

GROSS RENT FROM \$17.50 PSF

Empire Building

DOWNTOWN OPPORTUNITY | FLEXIBLE DEAL TERMS

10080 JASPER AVENUE, EDMONTON, AB

FOR LEASE



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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NAIEDMONTON.COM

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NAICommercial

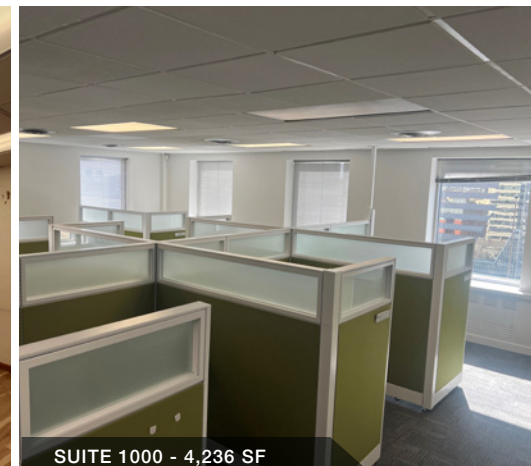
Property Highlights

- 📍 Located in the downtown core, surrounded by cafes, restaurants and other amenities
- 📏 Flexible unit sizes to accommodate various tenant requirements
- 🏠 Full floors available
- 🚪 Built out space available for immediate occupancy
- 🚗 Subsidized parking options available nearby
- 🚶 Direct access to LRT, major bus routes, and pedway
- 🌄 River valley views

