



The Melton Building

10310 Jasper Avenue NW Edmonton, AB

Highlights

Builtout main floor units

Flexible rental structures

Amenities

Secure Bike Storage

Adjacent above ground parkade

Immediate Availability

Retail along 104 st and Jasper Ave.

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MELCOR
melcor.ca

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Availabilities

9	Leased			
8	Leased			
7	13,073 sf Available			
6	4,836 sf Available	6,441 sf Available		Leased
5	889 sf Available	888 sf Available	1,311 sf Available	6,672 sf Available
4	Leased			
3	2,304 sf Available	2,271 sf Available	Leased	2,203 sf Available
2	2,001 sf Available		6,342 sf Available	
1	3,934 sf Available			

Asking Rent	Market Rent
Additional Rent	Retail \$9.84
	Office \$12.27
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 \$9.84 / sq. ft.

Office \$12.27 / 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

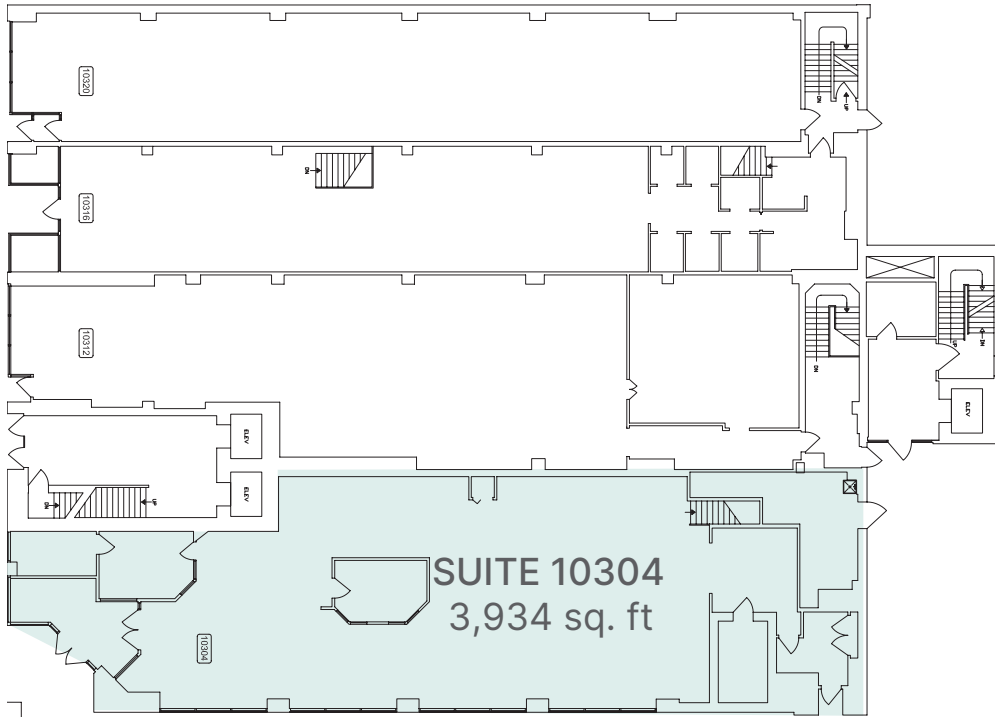
Upgrades	Unit(s)	Area (sq.ft.)	Comments
Modern Finished Throughout	10304 - Main Floor	3,934	High profile main floor corner unit directly connected with 2nd floor suite. Direct exterior access, primarily open work space with offices and meeting rooms on both floors.
	200	2,001	Offices, open work area and kitchen.
Newly Upgraded Elevator Lobby, Modern Kitchenette	201	6,342	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.
	303	2,271	Offices and kitchen.
	320	2,203	Offices, kitchen, and work area.
	500	6,672	6 offices, boardroom with kitchen, and open work area.
Newly Upgraded Elevator Lobby	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	4,836	11 offices, meeting room, boardroom, kitchen, storage space, open work area. Move in ready.
	610	6,441	Open concept
	700	13,073	Developed full floor with 20+ offices, meeting rooms, boardroom, open work area, kitchen and washrooms.

