



Lease up to
13,023 SF

[VIEW ONLINE](#)

JASPER BLOCK

FOR LEASE | 10520 Jasper Ave Edmonton, AB

Located on Jasper Avenue, this beautiful office space resides in Jasper Block, one of the last remaining 20th century buildings left in the downtown core. This space is perfectly designed and fine-tuned with work and play elements, colourful finishes, corporate boardroom and reading nooks.

Features include:

- Exposed brick on 2nd, 3rd floors, and 4th floors
- Artist's window box and 14-stall underground, heated parkade, with bicycle storage
- Operable windows throughout
- Balcony on 4th floor
- Wheelchair accessible
- Secure key fob building access
- Complete building restoration including lobby, elevator, cooling tower, energy efficient furnace, hot water tanks, roofs, and interior structure

LEGAL DESCRIPTION

Plan B, Block 5, Lot 128

ZONING

DC1 - Direct Development Control Provision

SQUARE FOOTAGE

13,023 sf of rentable space

OCCUPANCY

May 2020

NET BASE RENT

\$16 PSF

OPERATING COSTS

\$17.77 PSF

UNDERGROUND PARKING

\$200/month; 2-3 stalls per floor

JAFFER

JASPER BLOCK

Built in 1909, Jasper Block is one of the last remaining 20th century buildings left in the downtown core. Jasper Block is designed with red pressed brick facade, stone trim and accents, tall glazed main floor wood storefronts and large display windows.

Tenants admire the heritage charm of the property, while appreciating the modern interior renovation, new energy efficient building systems, and all the amenities within walking distance. Mesh classic and modern and enjoy a breathtaking office space in the heart of downtown.

LOCATION & AMENITIES:

Jasper Block is walking distance to several professional buildings, banks, retail shops, restaurants, and fitness centers in the central business district of Edmonton.

The property can be easily accessed by public transit, with metered street parking or nearby day-use lots, and a few reserved parking spots.

Jasper Block is in close proximity to downtown landmarks such as Churchill Square, River Valley, City Centre Mall, the Royal Alberta Museum, Rogers Place, and the ICE District.



