

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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**NAI**Commercial

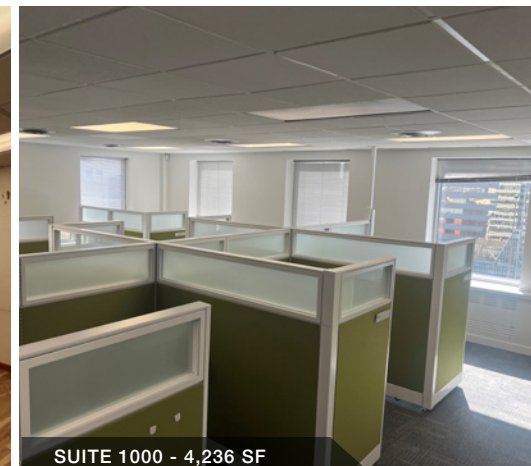
## Property Highlights

-  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

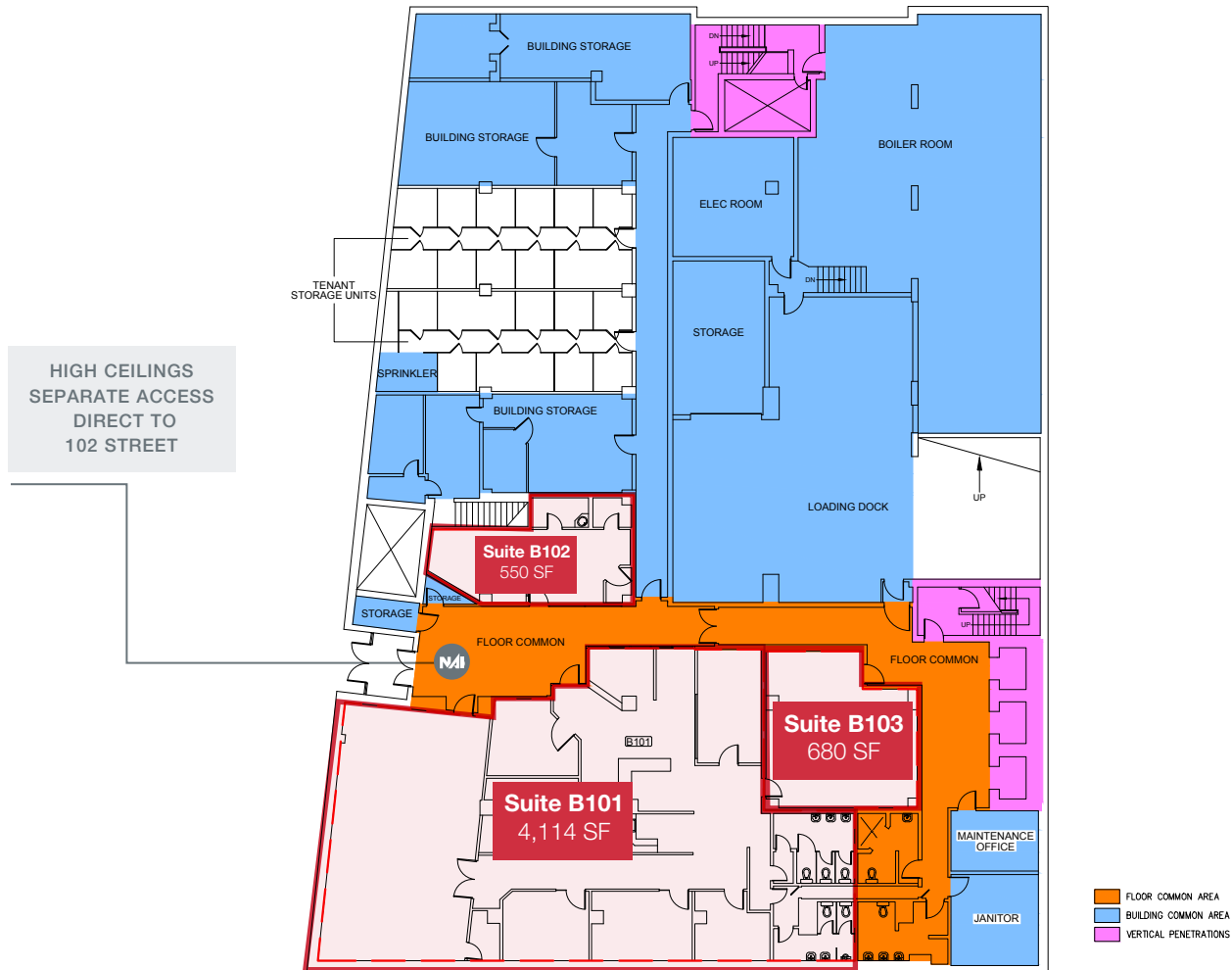


## Additional Information

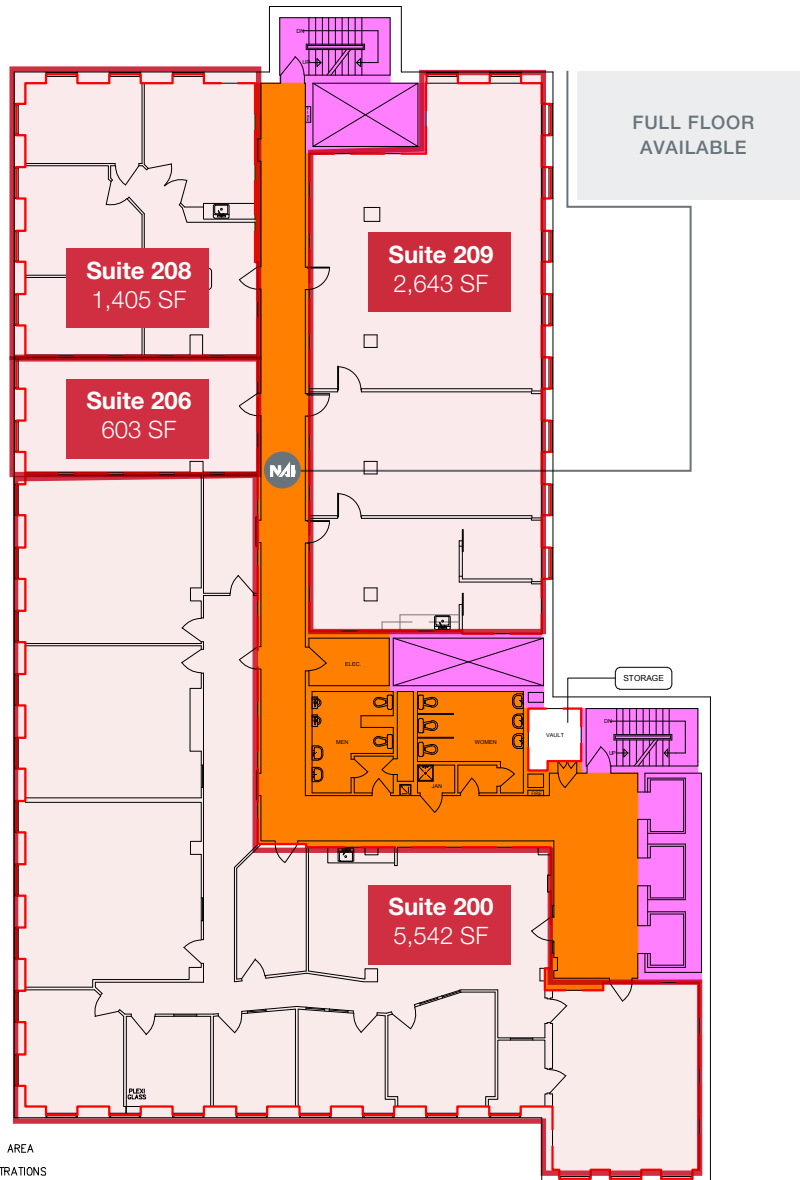
LEGAL DESCRIPTION	Lot 21, Block , Plan F
AREAS AVAILABLE	Multiple suites from 408 sq.ft. to 9,197 sq.ft. See enclosed floor plans.
ZONING	Core Commercial Arts Zone (CCA)
TENANT IMPROVEMENT ALLOWANCE	Negotiable
PARKING	<ul style="list-style-type: none"><li>• Underground and covered parking negotiable</li><li>• Parking validation vouchers available for clients/customers</li></ul>
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.



