



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)

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MELCOR
melcor.ca

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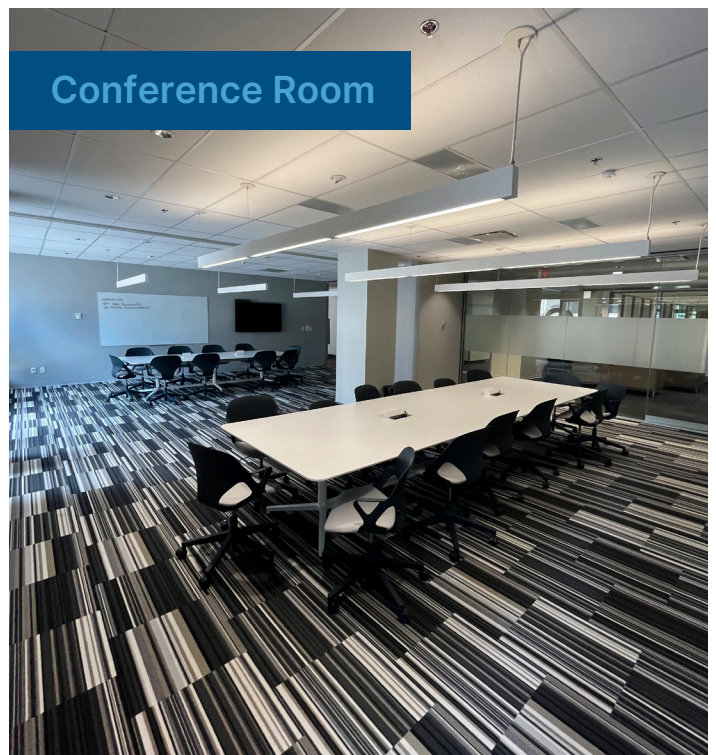


Availabilities

15		2,558 sf	1,728 sf		Asking Rent	Market Rent	
14							
13						Additional Rent	Retail \$14.36
12							Office \$17.05
11		2,304 sf	1,511 sf		TI	Suite dependent, contact agent	
10			1,166 sf				
9	7,908 sf					Amenities	Conference Rooms, Private outdoor park, Bike Room (Coming Soon)
8		571 sf					
7	7,911 sf					Available Parking	Adjacent above ground parkade
6	1,521 sf		2,013 sf				
5	7,906 sf					Availability	Immediate
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 \$14.36 / sq. ft.

Office \$17.05 / 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
304	627	1 office, open work space and kitchenette
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	7,911	20 offices, kitchenette, large open work space, storage space, reception area
816	571	Office with reception area
900	7,908	30+ offices, kitchenette, reception area, open work space, storage space, full floor unit
1002	1,166	1 office, open work space and kitchenette
1104	2,304	3 offices, kitchen and boardroom
1105	1,511	5 offices, boardroom, kitchenette, reception area
1510	1,728	White box condition
1530	2,558	Built out offices with a kitchenette, river valley views

