



The Melton Building

10310 Jasper Avenue NW Edmonton, AB

Highlights

- Builtout main floor units
- Flexible rental structures

Amenities

- Secure Bike Storage
- Immediate Availability
- Adjacent above ground parkade
- Retail along 104 st and Jasper Ave.

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

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Availabilities

9					
8					
7	13,074 sf				
6	4,839 sf	674 sf	5,790 sf	1,802 sf	
5					
4					
3	2,304 sf			1,200 sf	2,203 sf
2			6,325 sf		
1	3,788 sf				

Asking Rent	Market Rent
Additional Rent	Retail \$10.47
	Office \$12.93
TI	Suite dependent, contact agent
Amenities	Secure Bike Storage
Availability	Immediate

Available
 Leased



Property Details



Asking Rent

Market Rent



On-site, professional building management by Melcor REIT

Additional Rent

Retail \$10.47 / sq. ft.

Office \$12.93 / sq. ft.



Walk Score 95: Walkable access to all Jasper Avenue amenities

Parking

Adjacent above ground parkade



Transit Score 88: Direct access to LRT and major bus routes

TIA

Suite dependent, contact agent



Bike Score 91: Daily errands can be accomplished on a bike

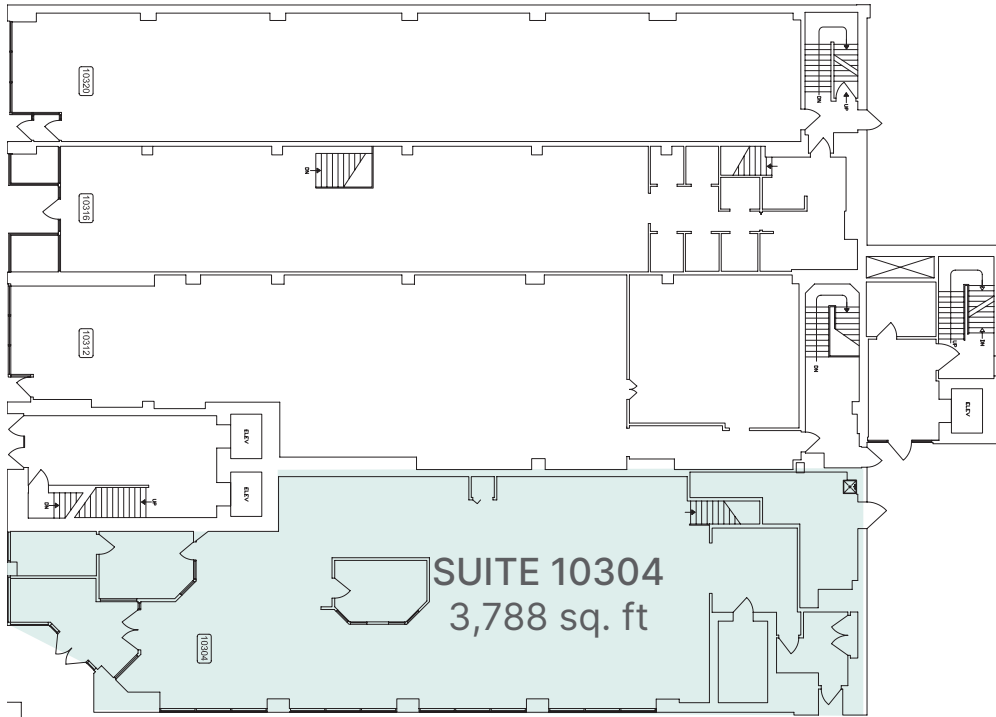
Upgrades	Unit(s)	Area (sq.ft.)	Comments
Modern Finished Throughout	10304 - Main Floor	3,788	High profile main floor corner unit directly connected with 2nd floor suite. Direct exterior access, primarily open work space with offices and meeting rooms on both floors.
Newly Upgraded Elevator Lobby, Modern Kitchenette	201	6,186	High profile main floor corner unit directly connected with 2nd floor suite. Direct exterior access, primarily open work space with offices and meeting rooms on both floors.
	300	2,304	4 offices, open work area and kitchen.
	320	2,203	6 offices, boardroom with kitchen, and open work area.
Newly Upgraded Elevator Lobby	500	6,673	8 offices, kitchen, boardroom, storage space, reception area, and open work area.
	570	889	Kitchen and 1 office.
	580	888	Open concept, move in ready.
	590	1,311	3 offices, meeting/board room, move in ready.
NEWLY UPGRAD-ED ELEVATOR LOBBY	600	4,839	11 offices, meeting room, boardroom, kitchen, storage space, open work area. Move in ready.
	610	674	Open concept
	620	5,770	Open concept
	700	13,074	Developed full floor with 20+ offices, meeting rooms, boardroom, open work area, kitchen and washrooms.