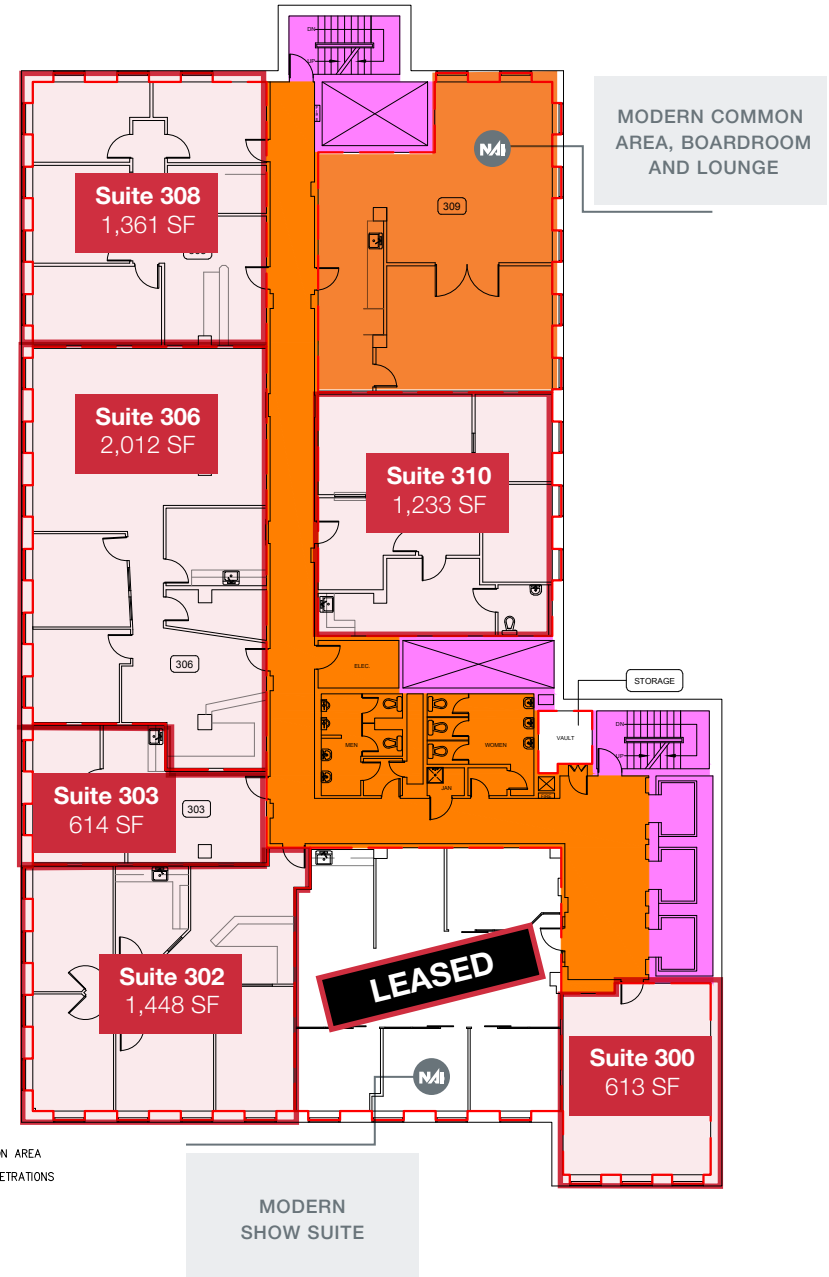
## Lower Level



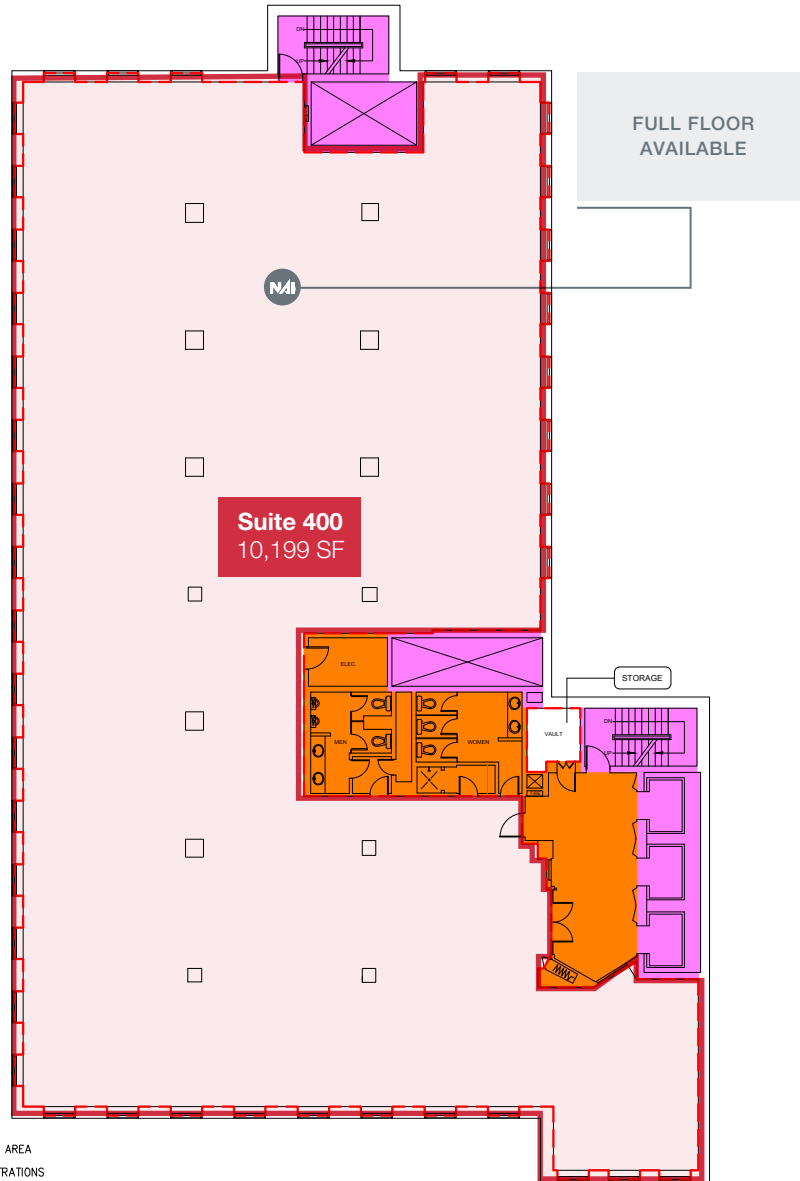
