

FOR LEASE

CECIL PLACE

10416 JASPER AVENUE, EDMONTON, AB

MAIN FLOOR RESTAURANT ▷ 4,253 SF

ENTIRE 2ND FLOOR OFFICE ▷ 21,442 SF

ENTIRE 3RD FLOOR OFFICE ▷ 21,442 SF

NAMING RIGHTS

ENTIRE 3RD FLOOR OFFICE

ENTIRE 2ND FLOOR OFFICE

MAIN FLOOR RESTAURANT



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Marcus & Millichap

OVERVIEW / CECIL PLACE

10416 JASPER AVENUE, EDMONTON, AB

ABOUT CECIL PLACE

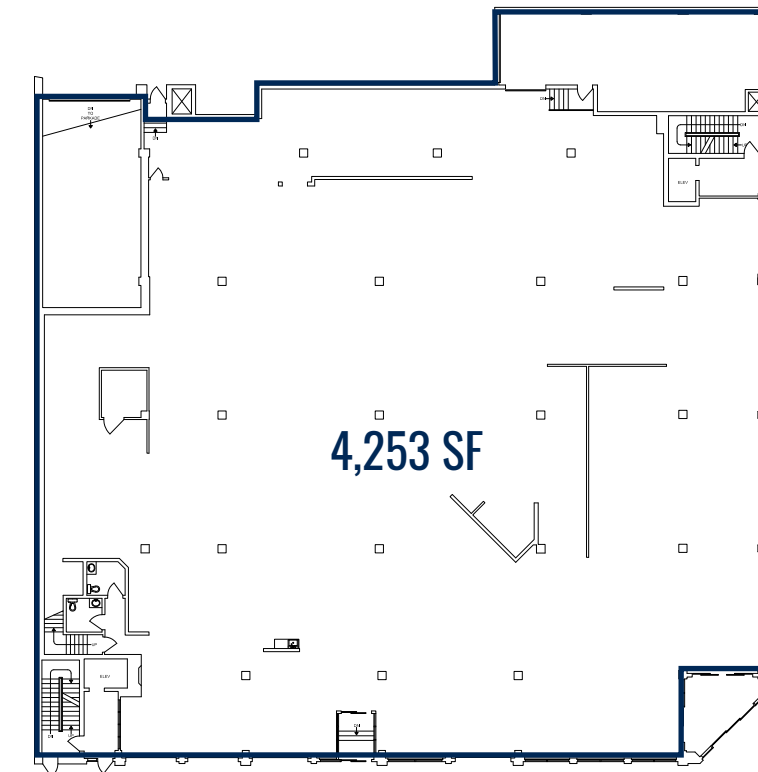
Cecil Place is prominently located at the major intersection of Jasper Avenue and 104 Street NW, offering high visibility in the heart of Downtown Edmonton. The property features ground floor retail with two office floors above and benefits from immediate access to the Ice District, Edmonton's Government District and the city's Financial Core.



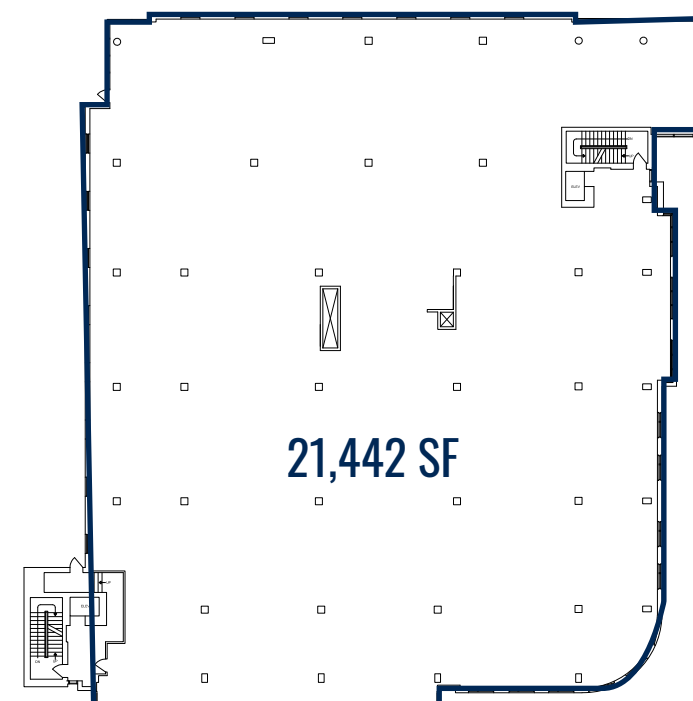
HIGHLIGHTS

- 4,253 SF built out main floor restaurant space and 21,442 SF 2nd and 3rd floor office spaces for lease
- Strategically positioned along Jasper Avenue and 104th Street, the property benefits from ample exposure to over 27,146 vehicles per day and Central LRT Station
- High daytime exposure to the building allows for a mix of demographics with an amazing walkscore of 96, a walker's paradise