Main & Second Floors

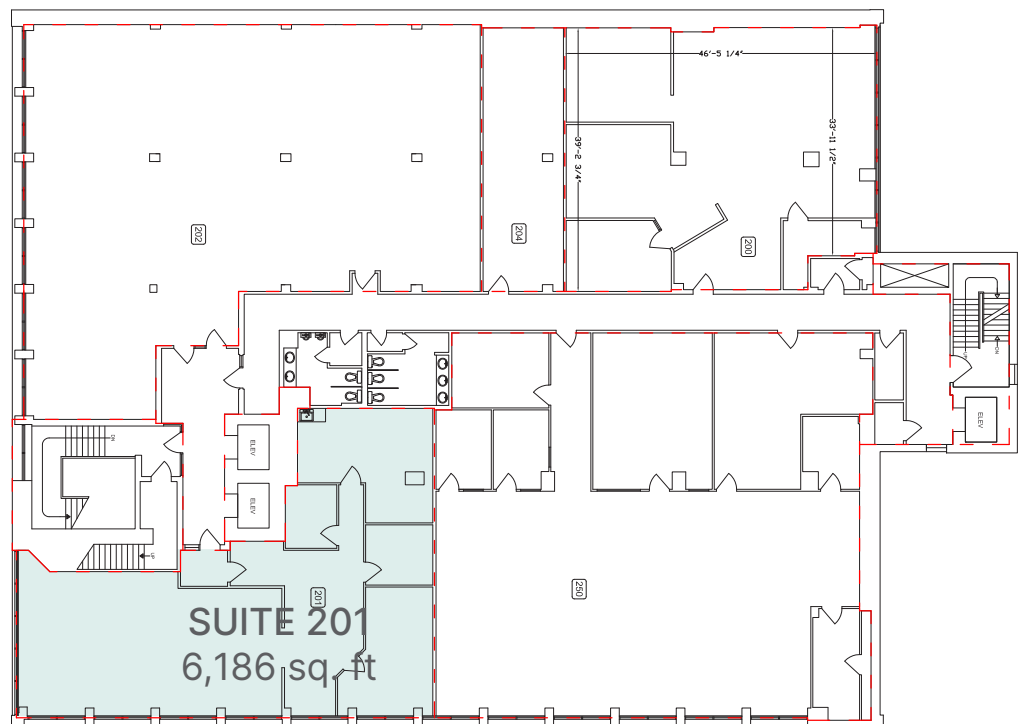
SUITE 10304 - 201 | 10,147 sq. ft .
(Connected via . internal stairwell I)
Main - 3,788 sq. f t . | Second - 6,359 sq. f t .