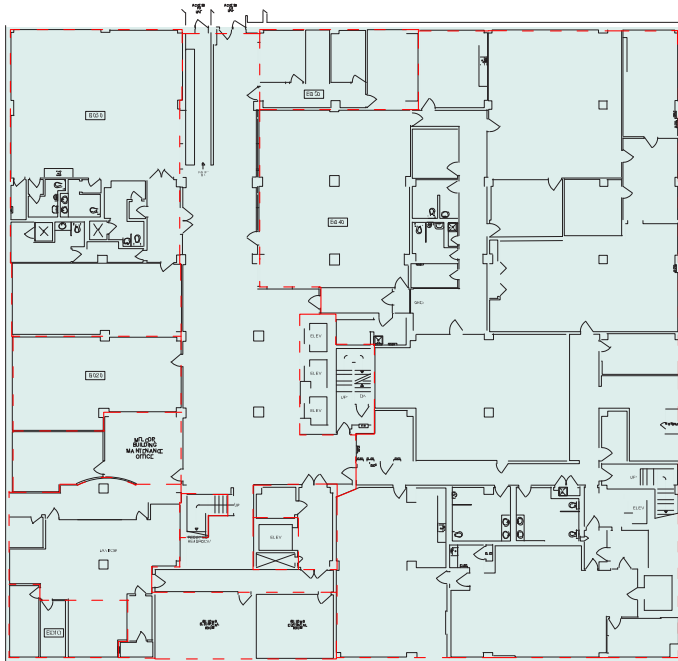
Basement, Main & Fifth Floors

SUITE 304 | 627 sq. ft.

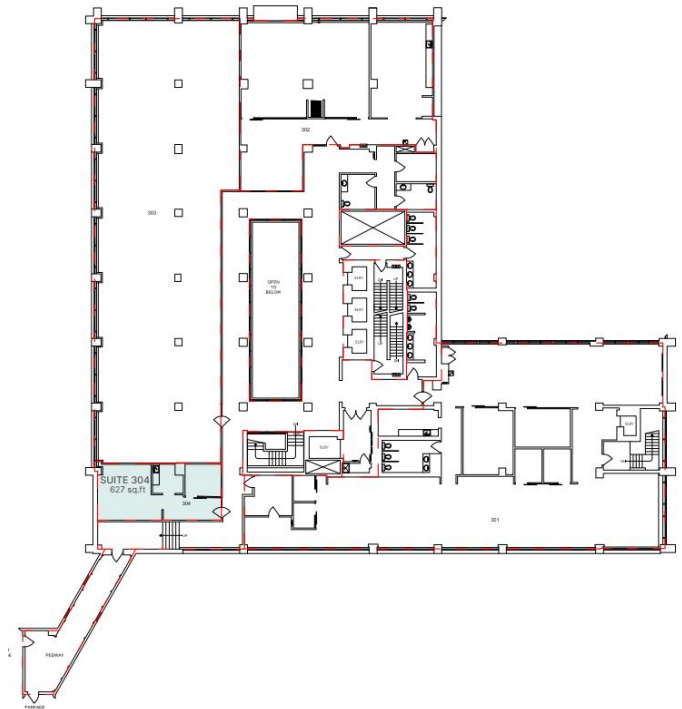
SUITE 500 | 7,902 sq. ft.



