



ATTIA BUILDING
10525 Jasper Avenue, Edmonton, AB

FOR LEASE

PROPERTY HIGHLIGHTS

- Building renovated in 2019
- Professional office space located with direct exposure to Jasper Avenue
- Easy access to all of downtown's amenities
- Including the 104 St Promenade, Roger's Arena,
- Shaw Conference Centre and City Centre Mall
- Centrally located with access to transit
- Ideal for professional tenant groups requiring a central downtown location

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

780.488.0888

www.lizotterealestate.com
#1200, 10117 Jasper Avenue Edmonton, AB T5J 1W8

ATTIA BUILDING MAIN FLOOR FOR LEASE



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FLOOR PLAN



UNIT 204
AVAILABLE

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PROPERTY INFORMATION

MUNICIPAL ADDRESS:	10525 Jasper Avenue, Edmonton, AB
LEGAL ADDRESS:	Plan NB, Block 5, Lots 62-64
SIZE:	2,850 Sq.Ft (+/-) contiguous second floor office; 6,100 Sq.Ft (+/-) basement space
SIZE BREAKDOWN:	
#100: 1,637 - 3,000 Sq.Ft.	B1: 1,028 Sq.Ft LEASED
#205: 1,092 Sq.Ft LEASED	B2: 1,077 Sq.Ft LEASED
#203: 2,900 Sq.Ft LEASED	B3-B4: 2,500 Sq.Ft
#204: 835 Sq.Ft	B5: 1,500 Sq.Ft
ZONING:	JAMSC (Jasper Avenue Main Street Commercial Zone)
YEAR BUILT:	1960
PARKING:	Negotiable
POSSESSION:	Immediate
OP.COSTS:	\$10.50/Sq.Ft
LEASE RATE:	\$12.00-\$14.00/Sq.Ft

MORE INFORMATION

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