Main floor



Second floor



The Melton Building

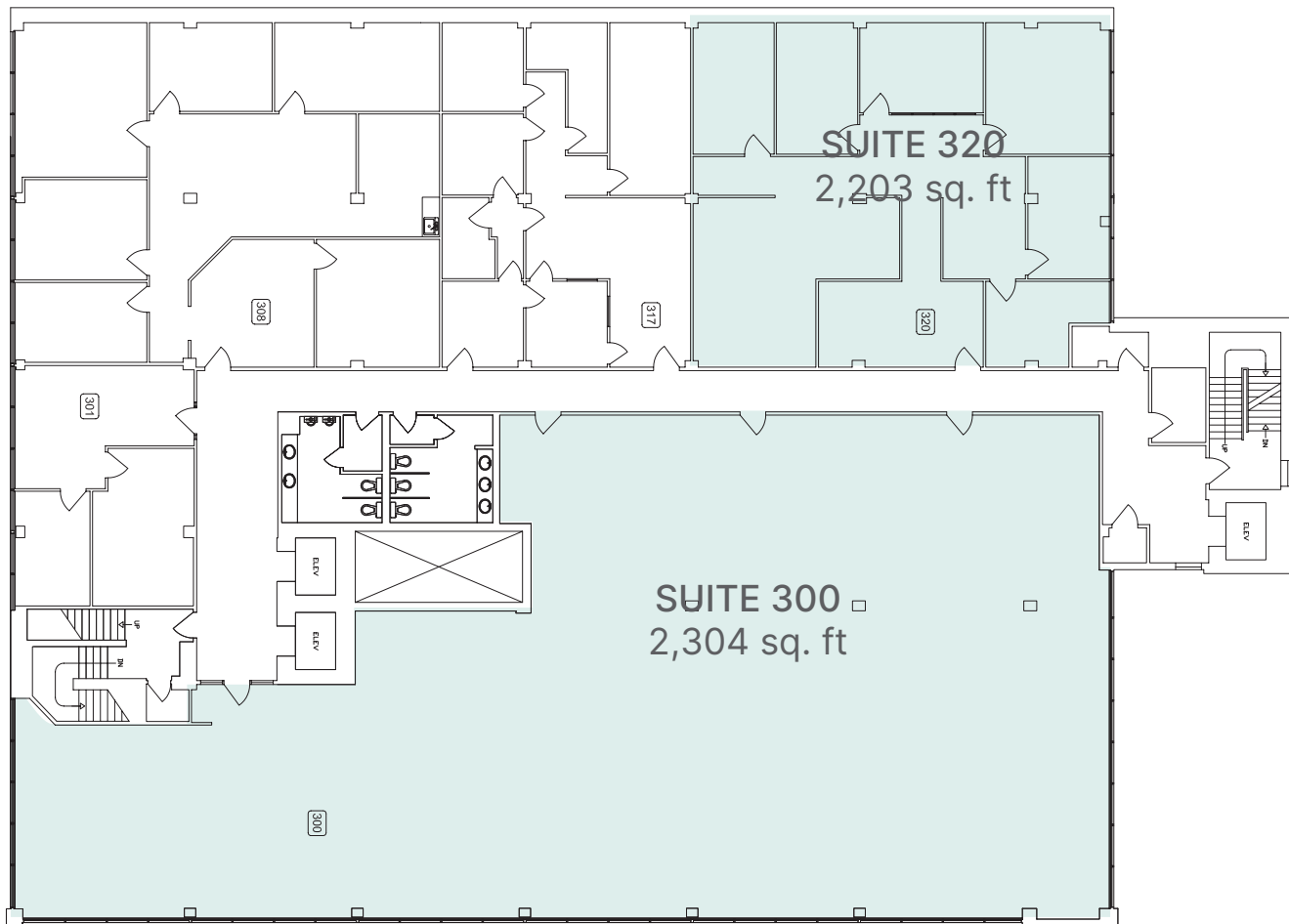
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Third Floor

SUITE 300 | 2,304 sq. ft.
SUITE 320 | 2,203 sq. ft.