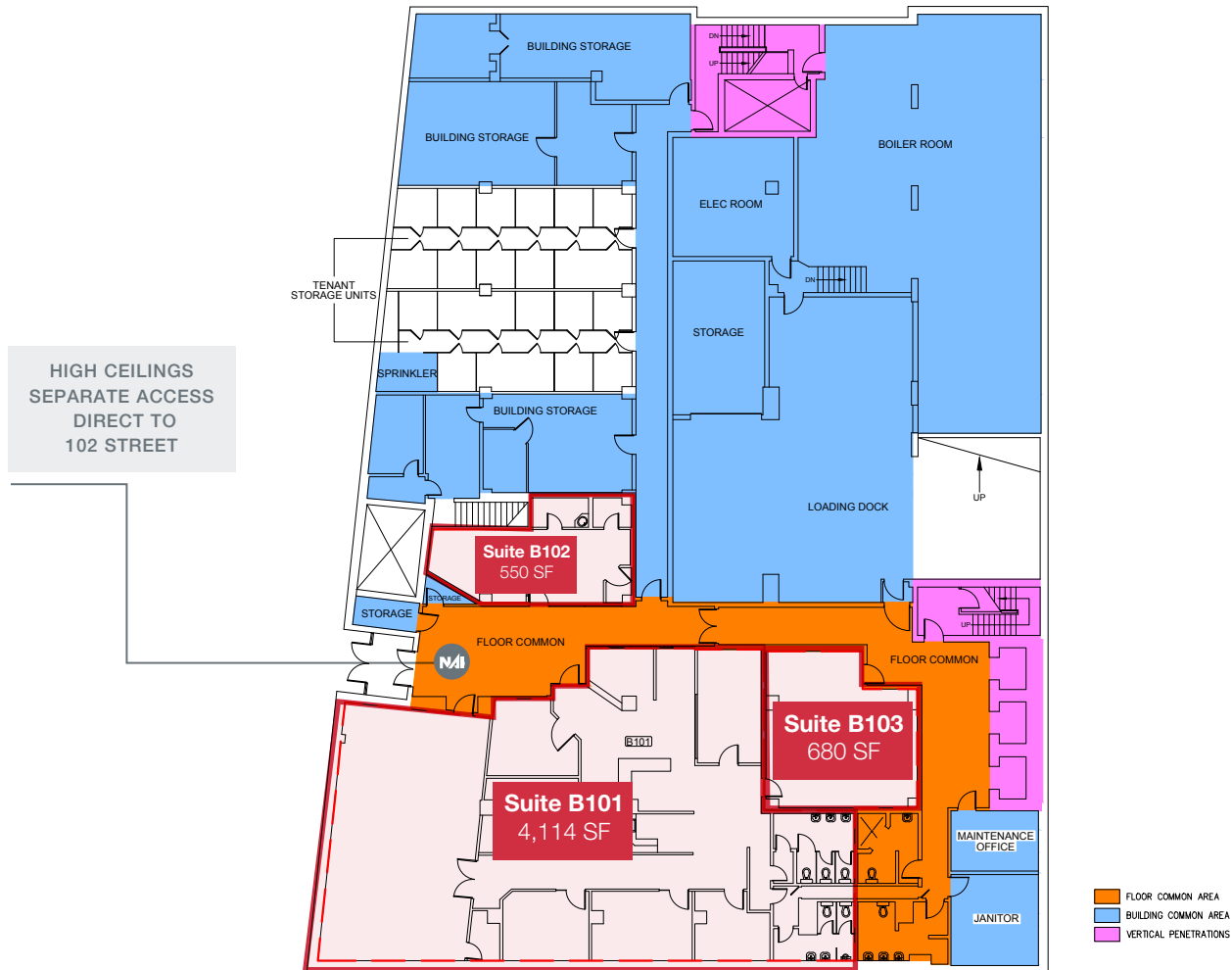


Additional Information

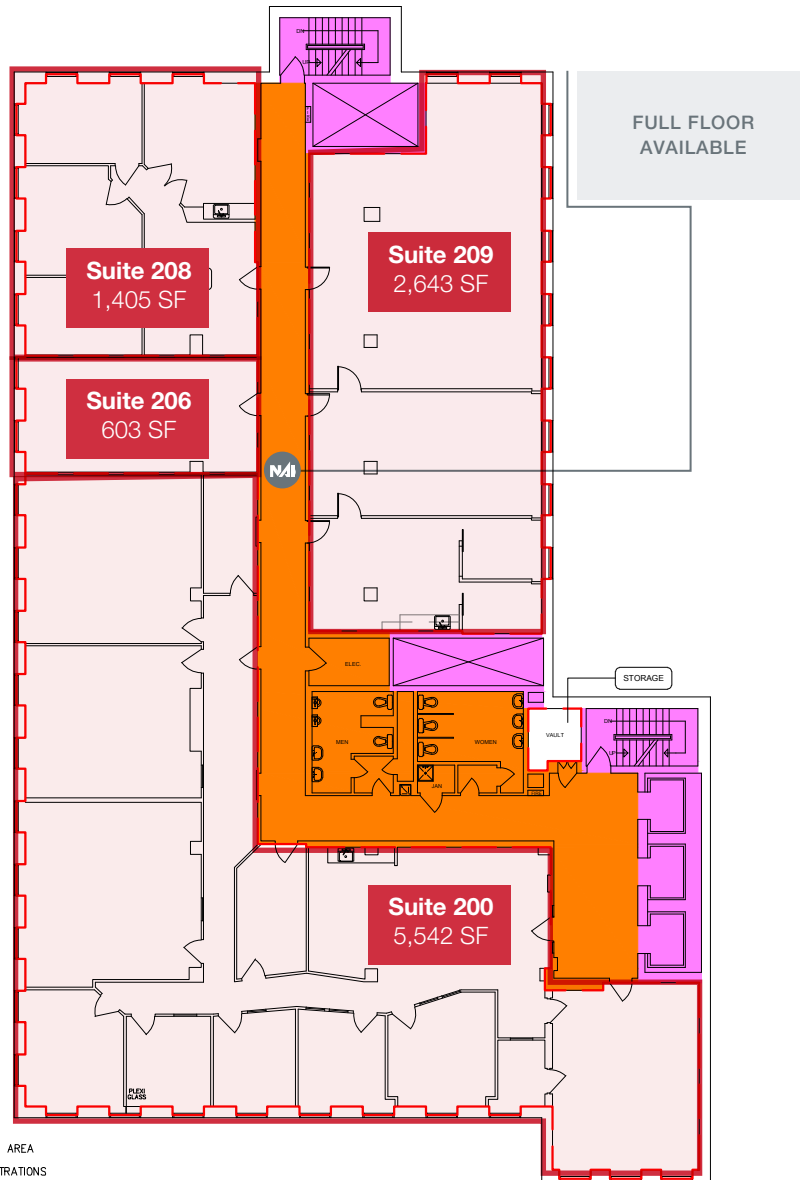
LEGAL DESCRIPTION	Lot 21, Block , Plan F
AREAS AVAILABLE	Multiple suites from 408 sq.ft. to 9,197 sq.ft. See enclosed floor plans.
ZONING	Core Commercial Arts Zone (CCA)
TENANT IMPROVEMENT ALLOWANCE	Negotiable
PARKING	<ul style="list-style-type: none">• Underground and covered parking negotiable• Parking validation vouchers available for clients/customers
TERM	Flexible term lengths
NET RENTAL RATE	Starting at \$5.00/sq.ft./annum
ADDITIONAL RENT	\$12.50/sq.ft./annum (2024 estimate) includes property taxes, building insurance, common area maintenance, management fees, utilities (gas, water and power) and janitorial.



