



Lease up to
6,575 SF

[VIEW ONLINE](#)

SUITE 400

FOR LEASE | 10355 Jasper Ave Edmonton, AB

Centrally located and steps to nearby businesses, restaurants, retail shops and public transit along Jasper Avenue. This 4th floor opportunity in the Jaffer Building, offers 6,575 sq. ft. of finished, rentable space overlooking 104 Street and Jasper Avenue.

Features include:

- 9' ceilings and 7' windows
- Good quality interior finishes
- Large lobby and waiting area
- Spacious open concept areas, great for cubicles and extra workspaces
- 2 Office boardrooms
- Common kitchen area
- Exclusive use M & F washrooms
- Tenant improvements negotiable

LEGAL DESCRIPTION

Plan 5727HW; Block 3, Lot 74-A

ZONING

DC1 - Direct Development Control Provision

SQUARE FOOTAGE

6,575 sf of rentable space

OCCUPANCY

February 2021

NET BASE RENT

Negotiable

OPERATING COSTS

\$18 PSF

JAFFER

JASPER BUILDING

Formerly the Confederation Building, the Jaffer Building underwent a \$4 million property rehabilitation in 2010 to modernize its interior, exterior, and building systems. Tenants enjoy a centrally located mid-size professional building in Edmonton's central business district and 104th Street Promenade.

- 5-storey office building with main floor retail plus basement
- Wheelchair accessible
- Secure key fob building access
- On-site storage space available
- Exterior signage opportunity

LOCATION & AMENITIES:

The Jaffer Building 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.

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.