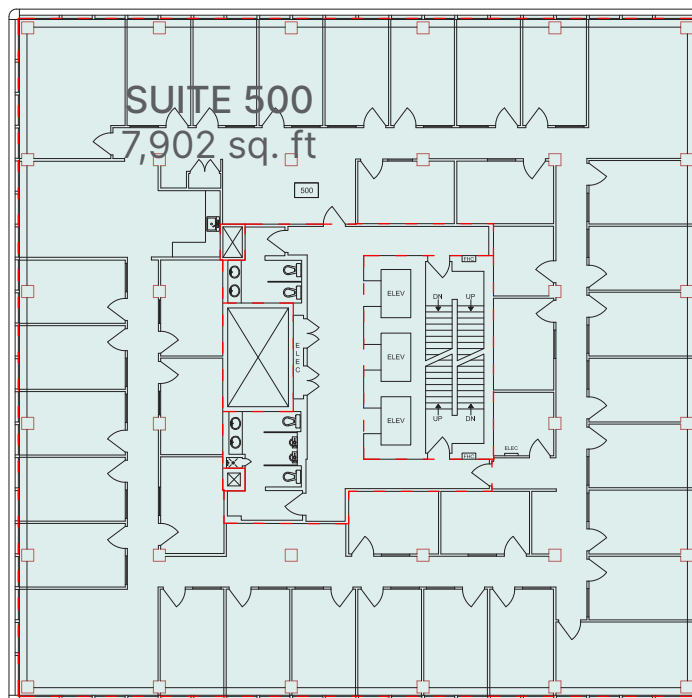
Basement



Third Floor



Fifth Floor



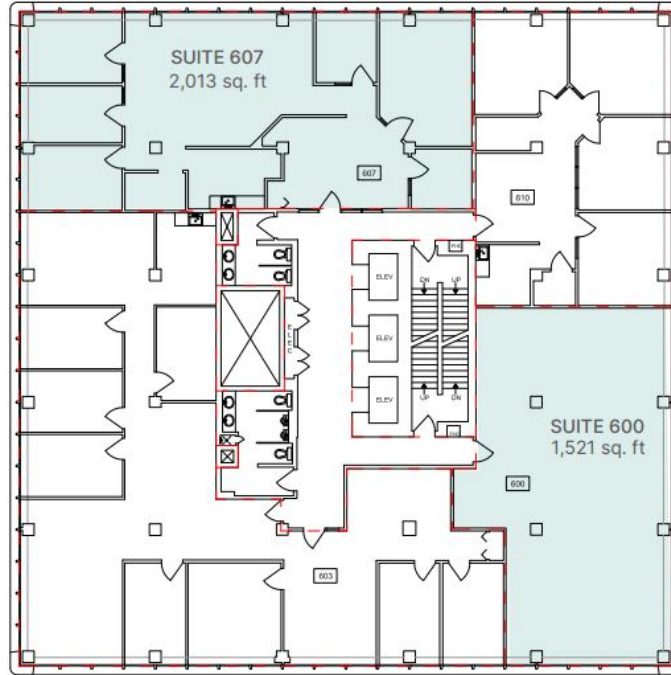
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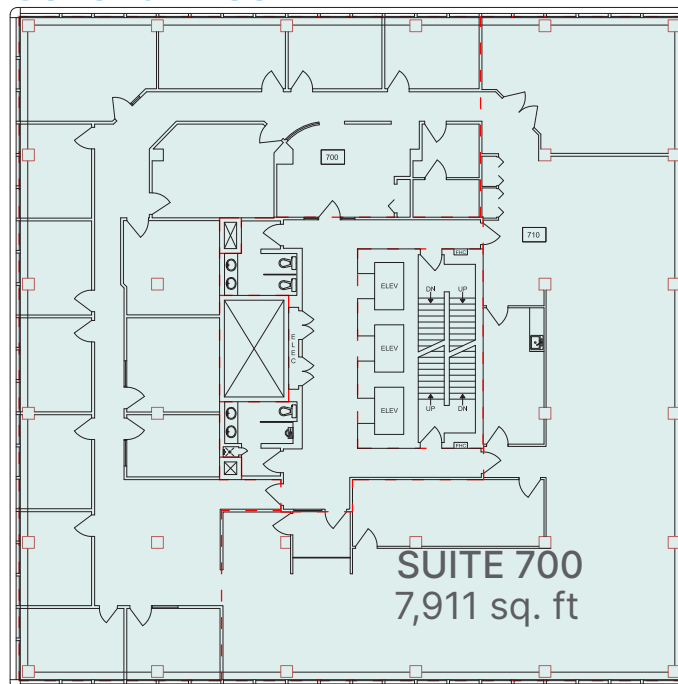
Sixth & Seventh Floors

SUITE 600 | 1,521 sq. ft.
SUITE 607 | 2,013 sq. ft.
SUITE 700 | 7,911 sq. ft.

