



Edmonton Unlimited

10117 Jasper Avenue Edmonton, AB

Highlights

Full floors available

River valley views

Skypark parkade
attached

Amenities

Conference Rooms

Upgraded Lobby

Private outdoor park

24/7 security on site

Bike Room
(Coming Soon)

Contact:

Nathan Wanchulak

Leasing Manager

+1.780.945.4657

nwanchulak@melcor.ca

Shauna Hazlett

Senior Leasing Manager

+1.780.945.2797

SHazlett@melcor.ca

MELCOR

melcor.ca



Availabilities

15		2,555 sf	1,728 sf		Asking Rent	Market Rent
14					Additional Rent	Retail \$13.15
13						Office \$15.98
12					TI	Suite dependent, contact agent
11			1,512 sf		Amenities	Conference Rooms, Private outdoor park, Bike Room (Coming Soon)
10			1,062 sf		Available Parking	Adjacent above ground parkade
9	7,906 sf				Availability	Immediate
8		572 sf				
7	7,906 sf					
6	1,521 sf		2,013 sf			
5	7,906 sf					
4						
3			627 sf			
1						
B	2,867 sf	4,816sf	7,593 sf			

Available

Leased



Property Details



Asking Rent

Market Rent



On-site, professional building management by Melcor REIT

Additional Rent

Retail \$13.15 / sq. ft.
Office \$15.98 / sq. ft.



Walking Score 96: Walker's Paradise. Daily Errands do not require a car

Parking

Adjacent above ground parkade



Transit Score 87: Excellent Transit. Transit is convenient for most trips

TIA

Suite dependent, contact agent



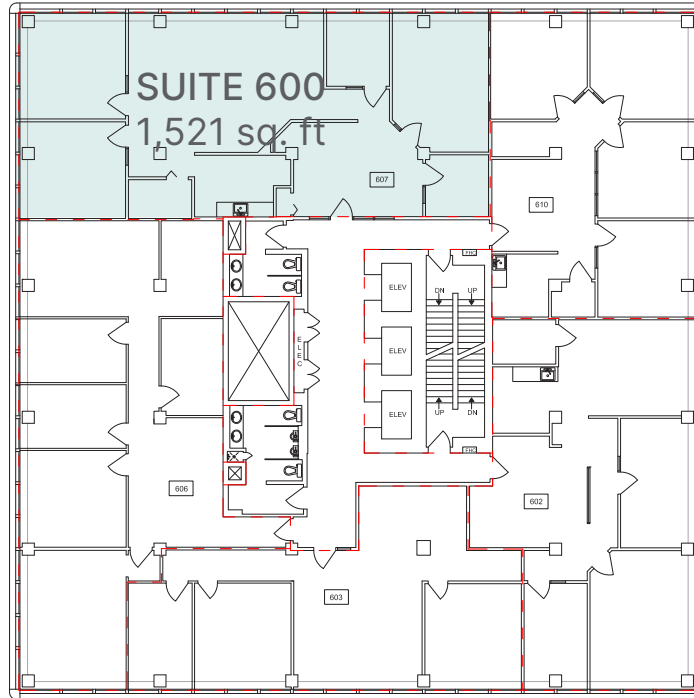
Biking Score 89: Very Bikeable. Biking is convenient for most trips.

Unit(s)	Area (sq.ft.)	Comments
500	7,902	36 offices, kitchenette, reception area, full floor unit.
600	1,521	Raw space
607	2,013	6 offices, reception area, open work space, kitchenette,
700/ 710	7,910	20 offices, kitchenette, large open work space, storage space, reception area.
816	572	Office with reception area.
900	7,906	30+ offices, kitchenette, reception area, open work space, storage space, full floor unit
1002	1,166	1 office, open work space and kitchenette
1105	1,512	5 offices, boardroom, kitchenette, reception area
1510	1,728	White box condition
1530	2,555	Built out offices with a kitchenette, river valley views