Main & Second Floors

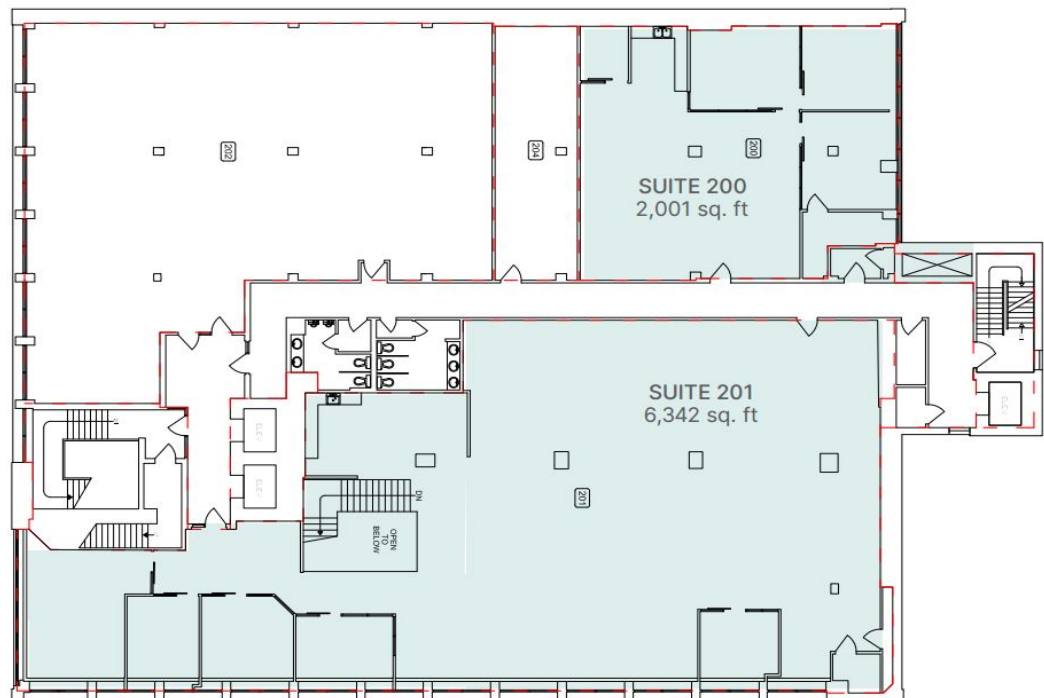
SUITE 10304 - 201 | 10,276 sq. ft. SUITE 200 | 2,001 sq. ft.
(Connected via . internal stairwell I)
Main - 3,934 sq. f t . | Second - 6,342sq. ft .



Main floor



Second floor



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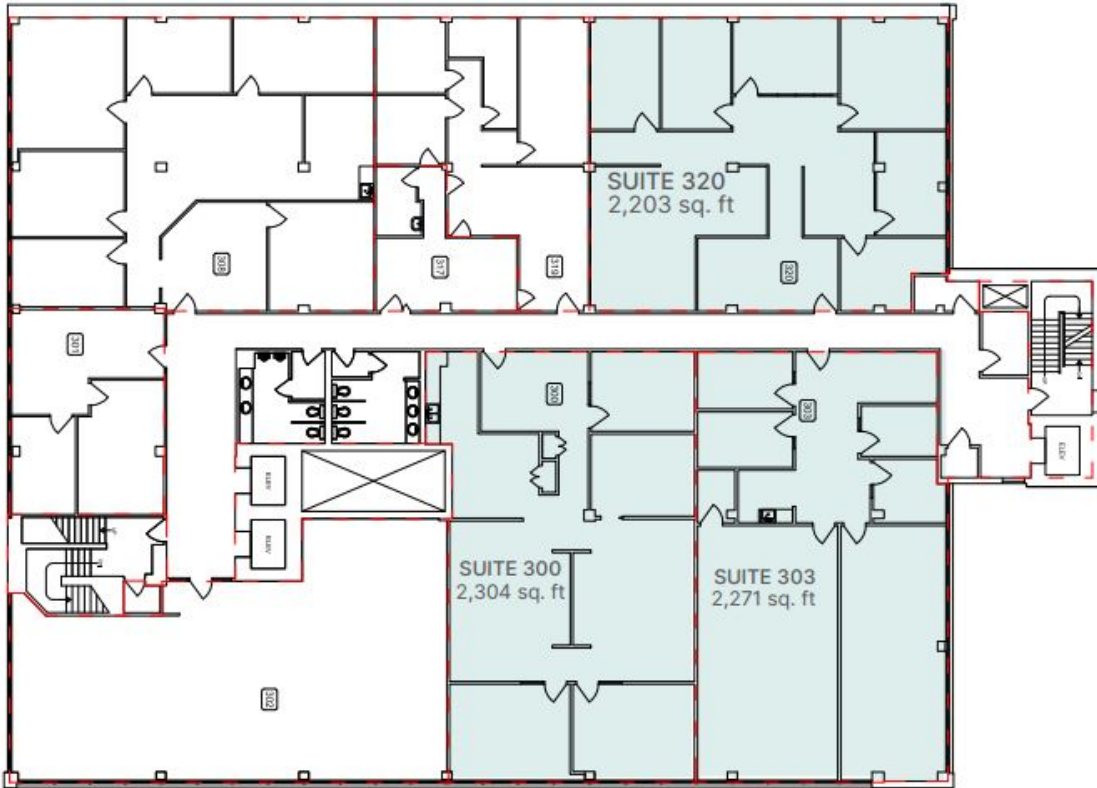
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Third Floor

