

## ATTIA BUILDING 10525 Jasper Avenue, Edmonton, AB

# FOR LEASE

## PROPERTY HIGHLIGHTS

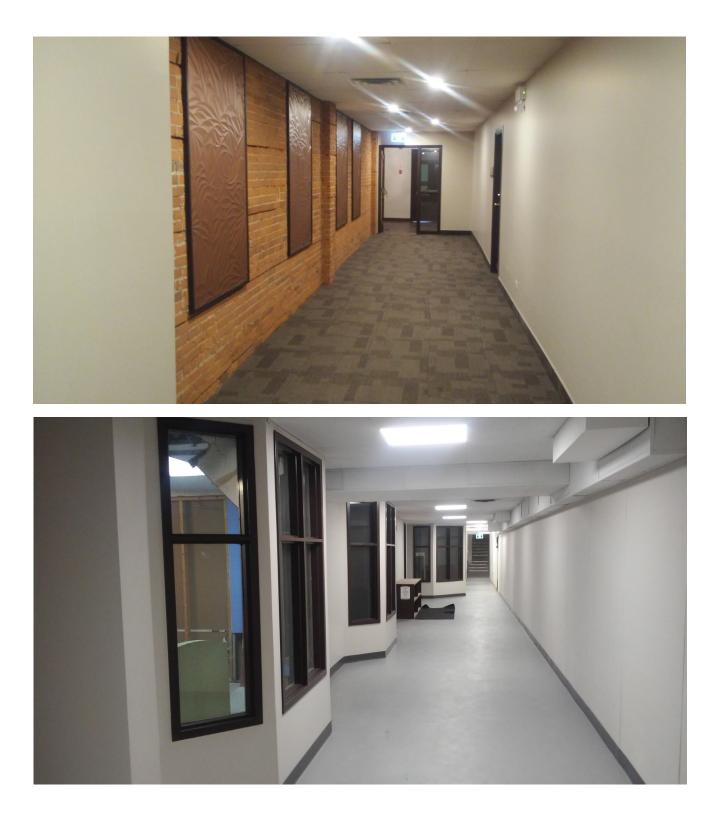
- Building renovated in 2019
- Professional office space located with direct exposure to Jasper Avenue
- Easy access to all of downtown's amenities
- Including the 104 St Promenade, Roger's Arena,
- Shaw Conference Centre and City Centre Mall
- Centrally located with access to transit
- Ideal for professional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



#### 780.488.0888

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

## ATTIA BUILDING MAIN FLOOR FOR LEASE



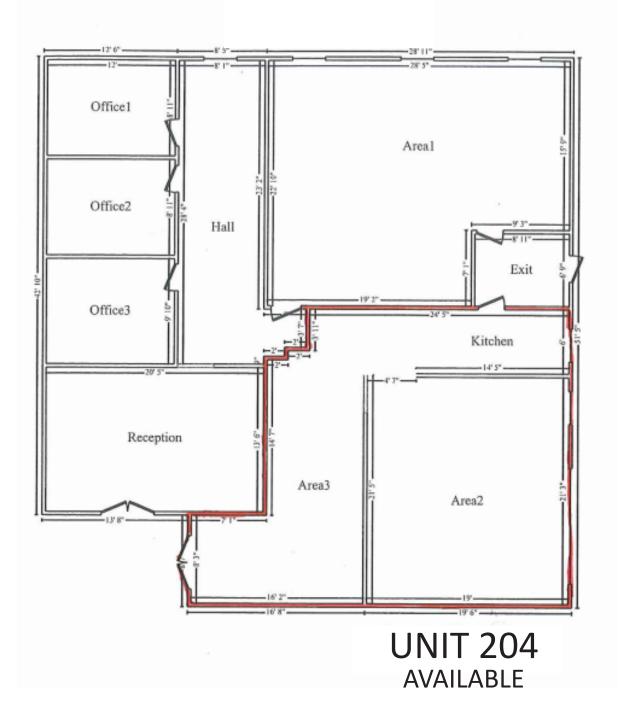


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## ATTIA BUILDING MAIN FLOOR FOR LEASE

## FLOOR PLAN





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## ATTIA BUILDING MAIN FLOOR FOR LEASE

#### PROPERTY INFORMATION

MUNICIPAL ADDRESS:10525 Jasper Avenue, Edmonton, ABLEGAL ADDRESS:Plan NB, Block 5, Lots 62-64

SIZE:

2850 Sq Et (+/-) contiguous second

2,850 Sq.Ft (+/-) contiguous second floor office; 6,100 Sq.Ft (+/-) basement space

#### SIZE BREAKDOWN:

#100: 1,637 - 3,000 Sq.Ft. #205: 1,092 Sq.Ft **LEASED** #203: 2,900 Sq.Ft **LEASED** #204: 835 Sq.Ft

ZONING:

YEAR BUILT: PARKING: POSSESSION: OP.COSTS: LEASE RATE: B1: 1,028 Sq.Ft **LEASED** B2: 1,077 Sq.Ft **LEASED** B3-B4: 2,500 Sq.Ft B5: 1,500 Sq.Ft JAMSC (Jasper Avenue Main Street Commercial Zone) 1960 Negotiable Immediate \$10.50/Sq.Ft

\$12.00-\$14.00/Sq.Ft

#### MORE INFORMATION

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## **LIZOTTE** AND ASSOCIATES REAL ESTATE INC

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