



# Lease up to 2,800 SF Central Downtown Office Space

[VIEW ONLINE](#)

## SUITE 210

**FOR LEASE | 10355 Jasper Ave Edmonton, AB**

Located right on Jasper Avenue, this office space in the secure Jaffer Building is perfect for a small business head office or start-up. Its 2,800 sq ft of space is split into six offices, a fully finished and tile-floored lunchroom, and a spacious lobby and waiting area. Large exterior windows let in substantial natural lighting and provide a great view of 104th Street, and interior windows to the hallway ensure each office space is private without feeling confined.

Features include:

- 9' ceilings and 7' exterior windows
- High-quality interior finishings
- Large lobby and waiting area
- Internal windows between offices and the hallway
- Spacious, tile-floored kitchen and lunchroom
- Spacious, open-concept workspaces can flexibly accommodate many different layouts
- M & F washrooms and an all-gender accessible washroom
- Tenant improvements negotiable

### LEGAL DESCRIPTION

Plan 5727HW; Block 3, Lot 74-A

### ZONING

DC1 - Direct Development Control Provision

### SQUARE FOOTAGE

2,800 sf

### OCCUPANCY

Immediately

### NET BASE RENT

\$12.00 PSF

### OPERATING COSTS

\$15.50 PSF

**JAFFER**  
REALTY

## JAFFER 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-sized professional building in Edmonton's central business district and 104th Street Promenade. Other features:

- 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 within 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.



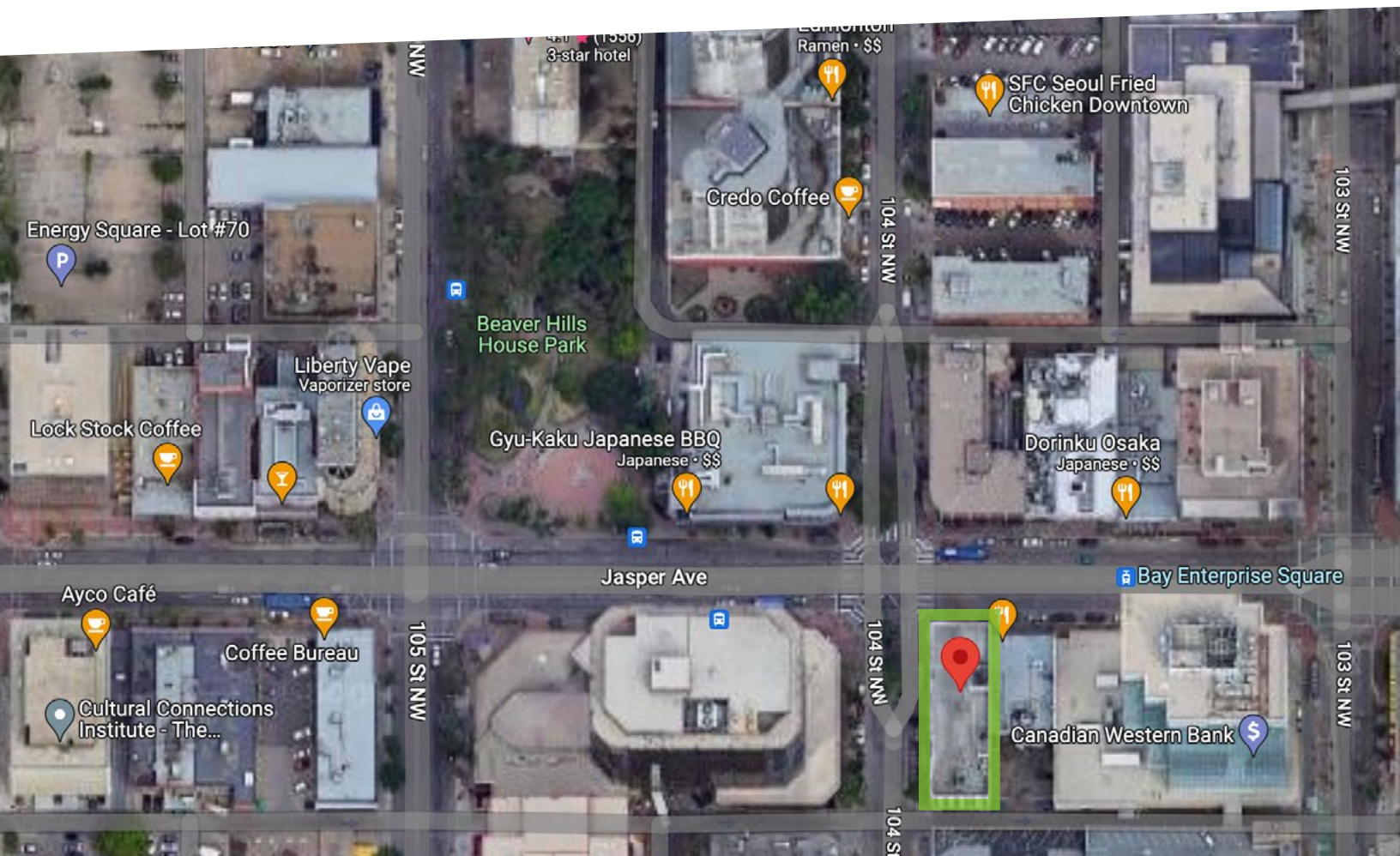
**Office**  
2nd floor, multiple offices, open community area