SUITE 300 | 2,304 sq. ft .
SUITE 303 | 2,271 sq. ft .
SUITE 320 | 2,203 sq. ft .

Third floor

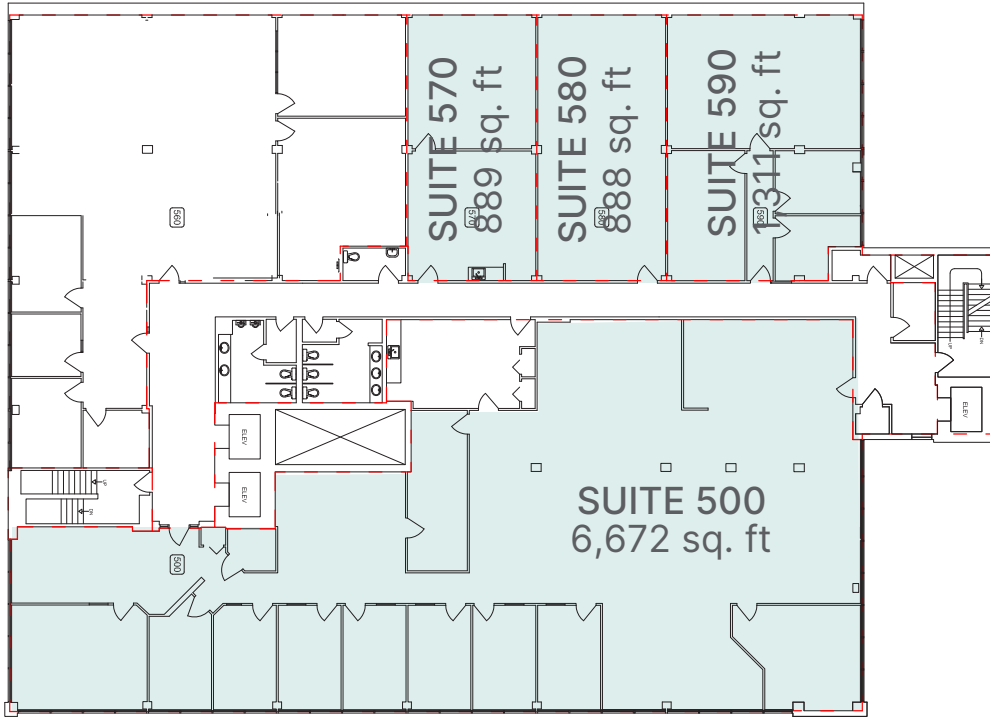


Fifth & Sixth Floors

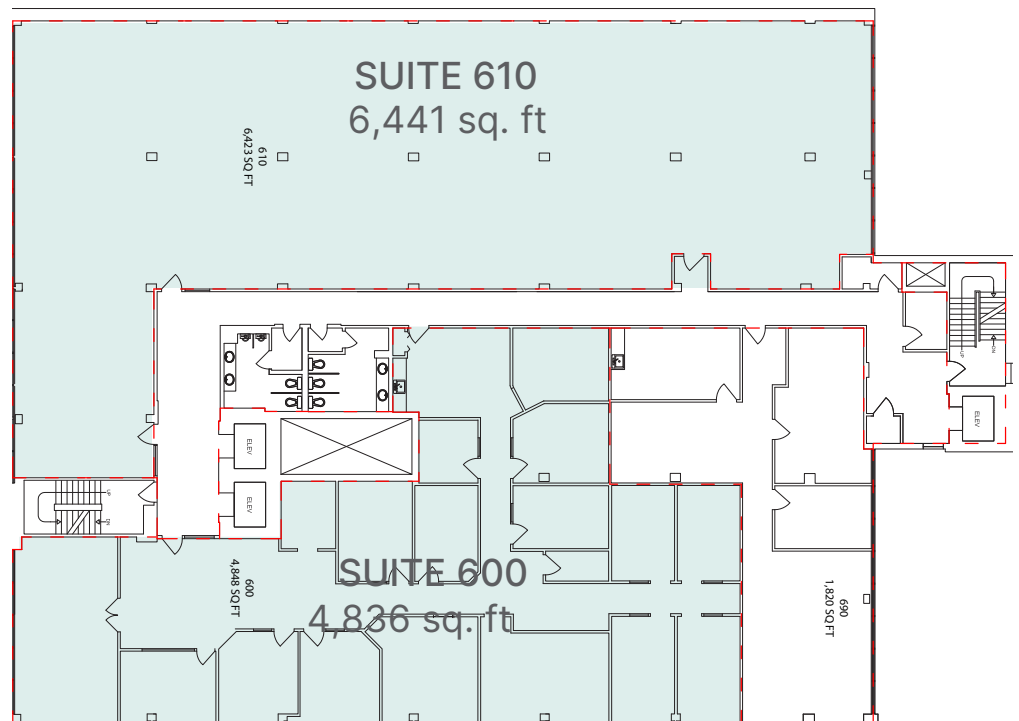
SUITE 500 | 6,672 sq. ft . SUITE 570 | 889 sq. ft . SUITE 580 | 888 sq. ft . SUITE 590 | 1,311 sq. ft .
SUITE 600 | 4,836 sq. ft . SUITE 610 | 6,441 sq. ft .