Sixth Floor



Seventh Floor

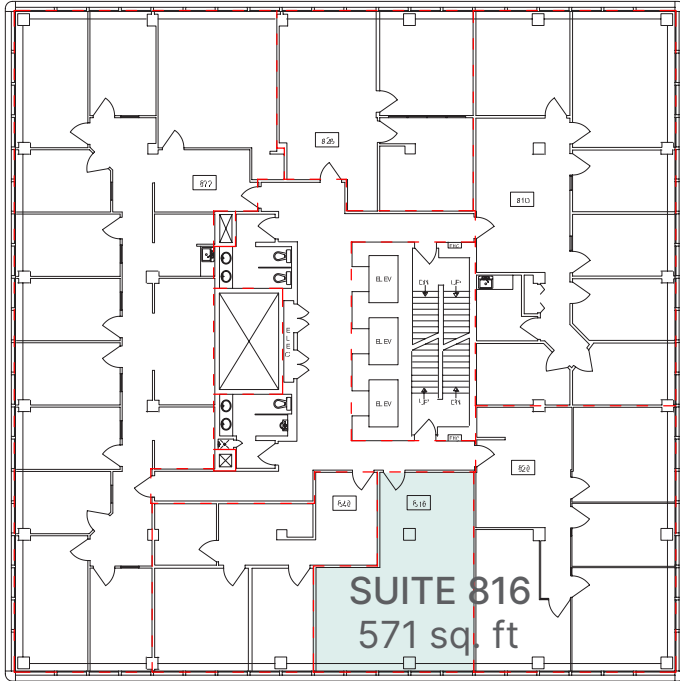


Eight & Ninth Floors

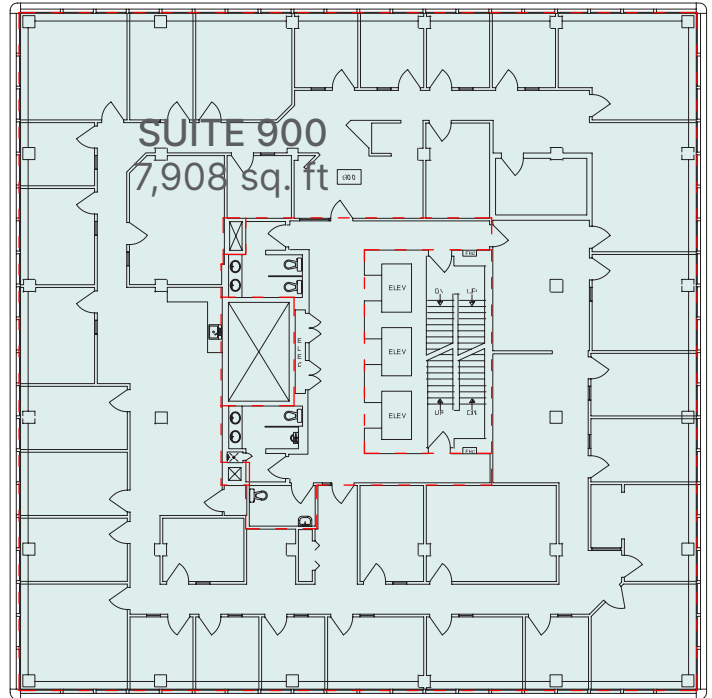
SUITE 816 | 571 sq. ft.
SUITE 900 | 7,908 sq. ft.
SUITE 1002 | 1,166 sq. ft.