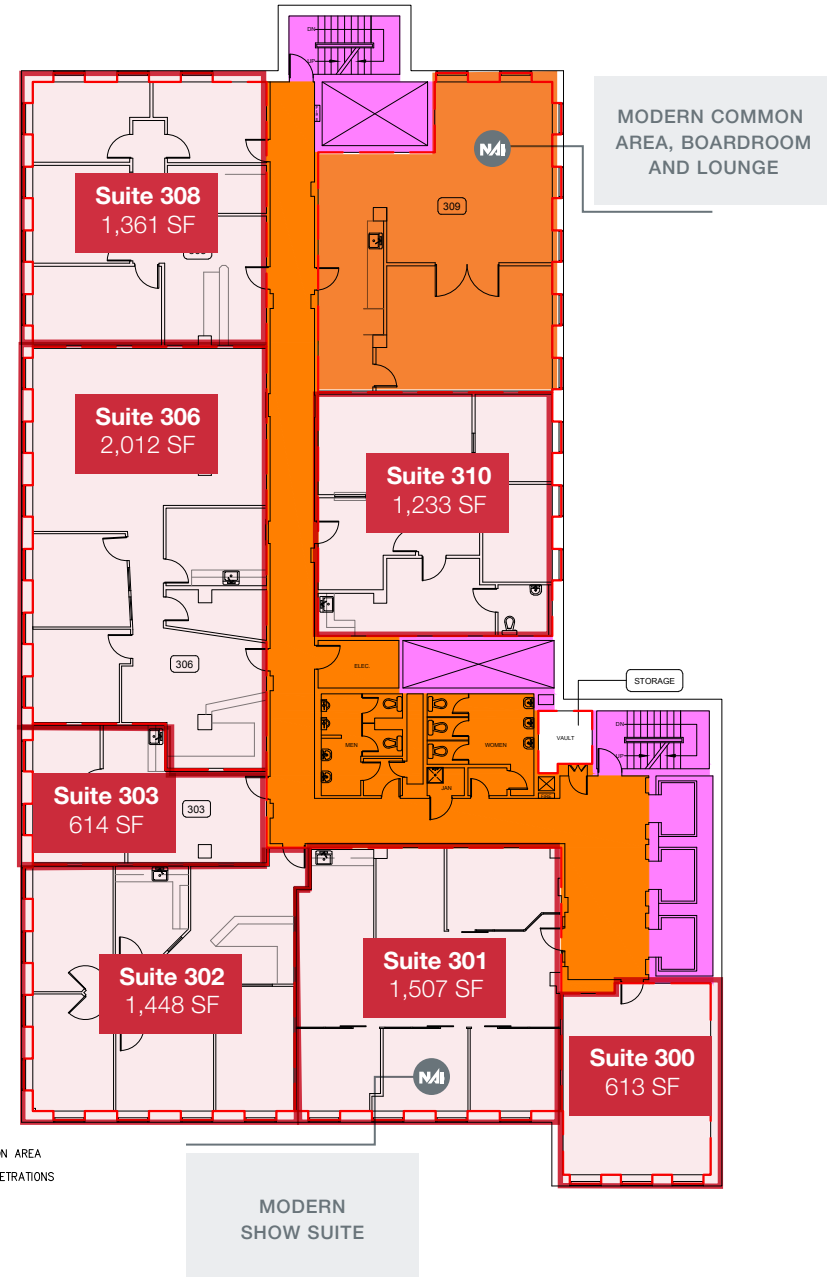
Lower Level



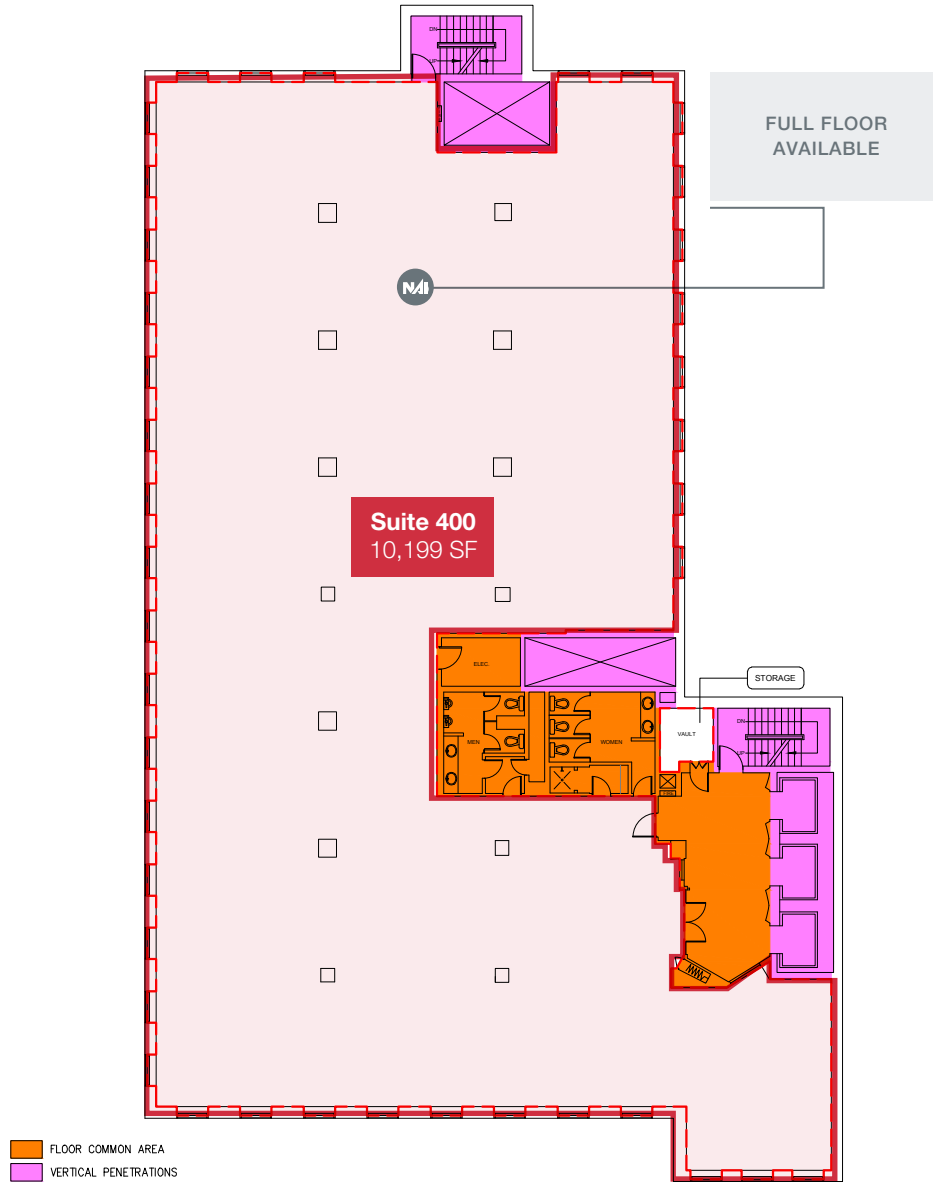