## 2<sup>nd</sup> Floor



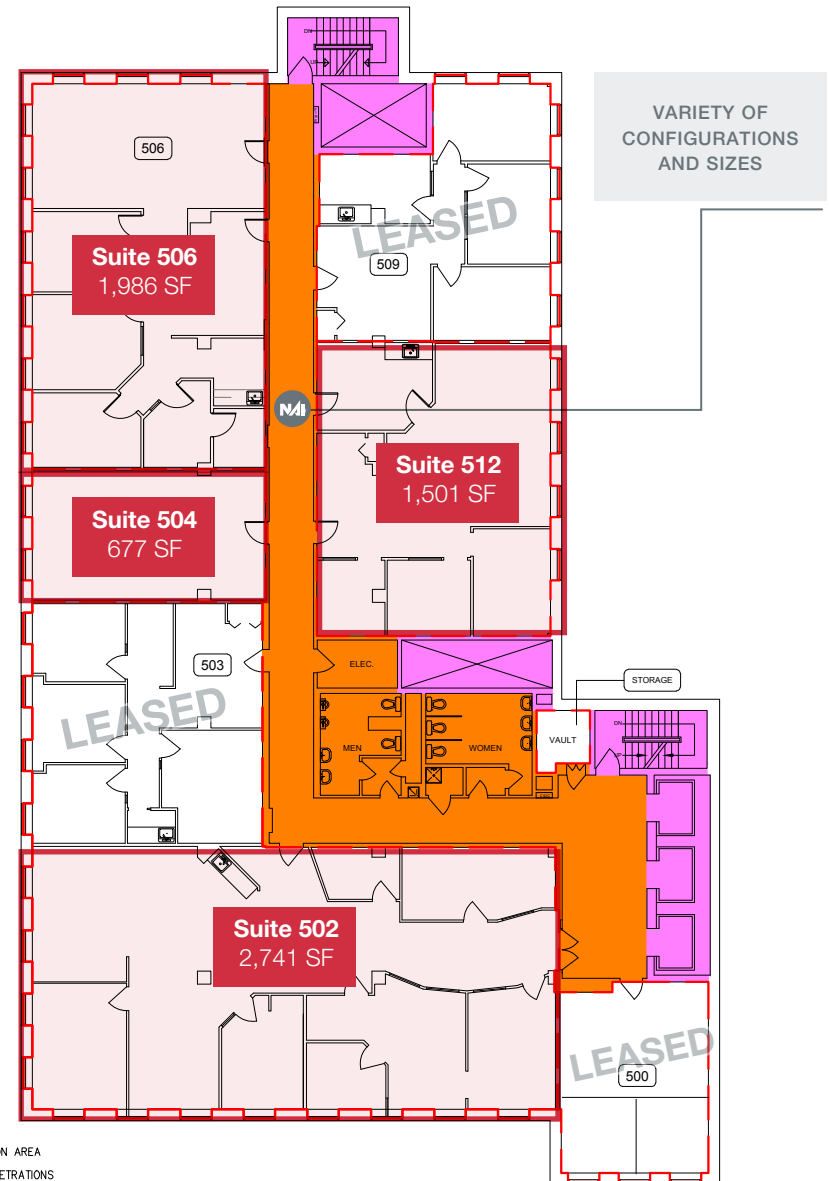
## 3<sup>rd</sup> Floor



## 4<sup>th</sup> Floor