Office
2nd, 3rd, and 4th floors



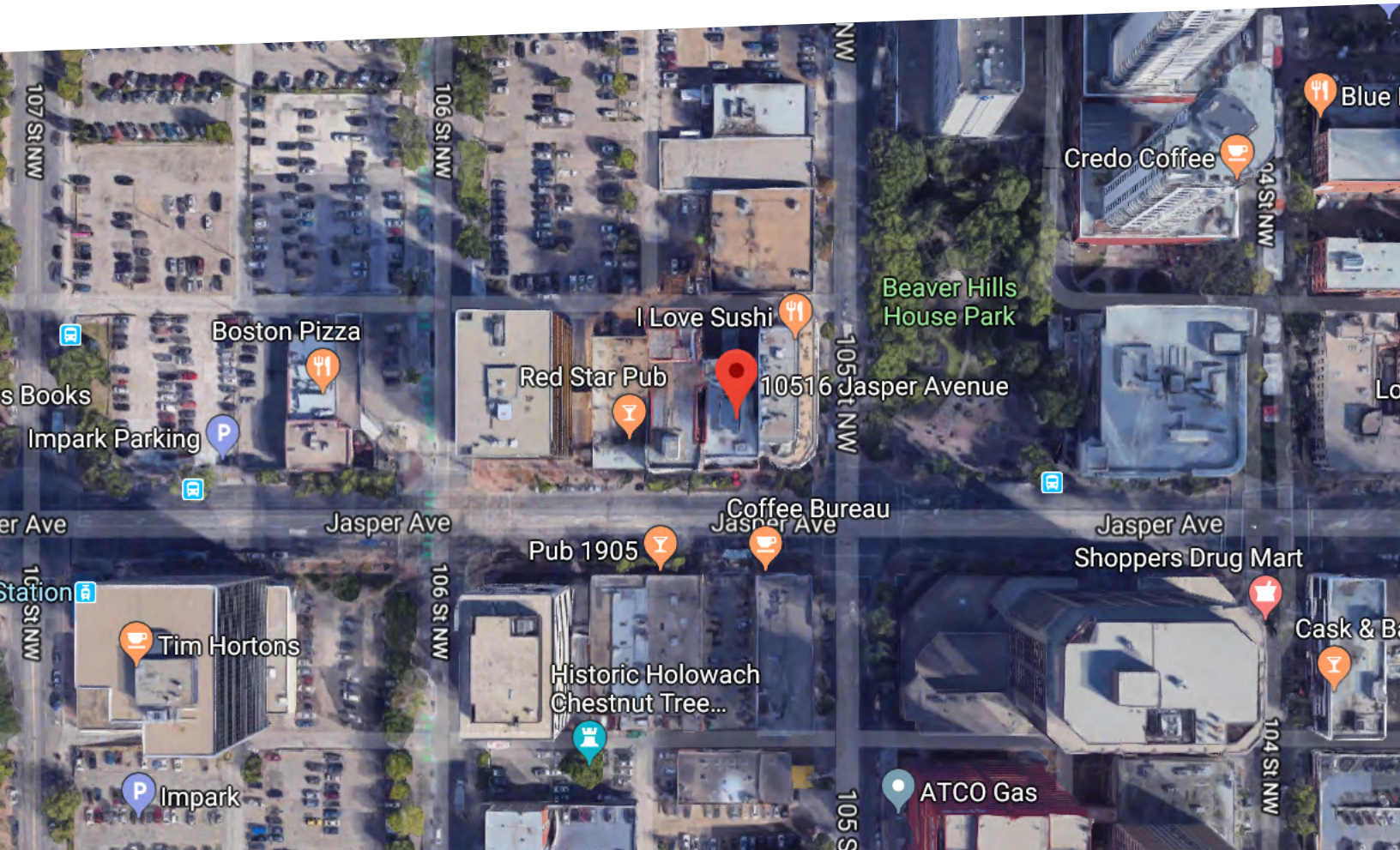
Parking
Paid underground, street, and surface lots