2nd Floor



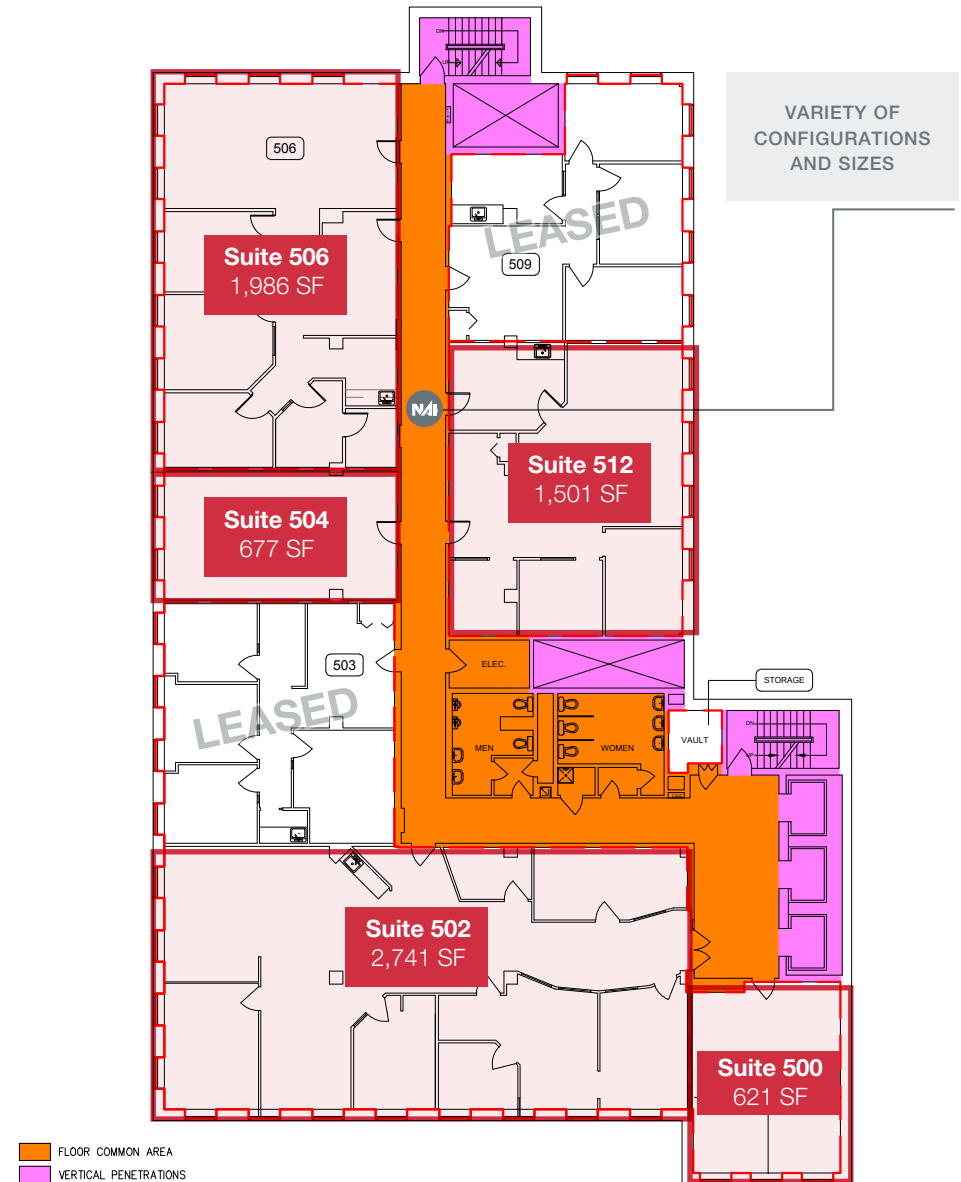
3rd Floor



4th Floor