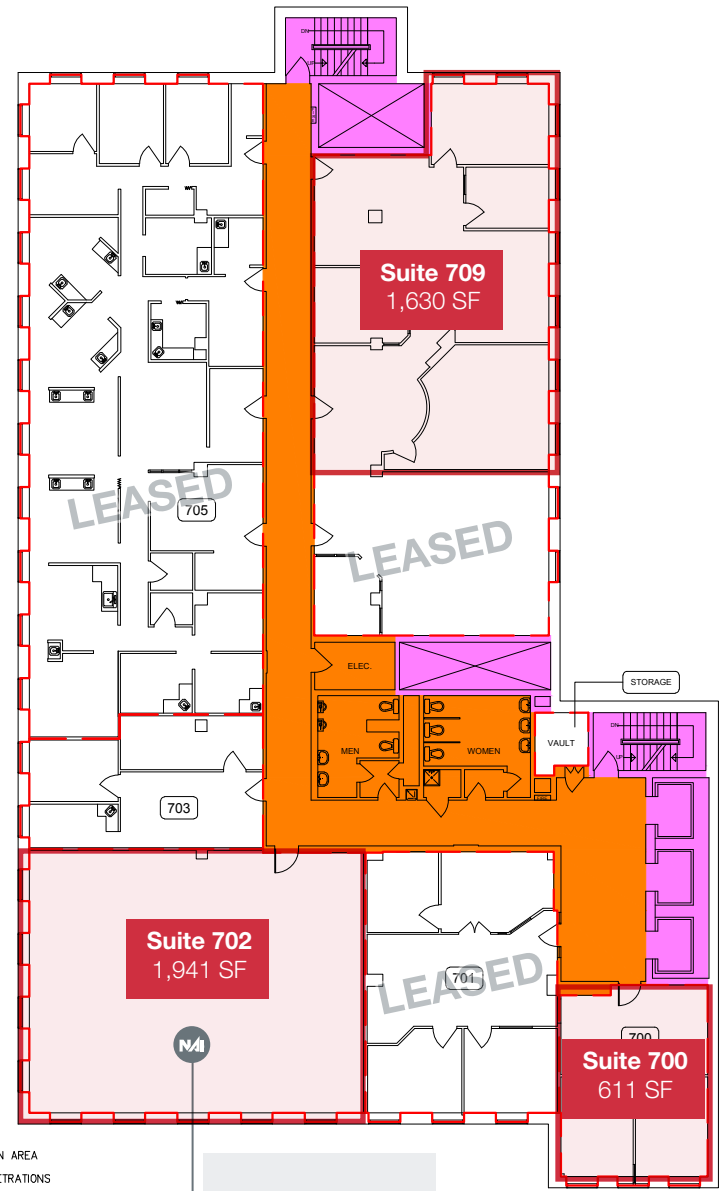


## 5<sup>th</sup> Floor

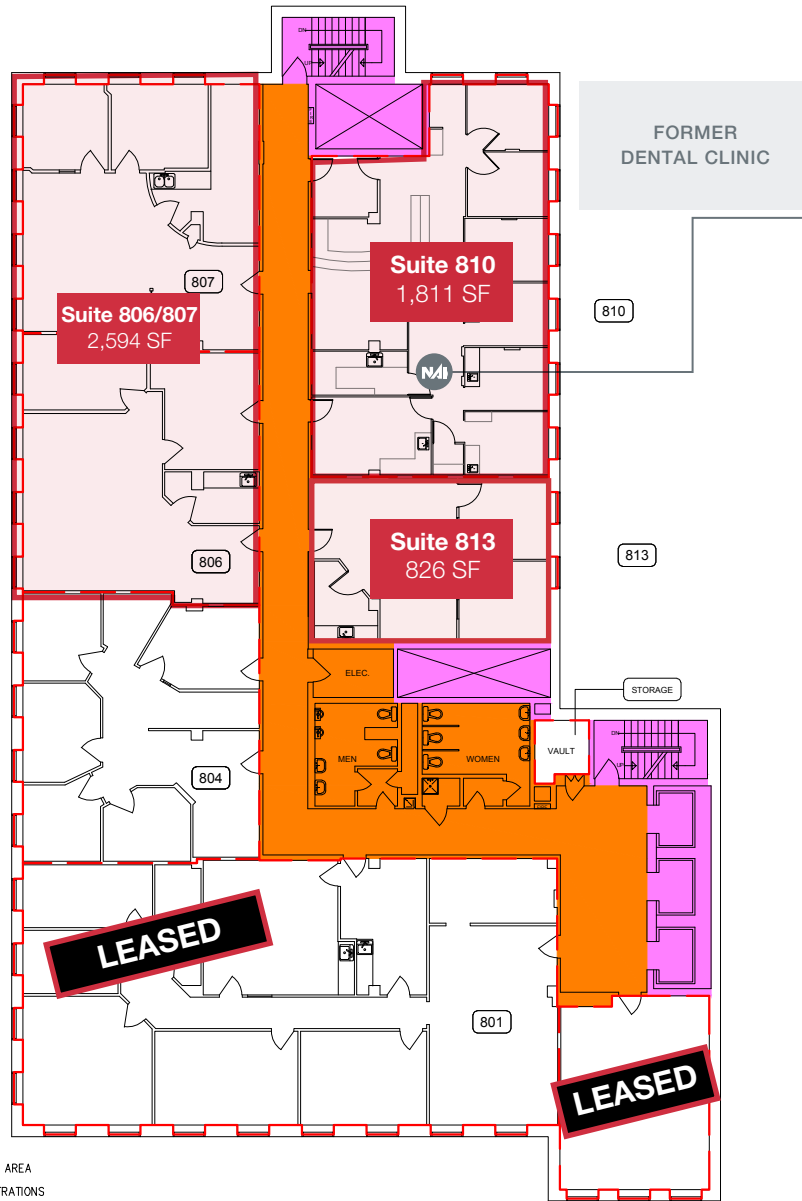