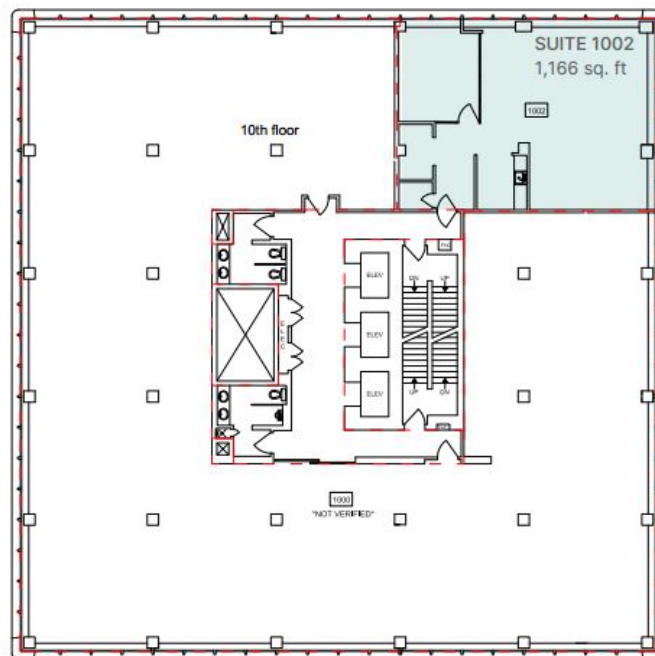
Eighth Floor



Ninth Floor



Tenth Floor

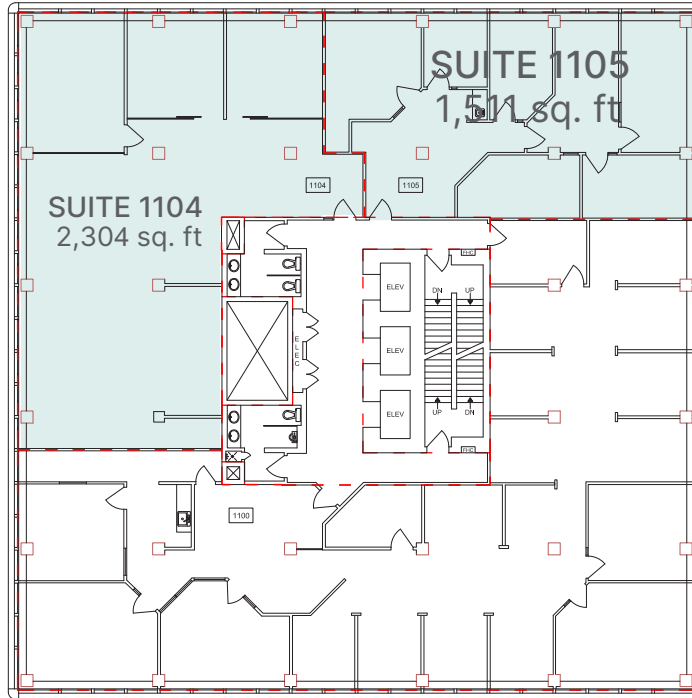




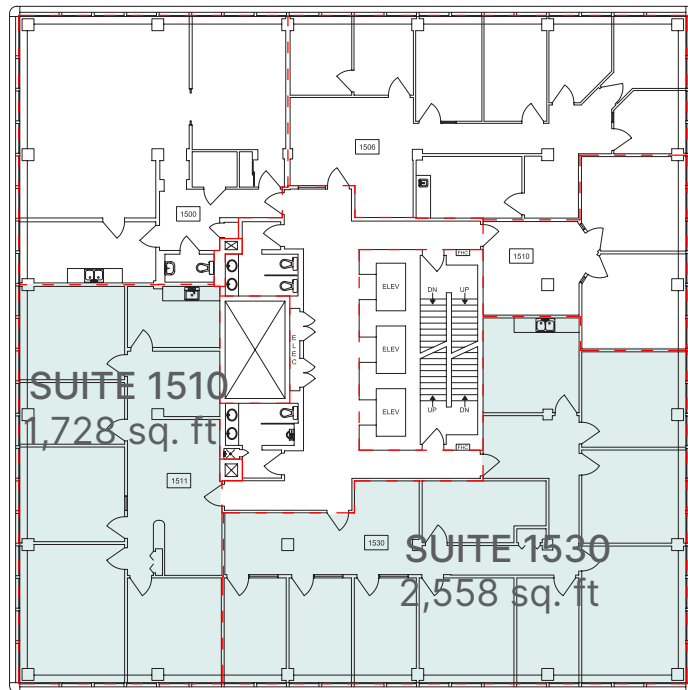
Eleventh & Fifteenth Floors

SUITE 1104 | 2,304 sq. ft.
SUITE 1105 | 1,511 sq. ft.
SUITE 1510 | 1,728 sq. ft.
SUITE 1530 | 2,558 sq. ft.