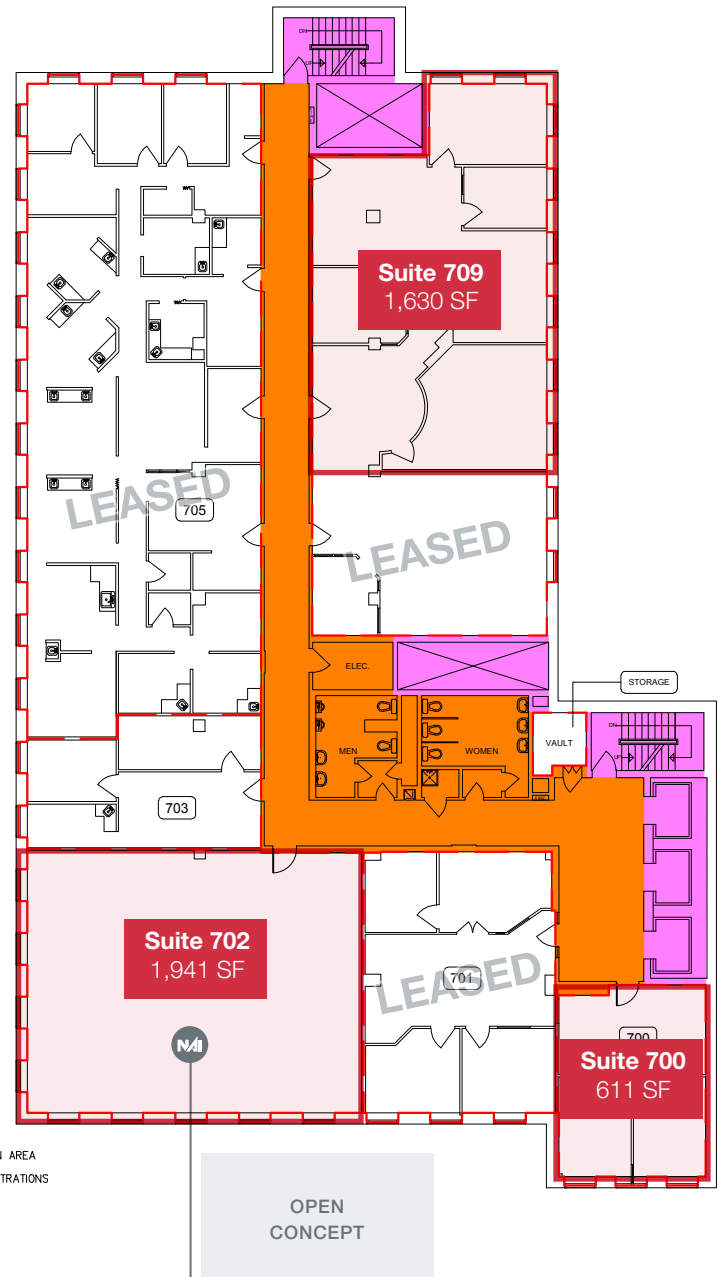


5th Floor

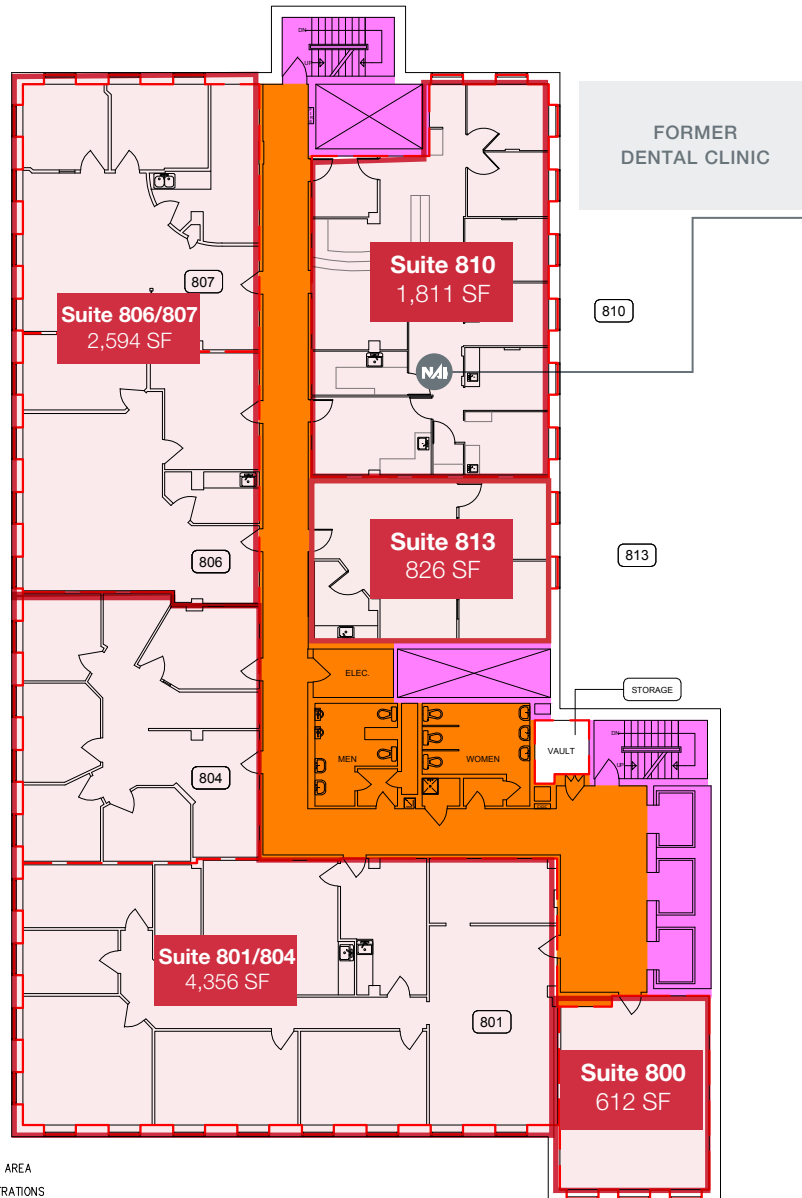


6th Floor