Fifth floor



Sixth floor



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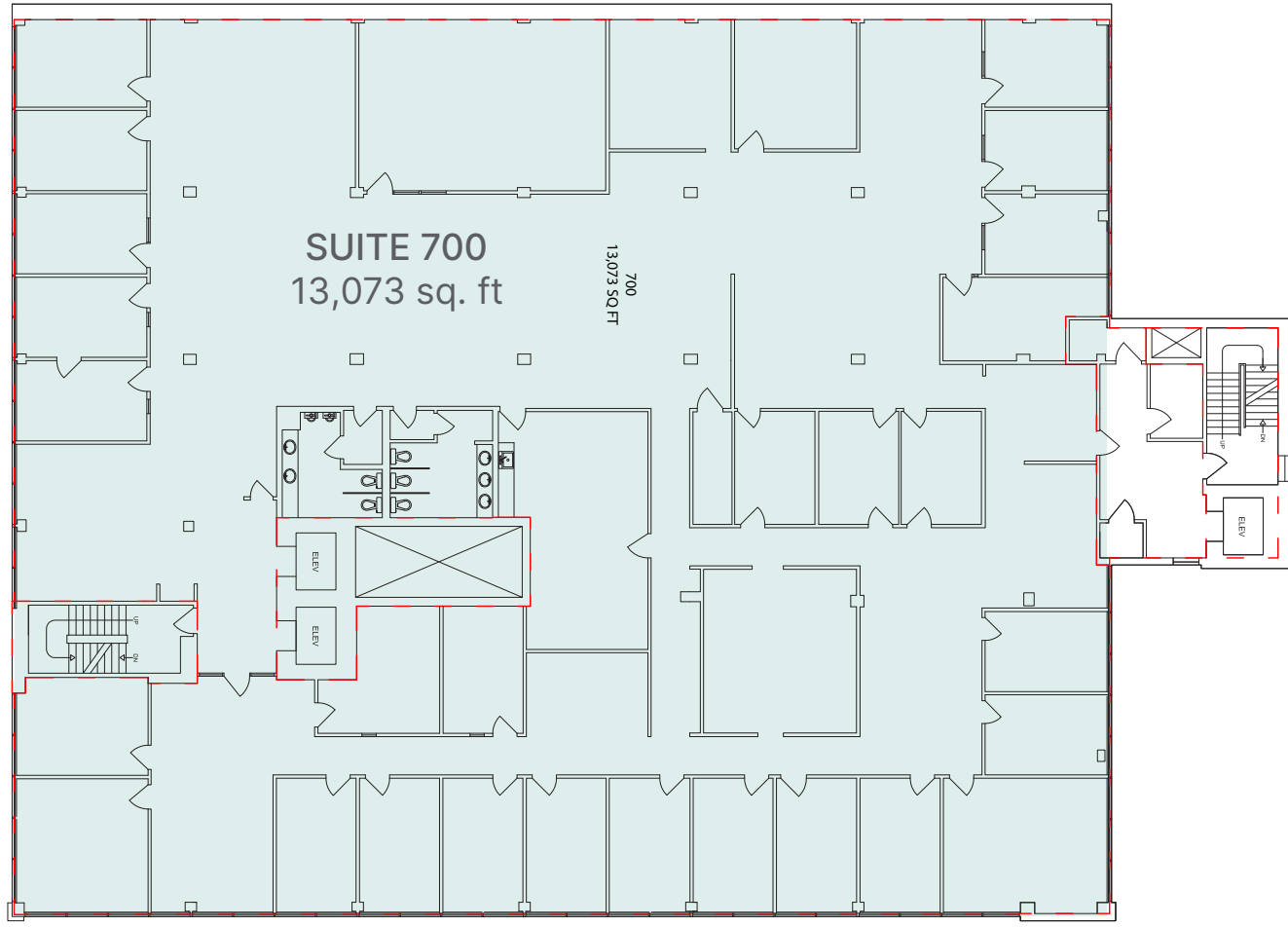
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Seventh Floor

SUITE 700 | 13,073 sq. ft.