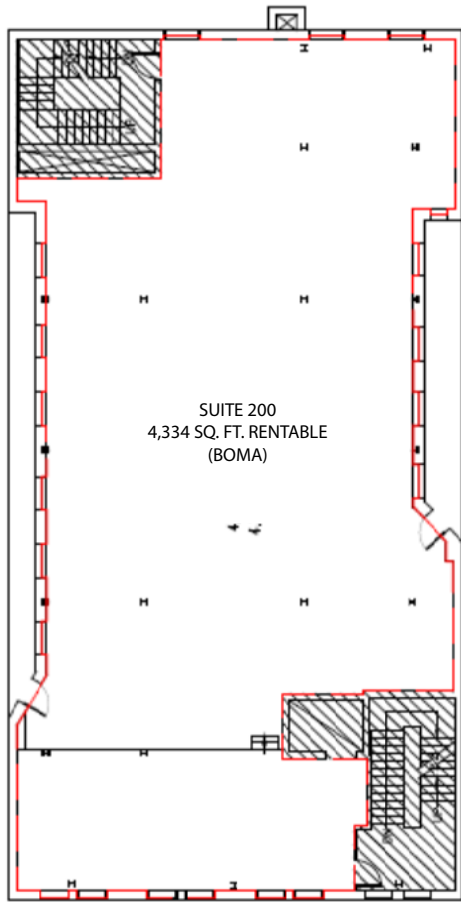


Transit
Easy access to public transit on Jasper Avenue

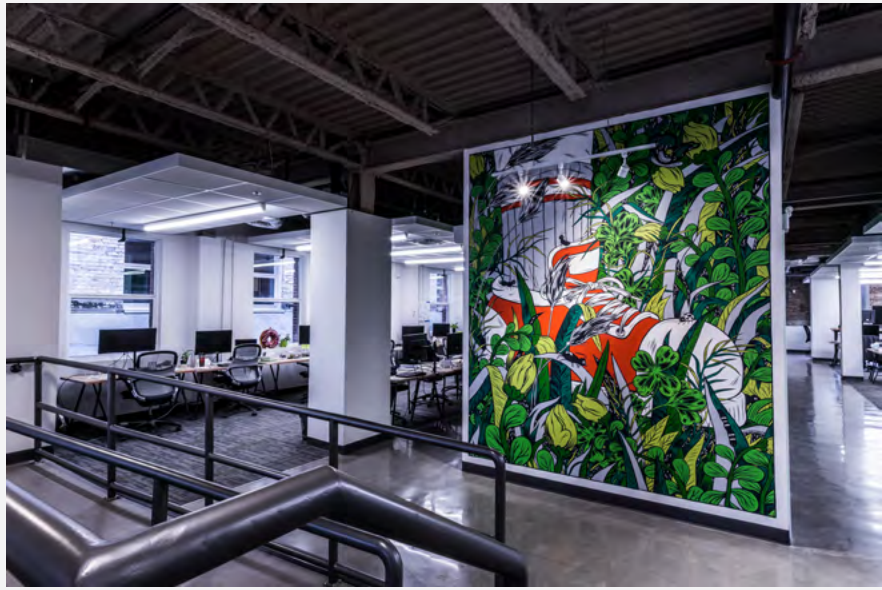


Exposure
22,300 average weekly traffic

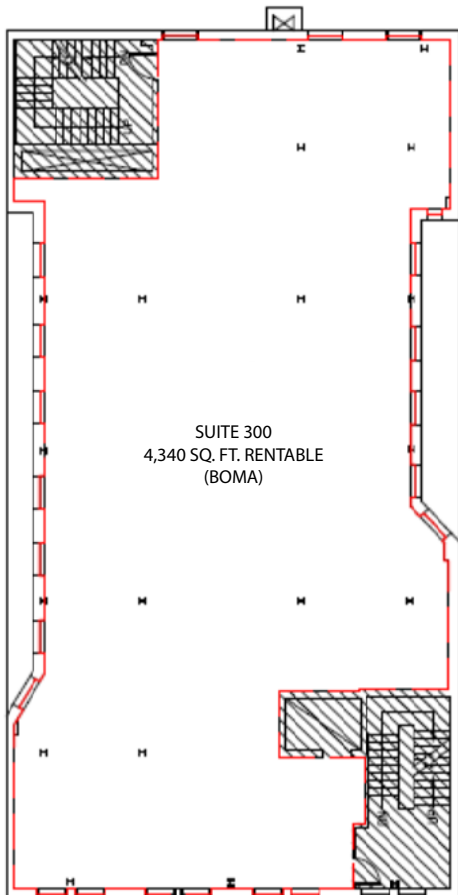




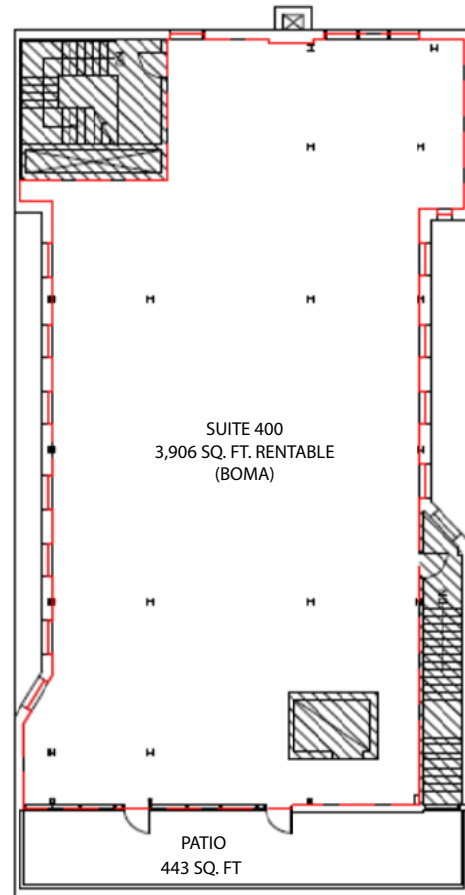
Second Floor, Jasper Block



Interior, Jasper Block



Third Floor, Jasper Block



Fourth Floor, Jasper Block

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