



Lease up to 6,575 SF Central Downtown Office Space

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SUITE 400

FOR LEASE | 10355 Jasper Ave Edmonton, AB

Located in the heart of downtown and just steps away from nearby businesses, restaurants, retail shops, and public transit along Jasper Avenue, this leasing opportunity offers 6,575 sq. ft. of finished, rentable space.

Features include:

- 9' ceilings and 7' exterior windows
- High-quality interior finishings
- Large lobby and waiting area
- Fully finished kitchens and lunchroom
- Open-concept floorplan to flexibly accommodate any workspace layout
- Exclusive use M & F washrooms, as well as 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

6,575 sf of rentable space

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.



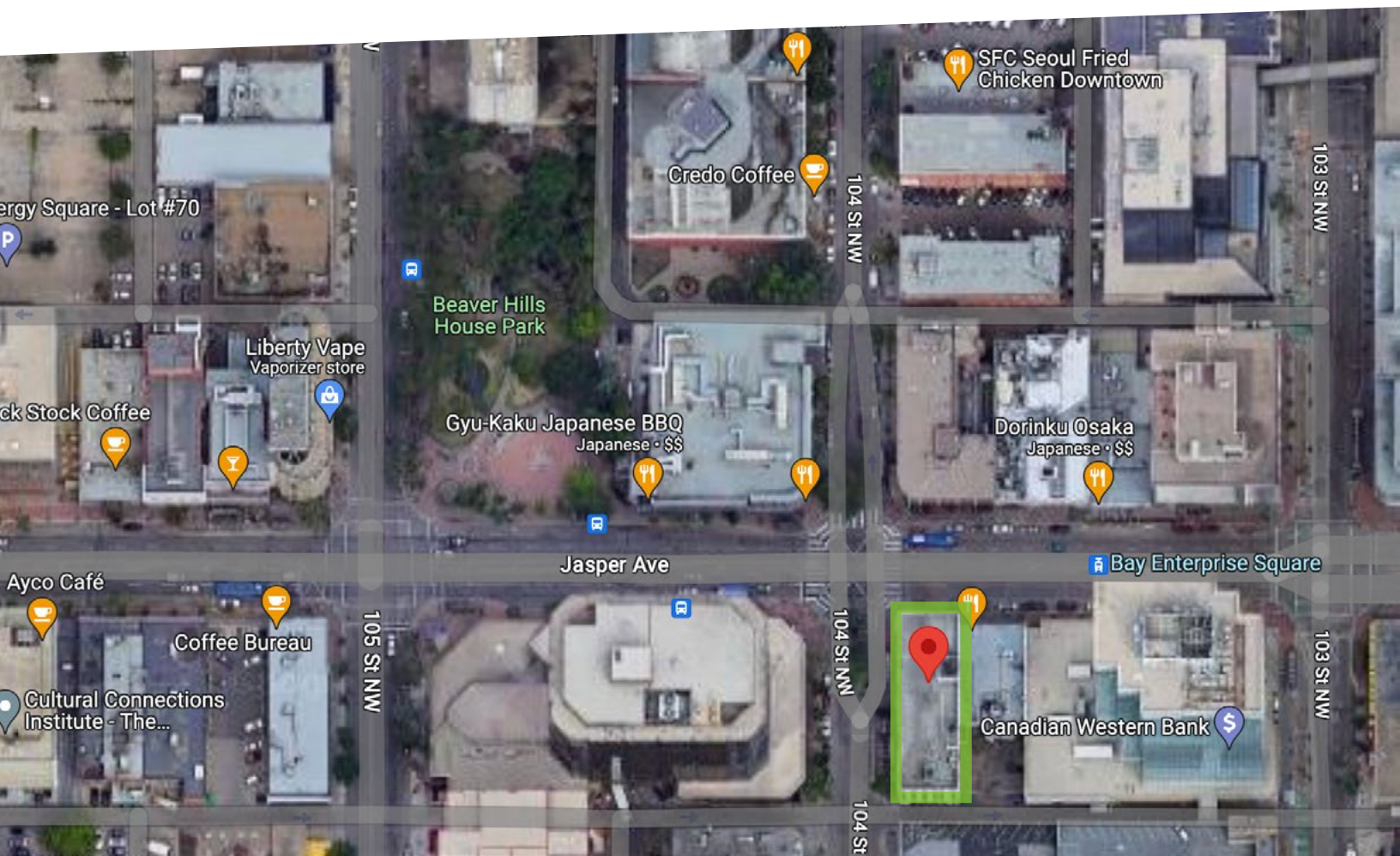
Office
4th floor, Open Concept

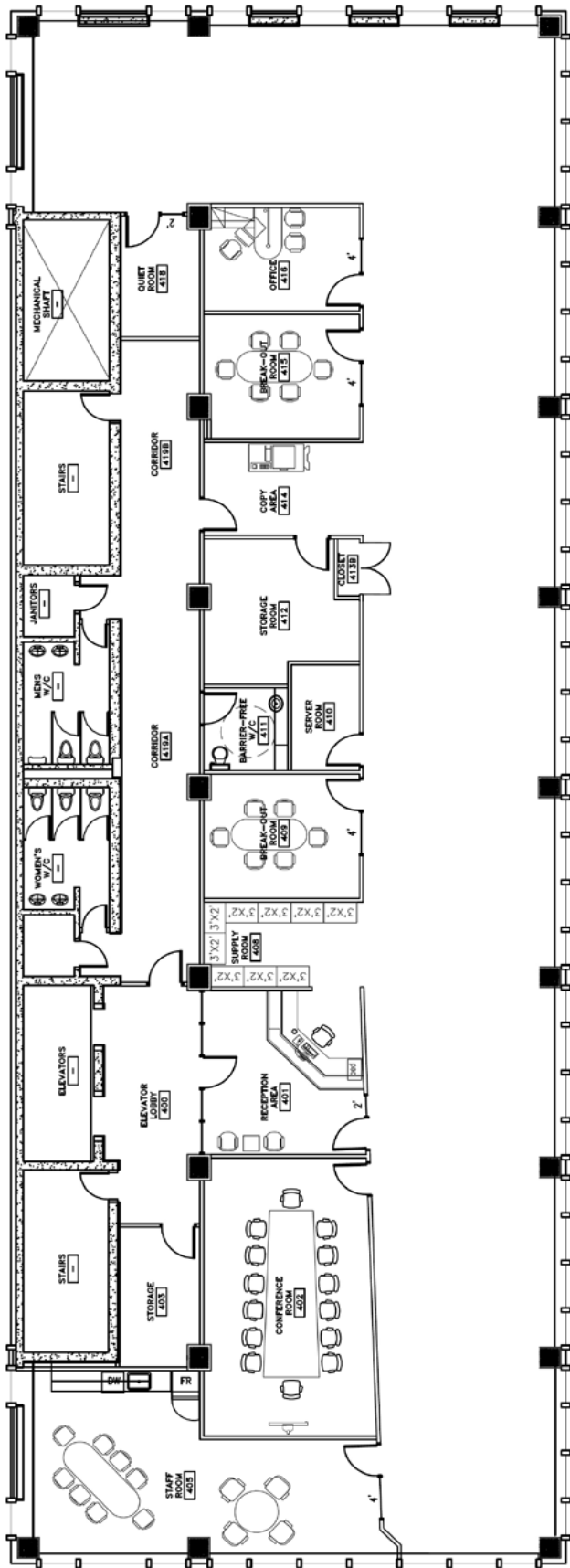


Transit
Easy access to public transit on Jasper Avenue



Exposure
22,300 average weekly traffic





Floor Plan



Interior



CONTACT US

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ACCELERATORS.**

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