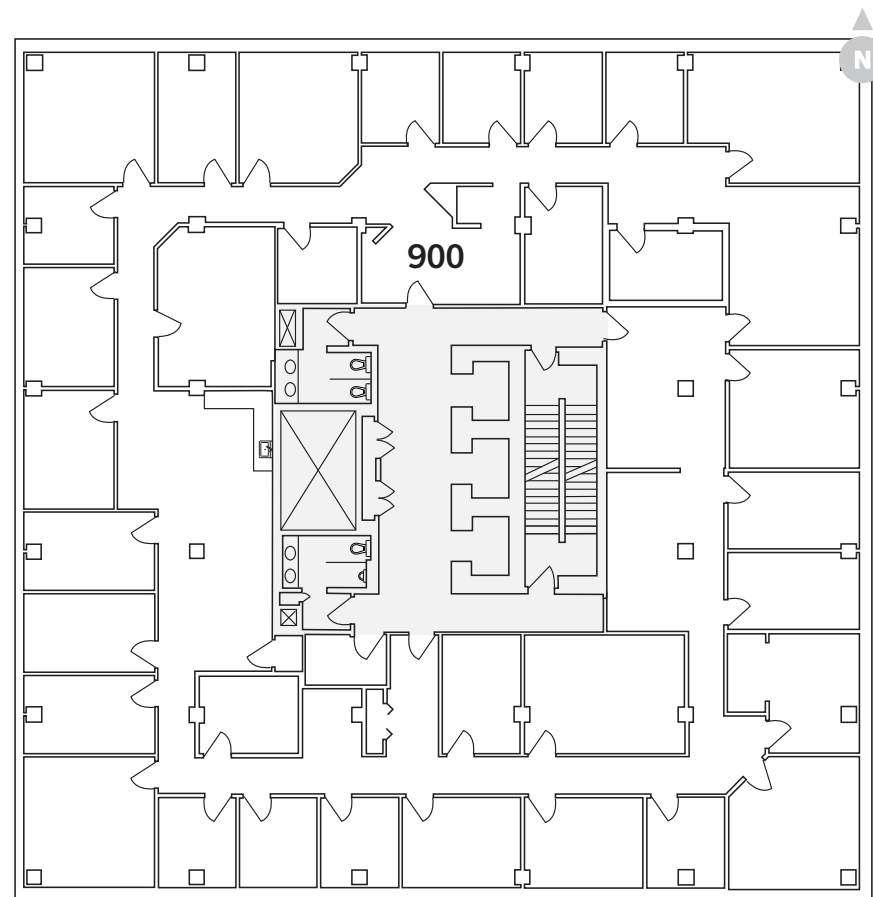
CONTIGUOUS UP TO 7,918 SF



## 9TH FLOOR

### SUITE 900

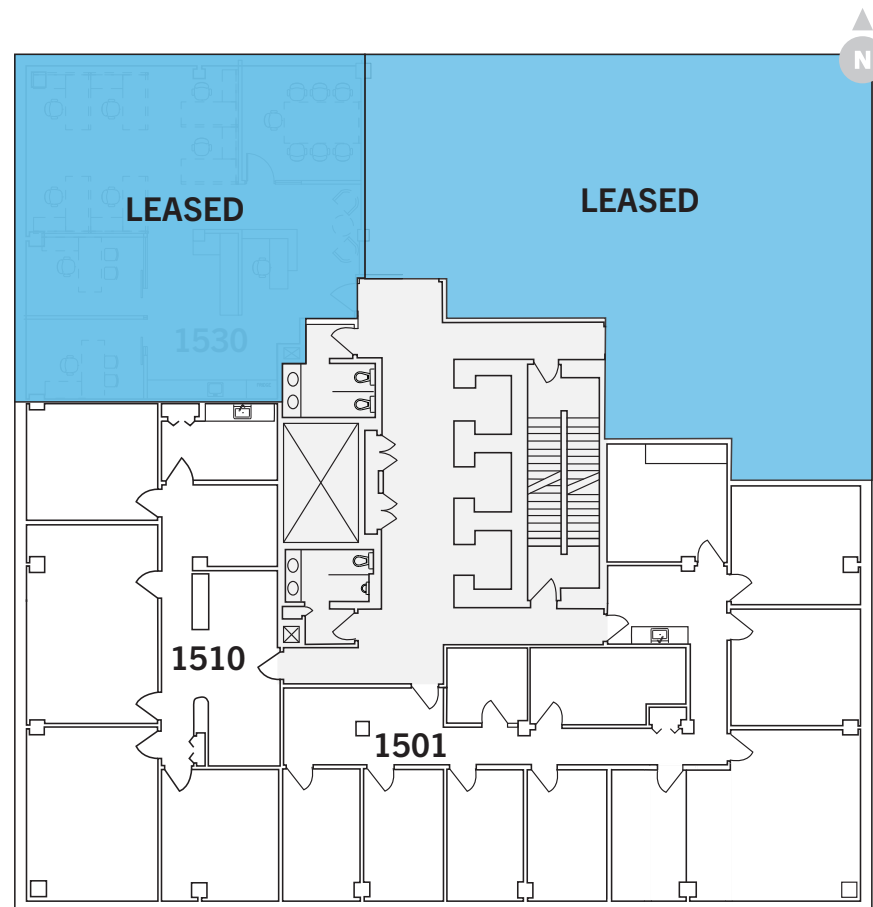
AVAILABILITY (SF) 7,918 SF



## 15TH FLOOR

### SUITE 1501

AVAILABILITY (SF) 2,555 SF

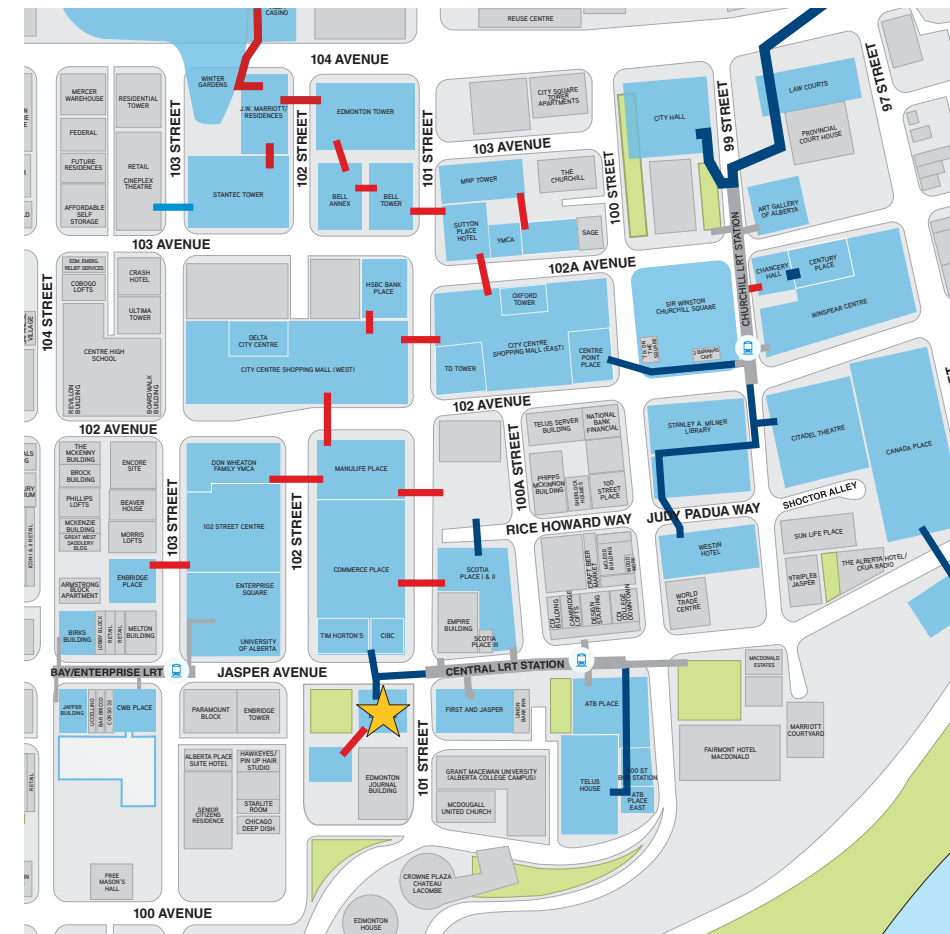


### SUITE 1510

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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Taylor.Riar@colliers.com

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Executive Vice President  
780 969 2996  
Ian.Bradley@colliers.com

**COLLIERS MACAULAY NICOLLS INC.**  
2210 Manulife Place, 10180 - 101 Street  
Edmonton, AB T5J 3S4  
[www.collierscanada.com](http://www.collierscanada.com)



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