## 6<sup>th</sup> Floor

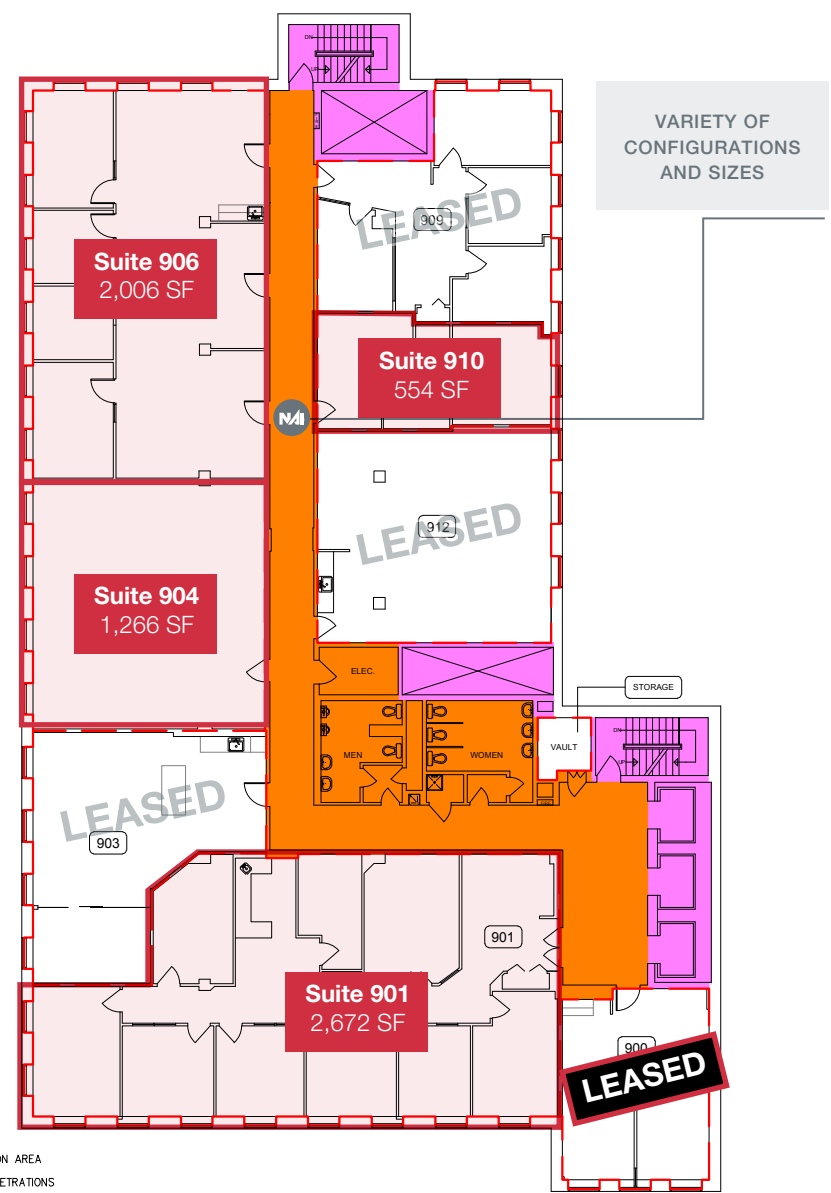
## 7<sup>th</sup> Floor



## 8<sup>th</sup> Floor