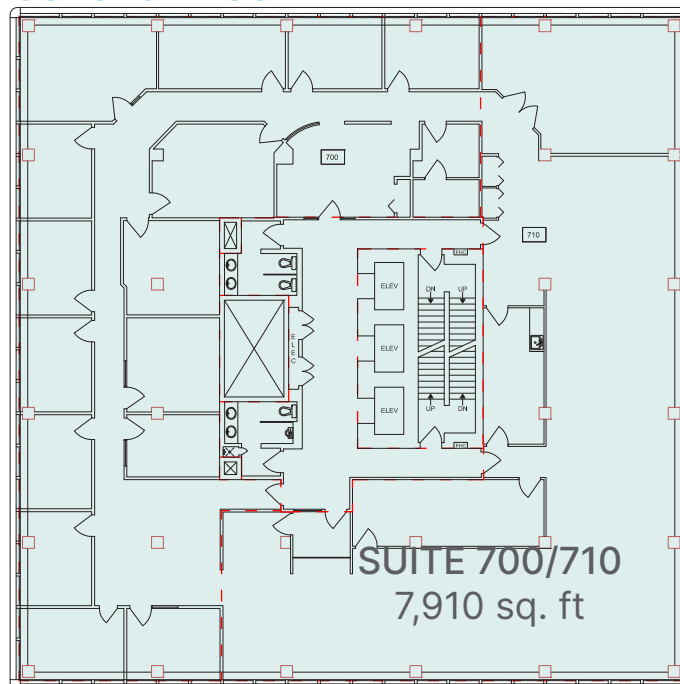
Sixth & Seventh Floors

SUITE 600 | 1,521 sq. ft.
SUIT 700/710 | 7,910 sq. ft.

Sixth Floor



Seventh Floor

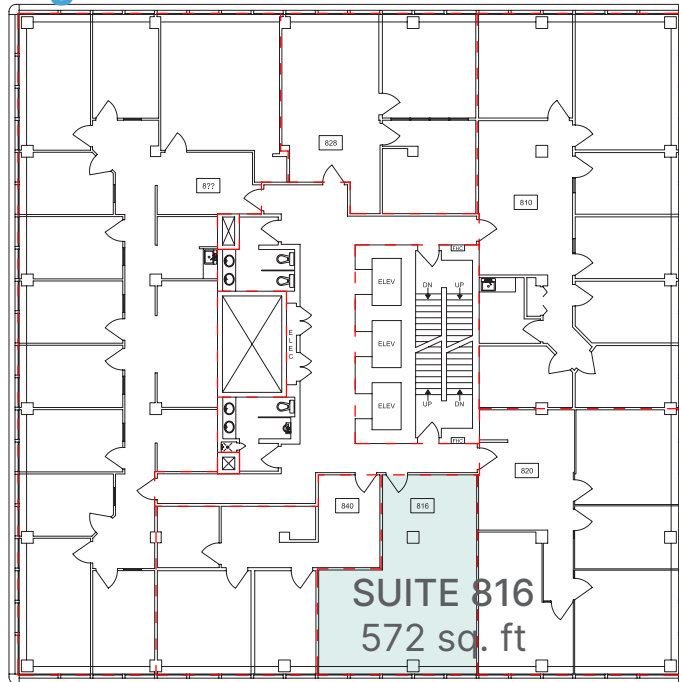


Eight & Ninth Floors

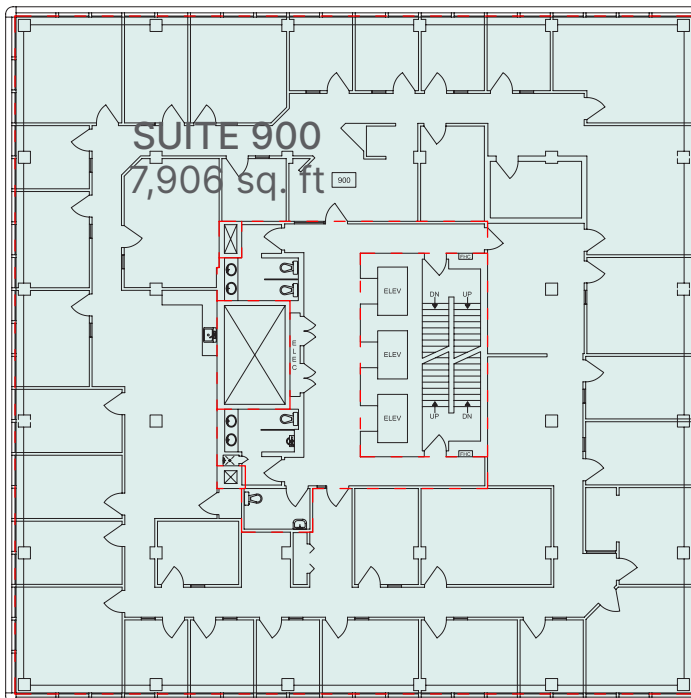
SUITE 816 | 572 sq. ft.
SUIT 900 | 7,906 sq. ft.