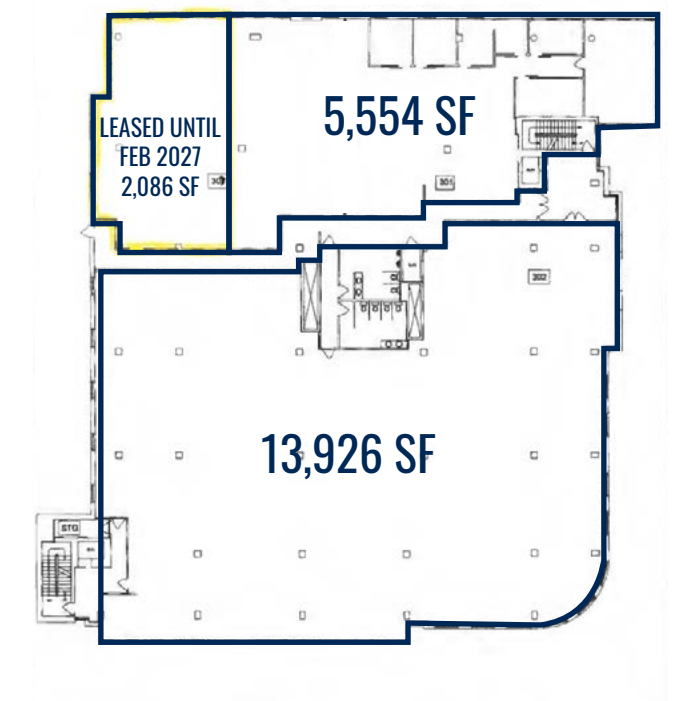
MAINFLOOR RESTAURANT



2ND FLOOR OFFICE



3RD FLOOR OFFICE



PHOTOS / CECIL PLACE

10416 JASPER AVENUE, EDMONTON, AB

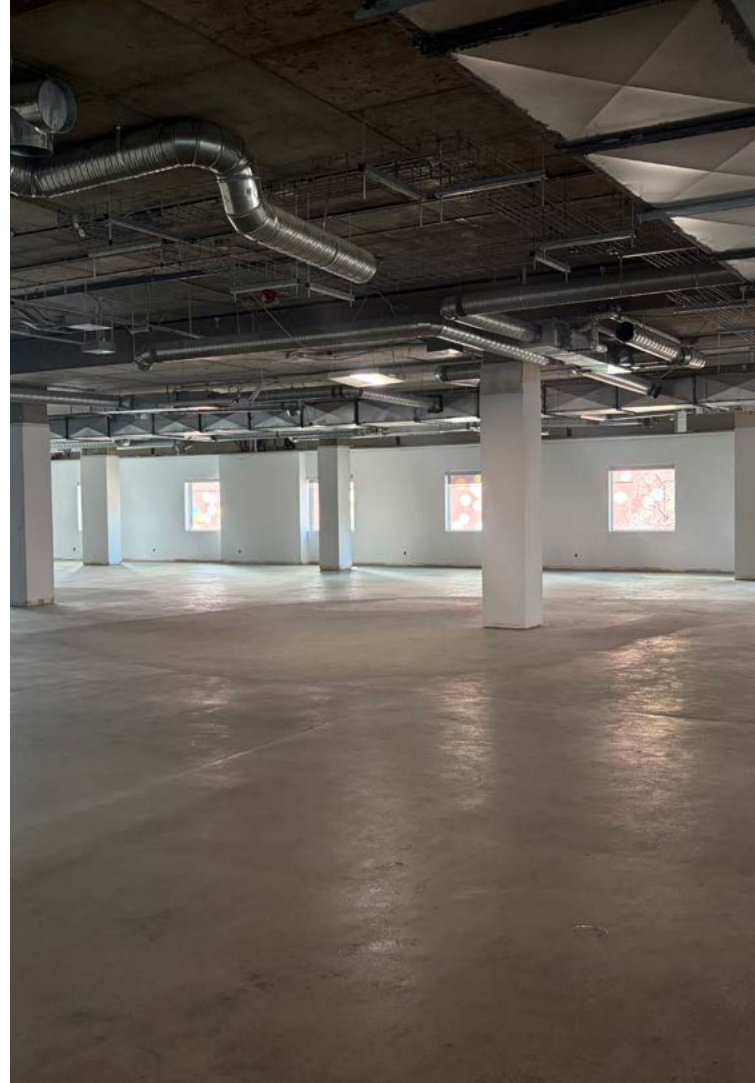
MAINFLOOR RESTAURANT



PHOTOS / CECIL PLACE

10416 JASPER AVENUE, EDMONTON, AB

2ND FLOOR OFFICE



3RD FLOOR OFFICE



AREA + STATS / CECIL PLACE

10416 JASPER AVENUE, EDMONTON, AB



Municipal Address: 10416 Jasper Avenue, Edmonton, AB

Legal Description: Plan 0721254 Blk 4 Lot 127A

Availability: Main Floor Restaurant: 4,253 SF
Entire 2nd Floor Office: 21,442 SF
Entire 3rd Floor Office: 21,442 SF

Zoning: Core Commercial Arts Zone (CCA)

Lease Rates: Market

Additional Rent: Main Floor Retail: \$10.12/SF
2nd & 3rd Floor Offices: \$13.58/SF

Possession: Immediately

104 Avenue	1 minute
ICE District	1 minute
104 Street	1 minute
Government District	5 minutes
Brewery District	9 minutes



27,146
vehicles
per day



96
walker's
paradise



115,449
2026
population



10.5%
estimated population change
(2025 - 2028)



36.8
median
age



\$85,316
average
household income



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