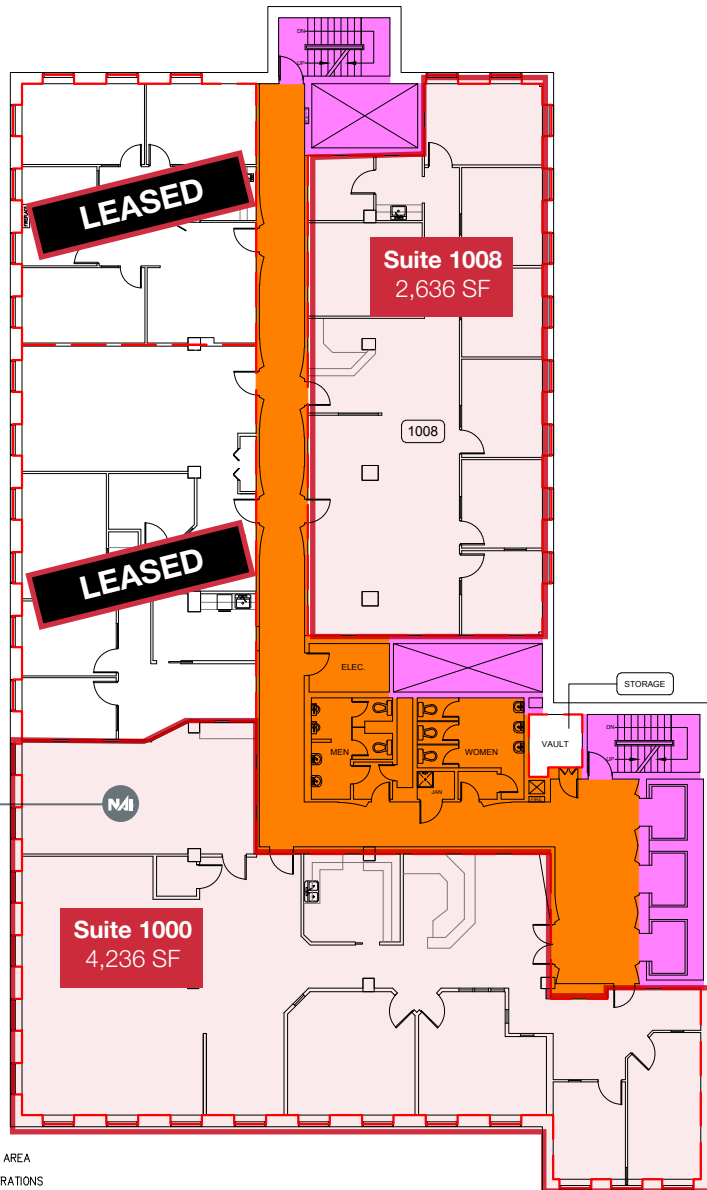


## 9<sup>th</sup> Floor

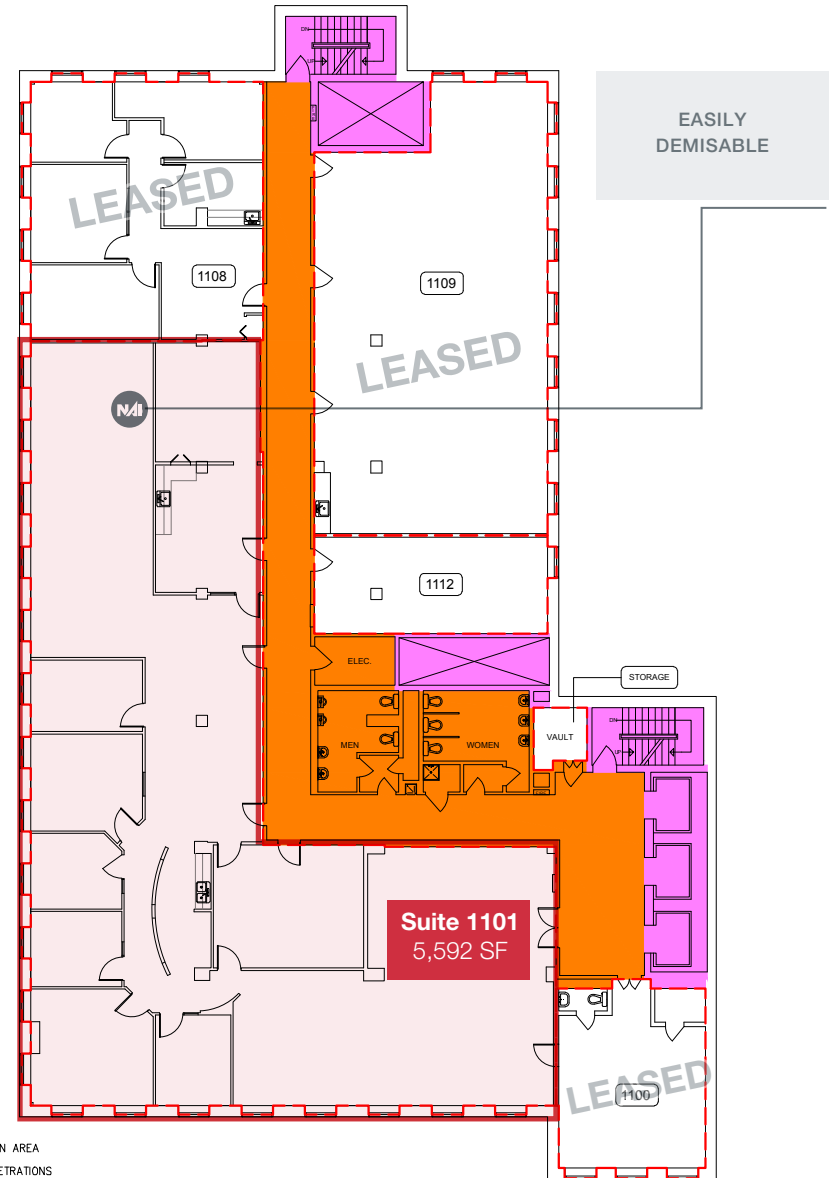




## 10<sup>th</sup> Floor



## 11<sup>th</sup> Floor



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