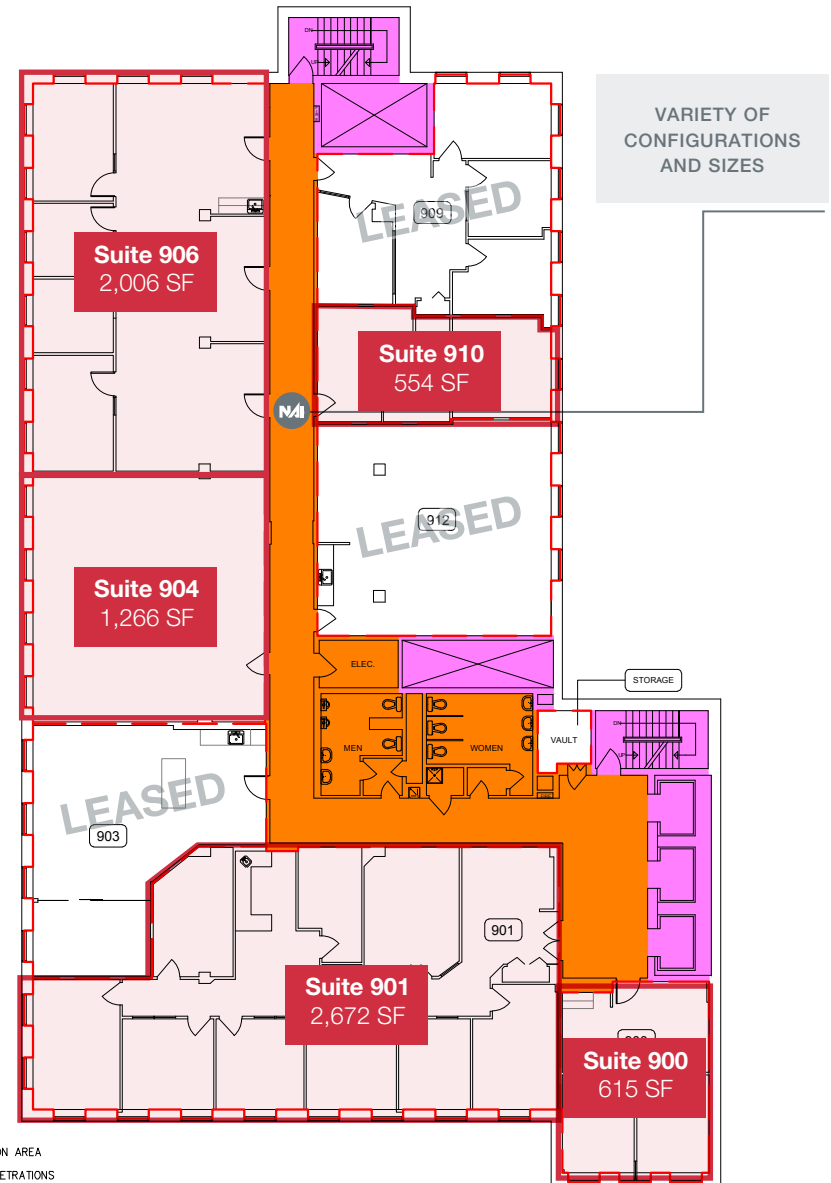
7th Floor



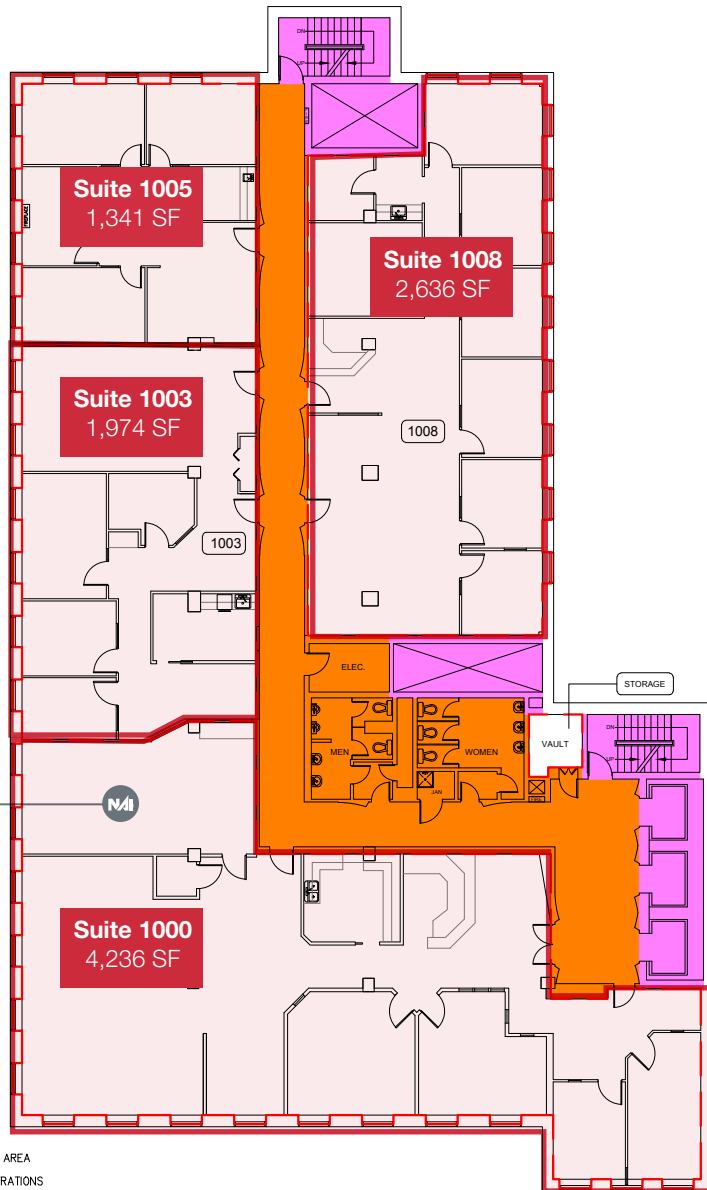