Third floor

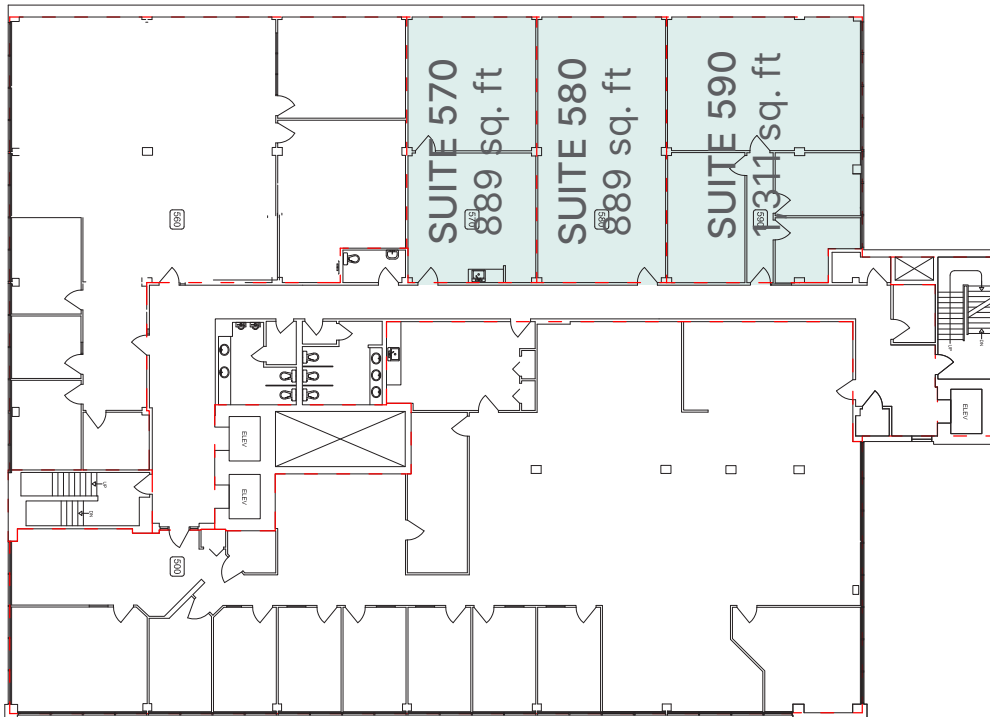


Fifth & Sixth Floors

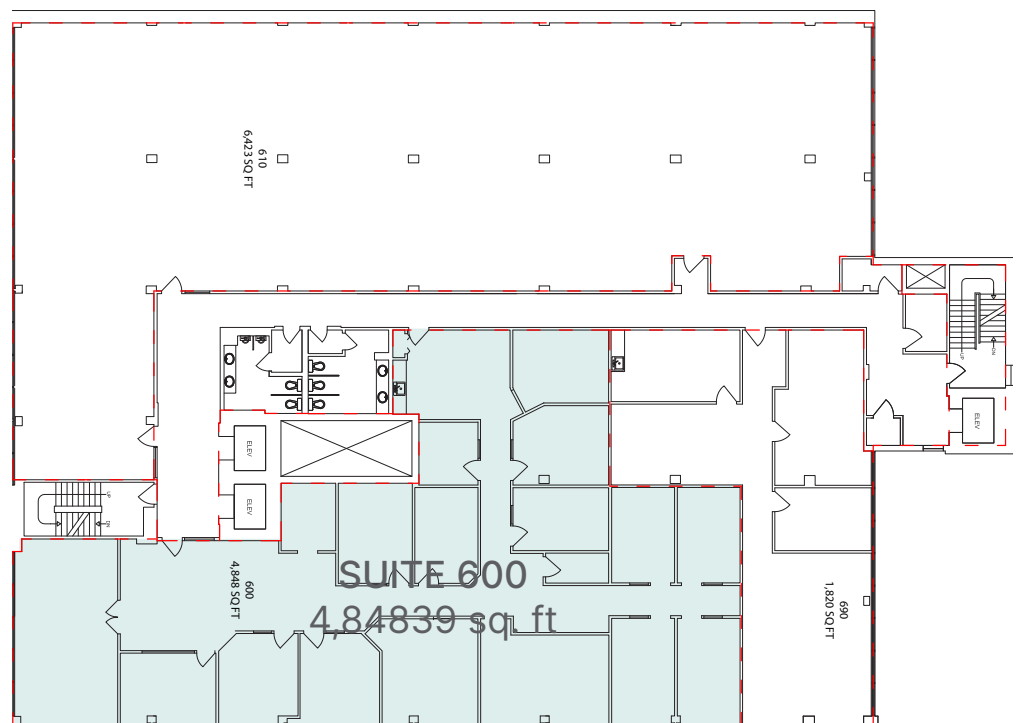
SUITE 570 | 889 sq. ft . SUITE 580 | 889 sq. ft . SUITE 590 | 1,311 sq. ft .
SUITE 600 | 4,839 sq. ft . SUITE 610 | 674 sq. ft . SUITE 620 | 5,770 sq. ft .