Eleventh Floor



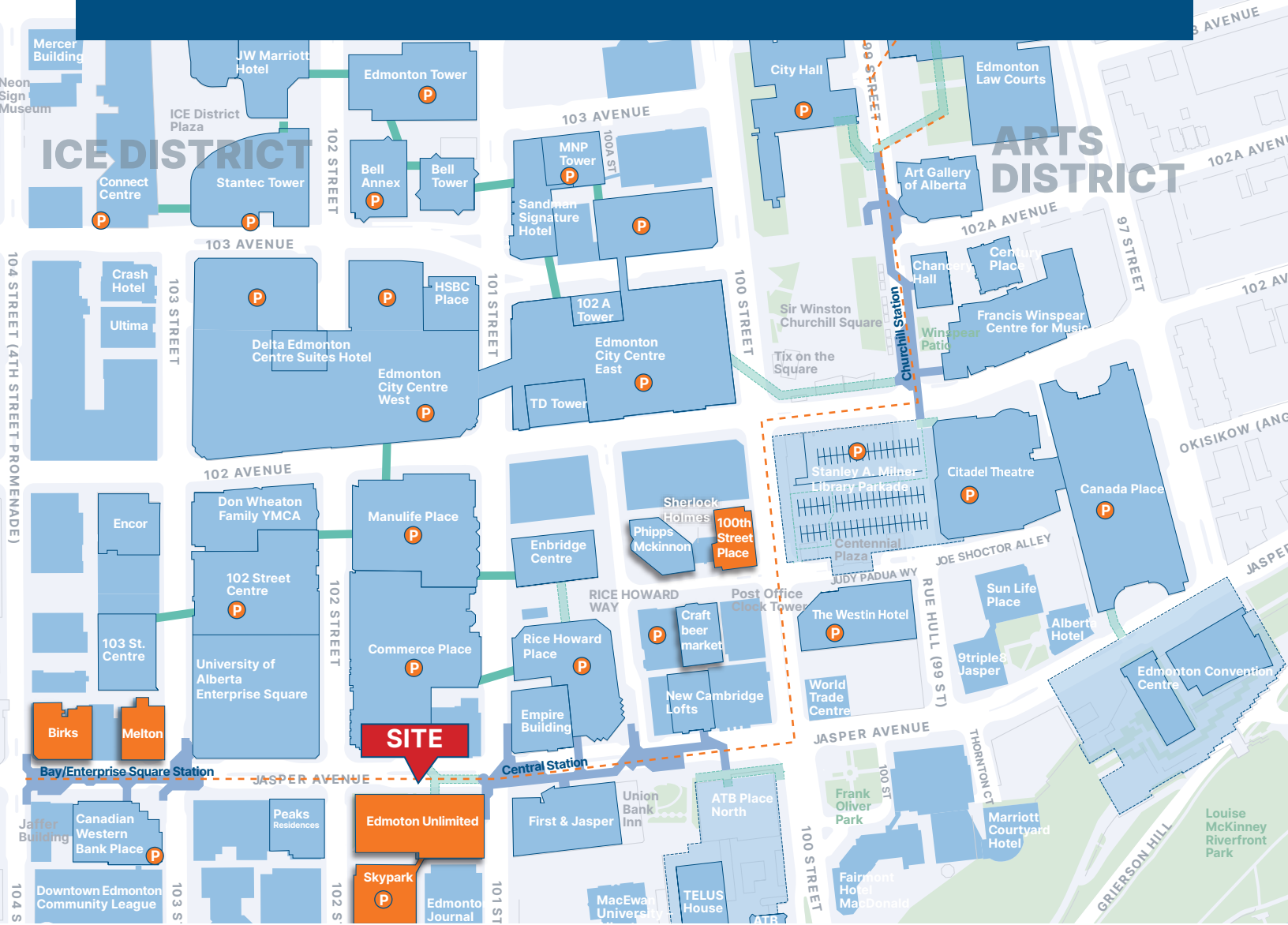
Fifteenth Floor



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Office | For Lease



Zebra Parkade

2 min walk



Skypark

1 min walk



YMCA Parkade

4 min walk

Contact Us

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