8th Floor



9th Floor

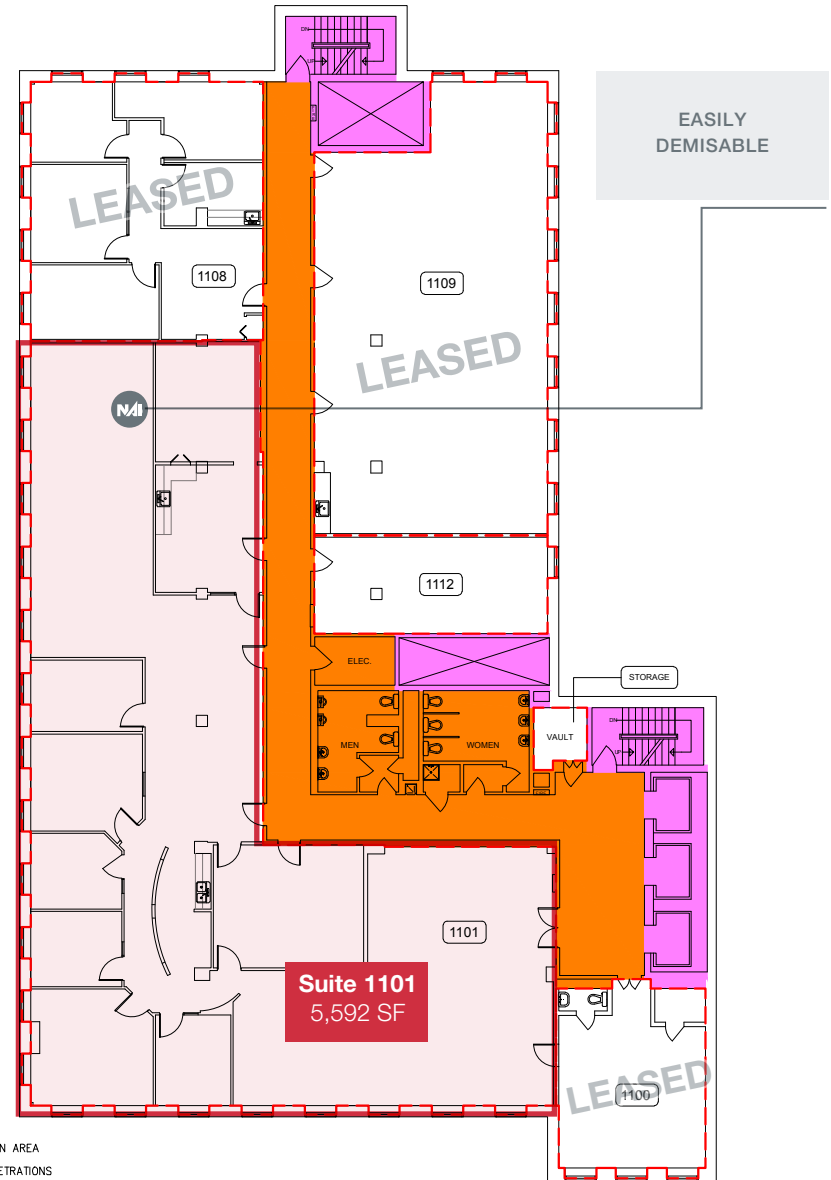


10th Floor



FULLY FURNISHED
SHOW SUITE

11th Floor



EASILY
DEMISABLE

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