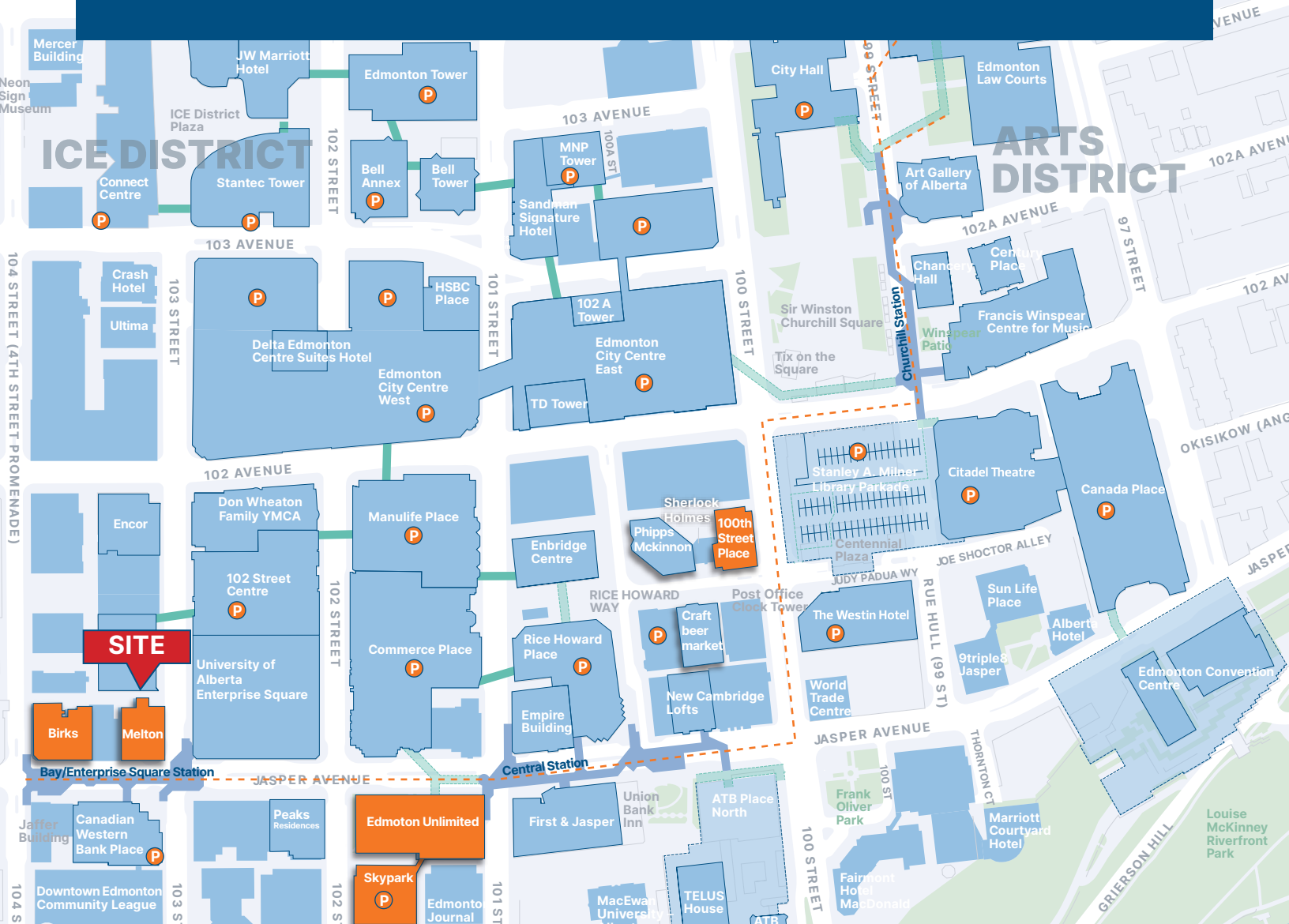
Seventh floor



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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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