Eighth Floor



Ninth Floor

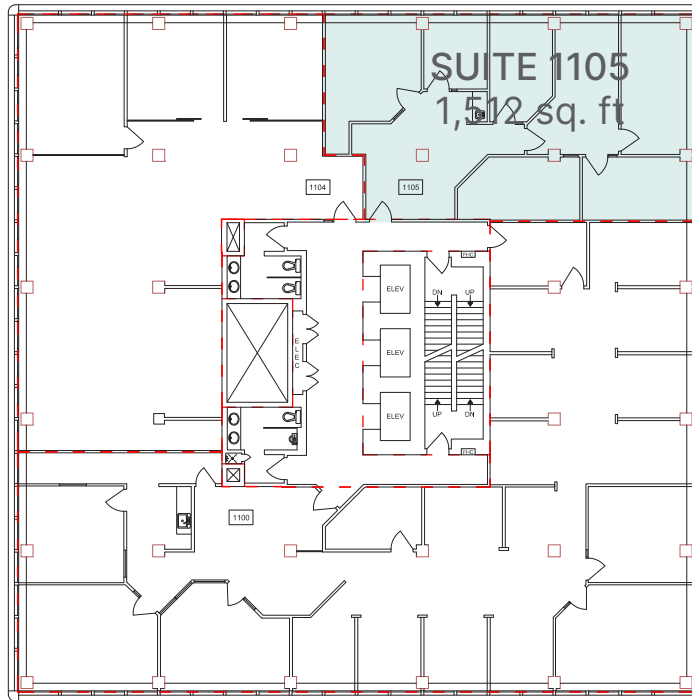




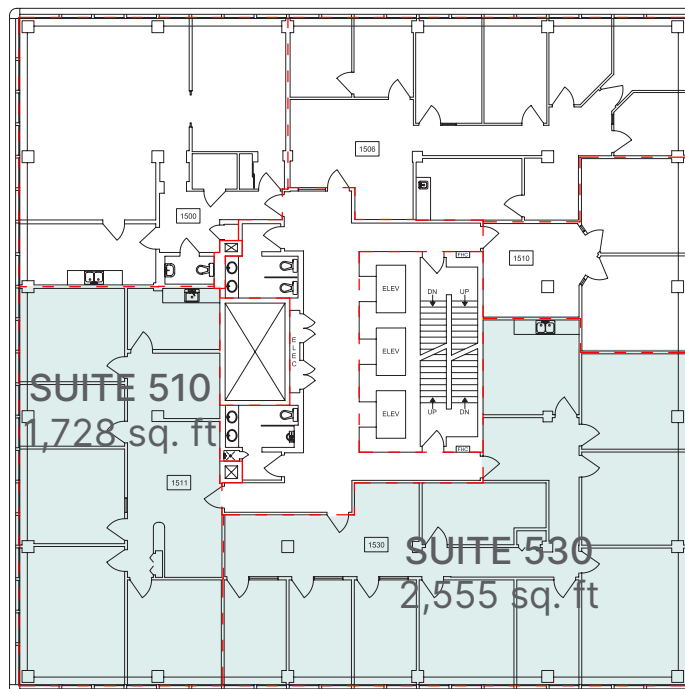
Eleventh & Fifteenth Floors

SUITE 1105 | 1,512 sq. ft.
SUIT 510 | 1,728 sq. ft.
SUIT 530 | 2,555 sq. ft.