Fifth floor



Sixth floor



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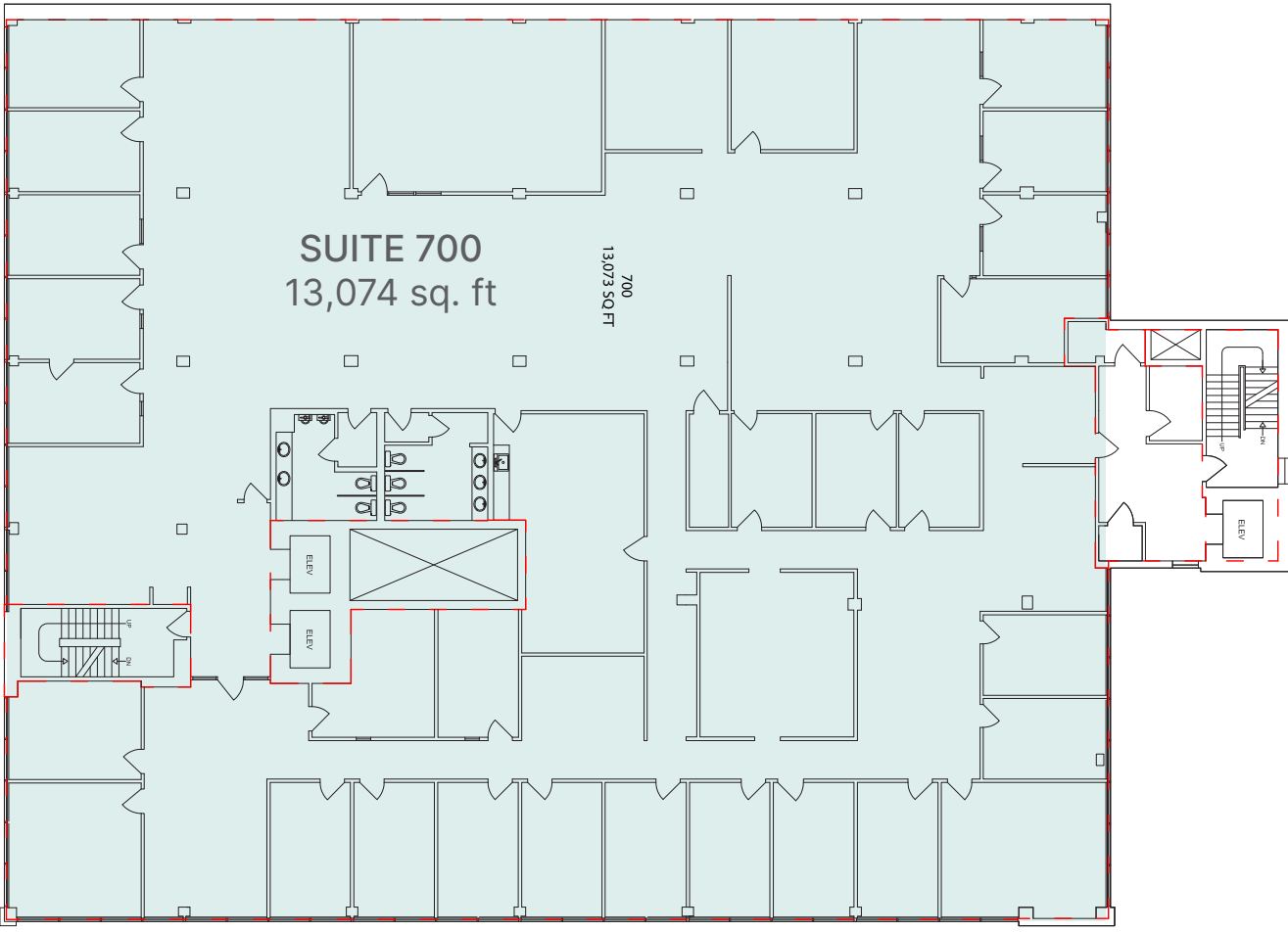
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Seventh Floor

SUITE 700 | 13,074 sq. ft.