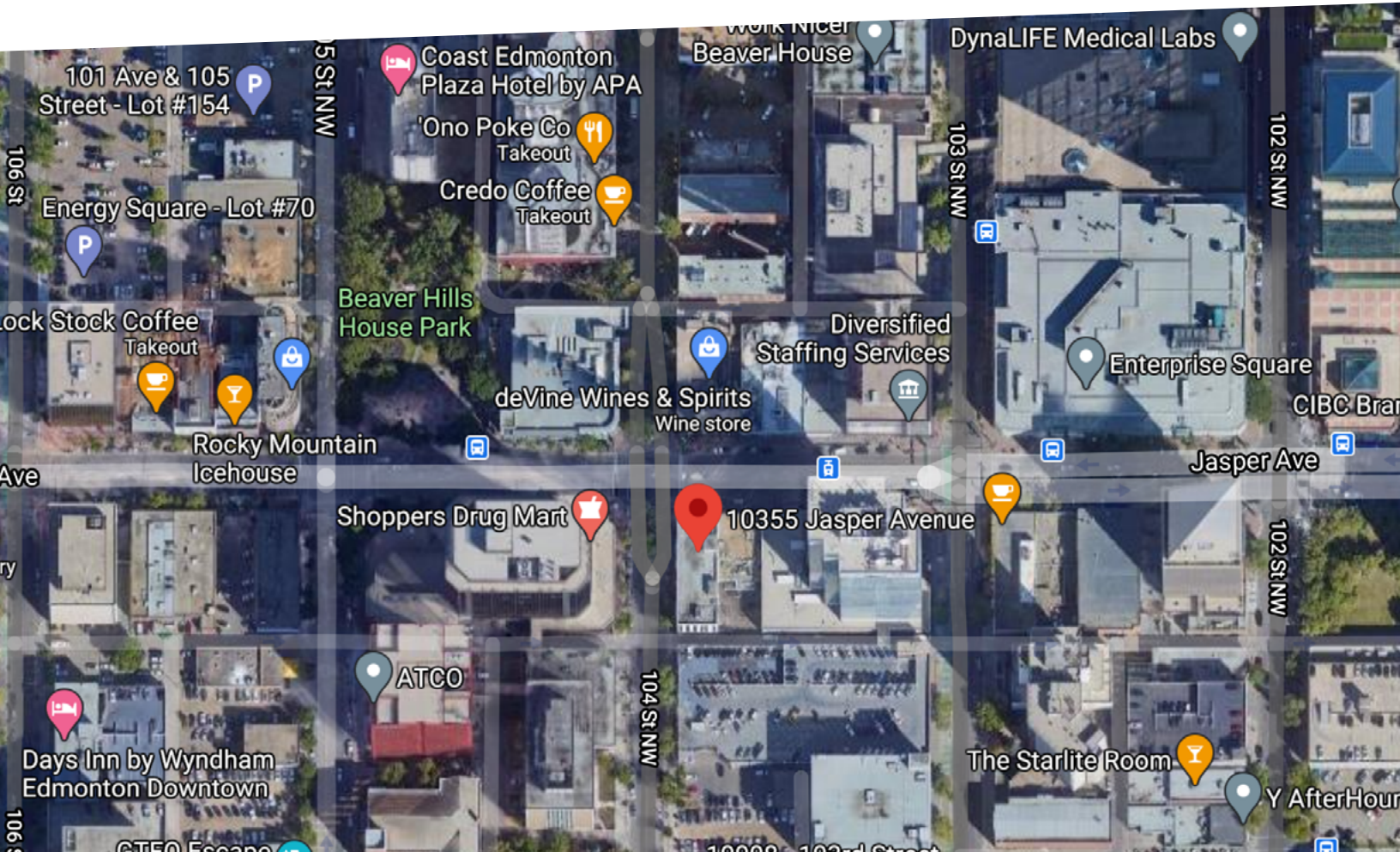
Office
4th floor, Open Concept

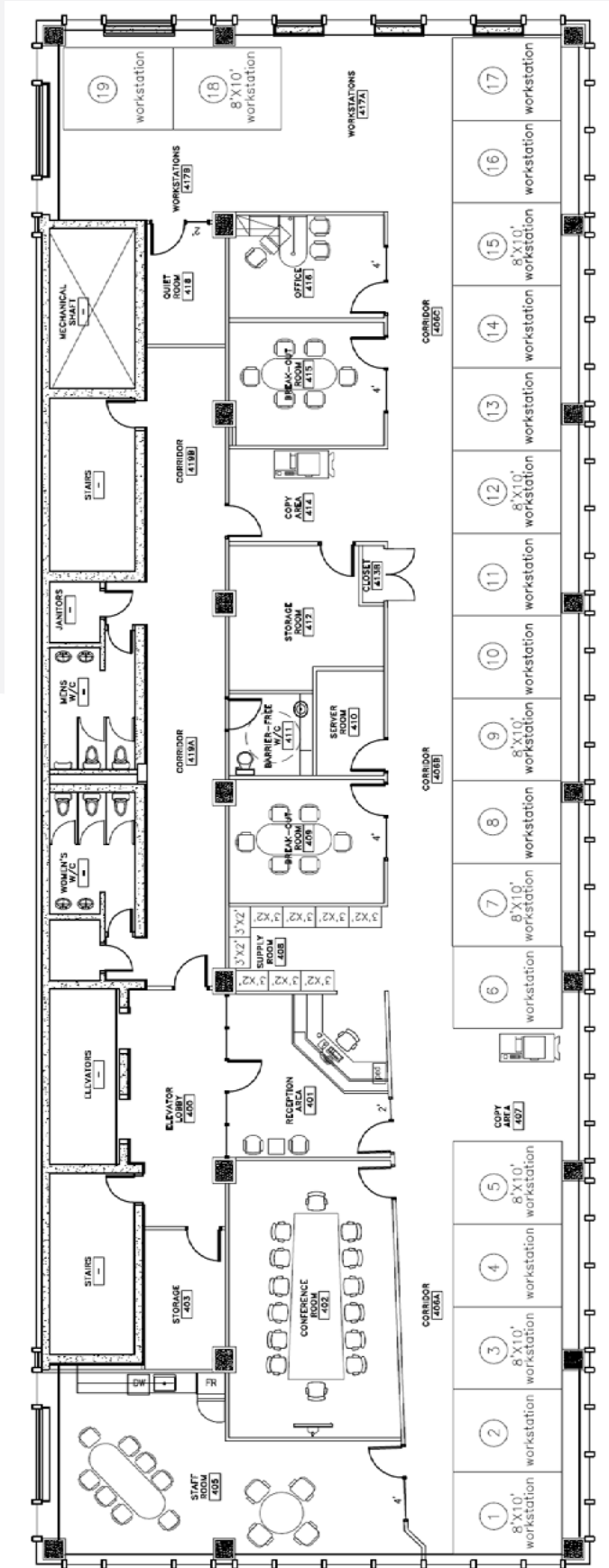


Transit
Easy access to public transit on Jasper Avenue



Exposure
22,300 average weekly traffic





Interior

FOR LEASE | 40010958 Jasper Ave Edmonton, AB



CONTACT US

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**THINKERS. BUILDERS.
ACCELERATORS.**

JAFFER
REALTY INC.