Eleventh Floor



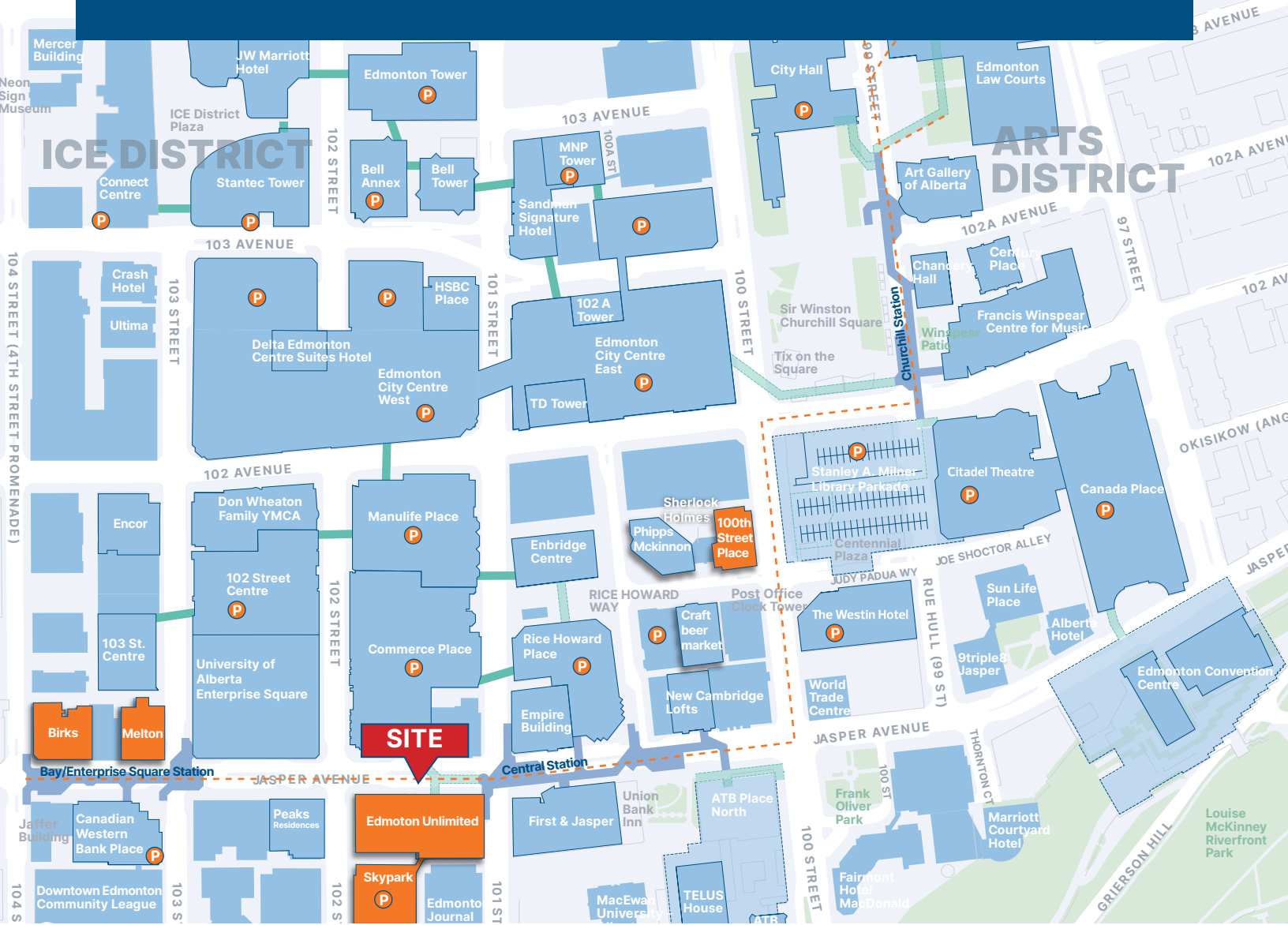
Fifteenth Floor



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Office | For Lease



Zebra Parkade

2 min walk



Skypark

1 min walk



YMCA Parkade

4 min walk

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