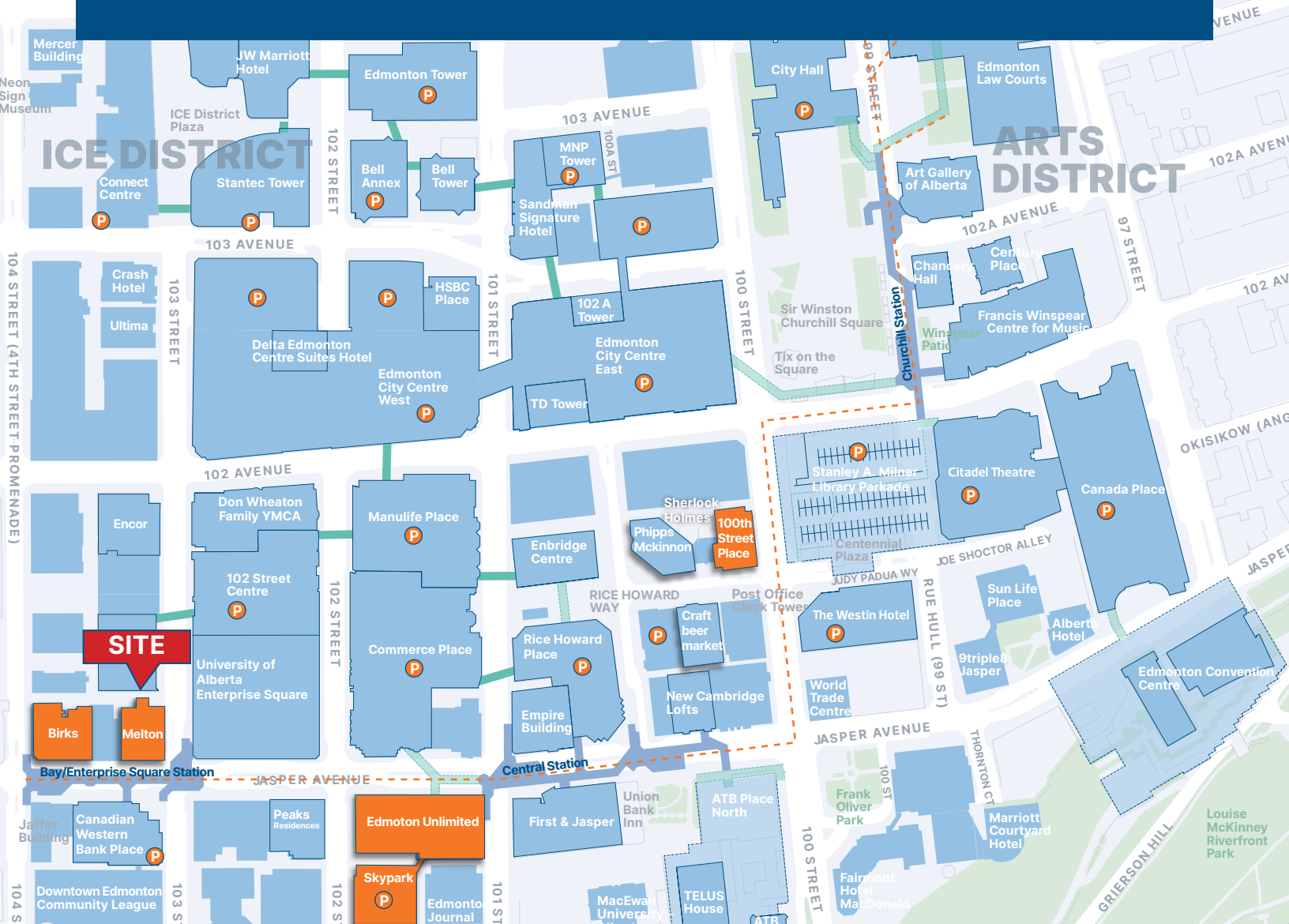
Seventh floor



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Office | For Lease



Zebra Parkade

2 min walk



Mackenzie Building

3 min walk



YMCA Parkade

4 min walk

Contact Us

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