**Transit**  
Easy access to public transit on Jasper Avenue

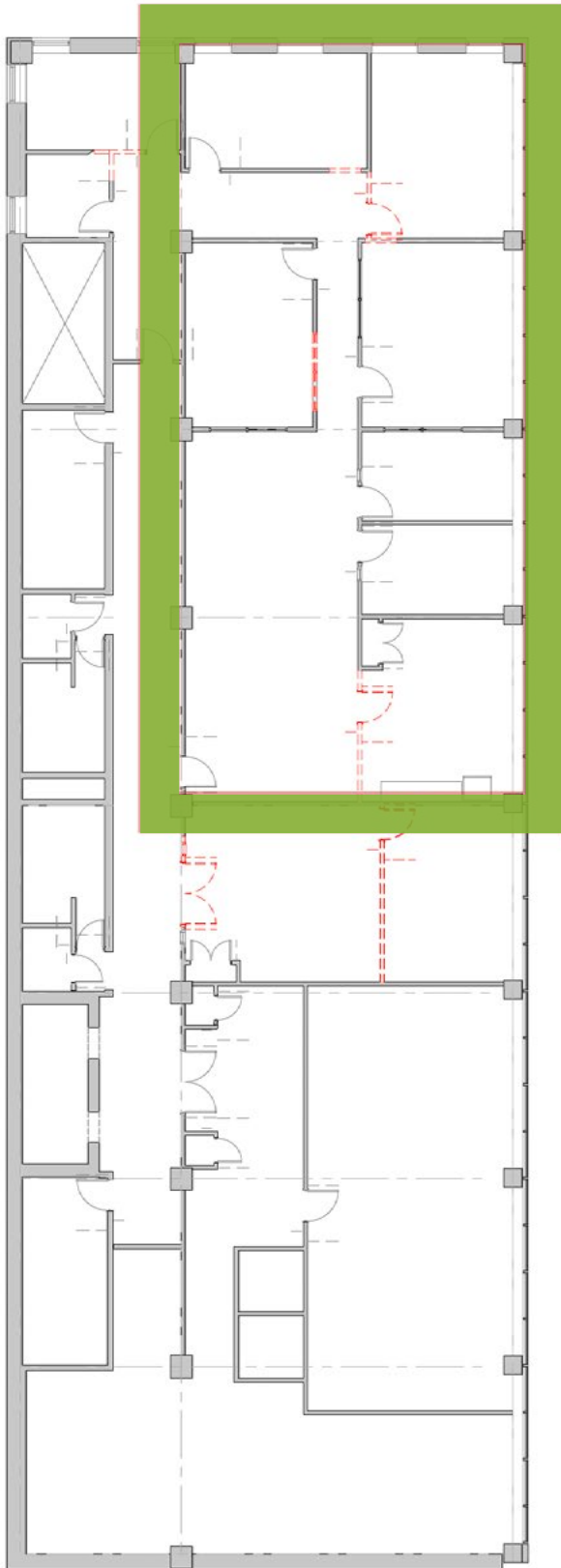


**Exposure**  
22,300 average weekly traffic





Suite 210



Floor Plan



Interior



## CONTACT US

**ALIM N. SOMJI**

**VICE-PRESIDENT**

O: 780.429.1255 x207

C: 780.907.3973

[alim.somji@jafferinc.com](mailto:alim.somji@jafferinc.com)

**[JAFFERGROUP.COM](http://JAFFERGROUP.COM)**

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ACCELERATORS.**

**JAFFER**  
**REALTY**