



Connected to all facets of downtown Edmonton via nearby pedway and LRT

- Tenants will benefit from the conference centre and on-site fitness facility with showers and lockers, available at no additional charge
- Main floor office and retail opportunities available with direct access to Jasper Avenue

Get more information

Cory Wosnack
Principal & Managing Director
D 780 429 7556
cory.wosnack@avisonyoung.com

10111 - 104 Avenue
Suite 2100
Edmonton, AB T5J 0J4
780 428 7850

Offering Summary

Rental Rate:	\$16.00 - 18.00 psf
Additional Rent:	\$16.61 psf (2024)
Parking Ratio:	1 stall per 1,400 sf leased
Parking Rates:	Tandem \$210 Unreserved \$280 Reserved \$340

Office Suites Available

MZ20	3,774 sf
MZ105	8,262 sf
Suite 210B	2,680 sf
Suite 220	3,060 sf
Suite 230	2,851 sf
Suite 245	2,047 sf
Suite 280	1,884 sf
Suite 290	4,266 sf
Suite 320	2,800 sf
Suite 330	5,268 sf
Suite 350	4,686 sf
Suite 390	1,078 sf
Suite 600	20,758 sf
Suite 803/804	12,881 sf
Suite 1000	13,713 sf
Suite 1010	8,803 sf
Suite 1230	2,149 sf
Suite 1400B	4,176 sf
Suite 1500	22,791 sf
Suite 1600	20,871 sf
Suite 1700	22,694 sf
Suite 1800	11,343 sf
Suite 1910	8,410 sf



Retail | For Lease

10405 Jasper Avenue
Edmonton, AB

Offering Summary

Suites Available:

Suite 02:	1,420 sf
Suite 03:	2,045 sf
Suite 04:	1,229 sf
Suite 09/10:	1,885 sf (demisable)
Suite 11:	680 sf

Rental Rate: Market

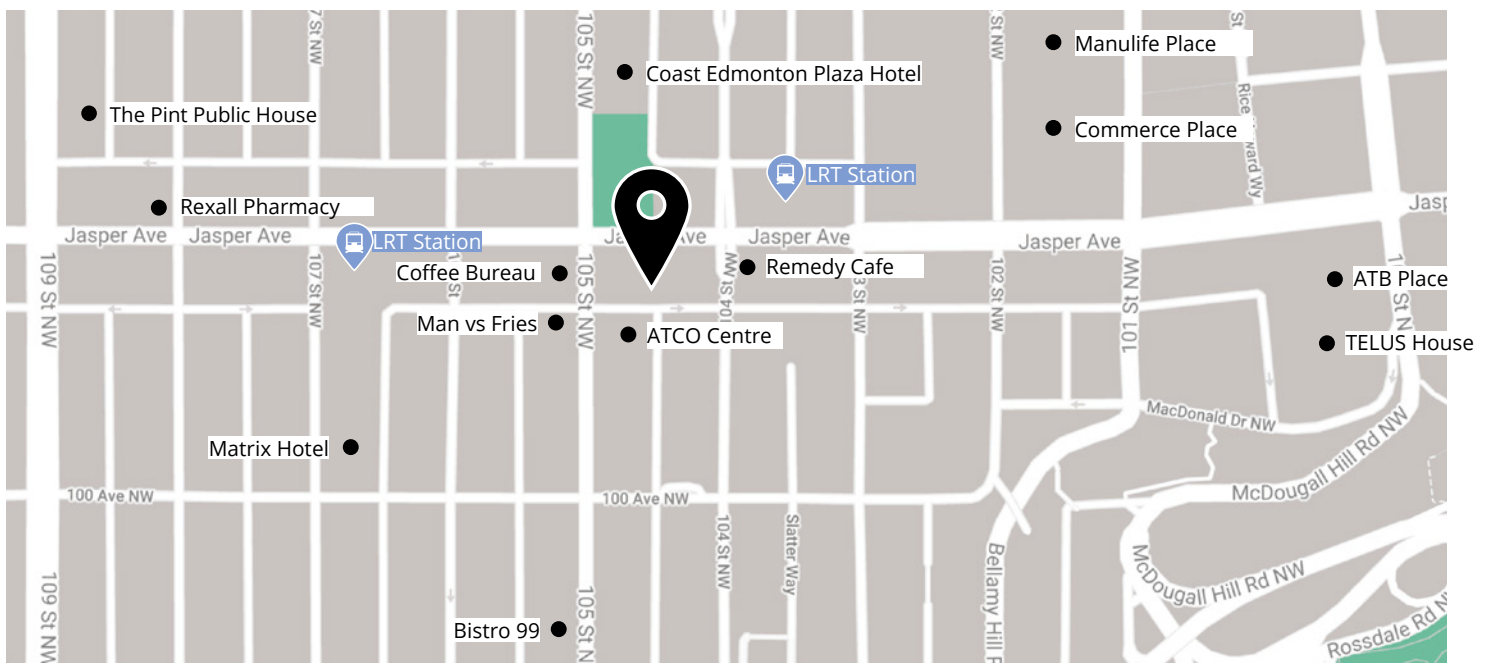
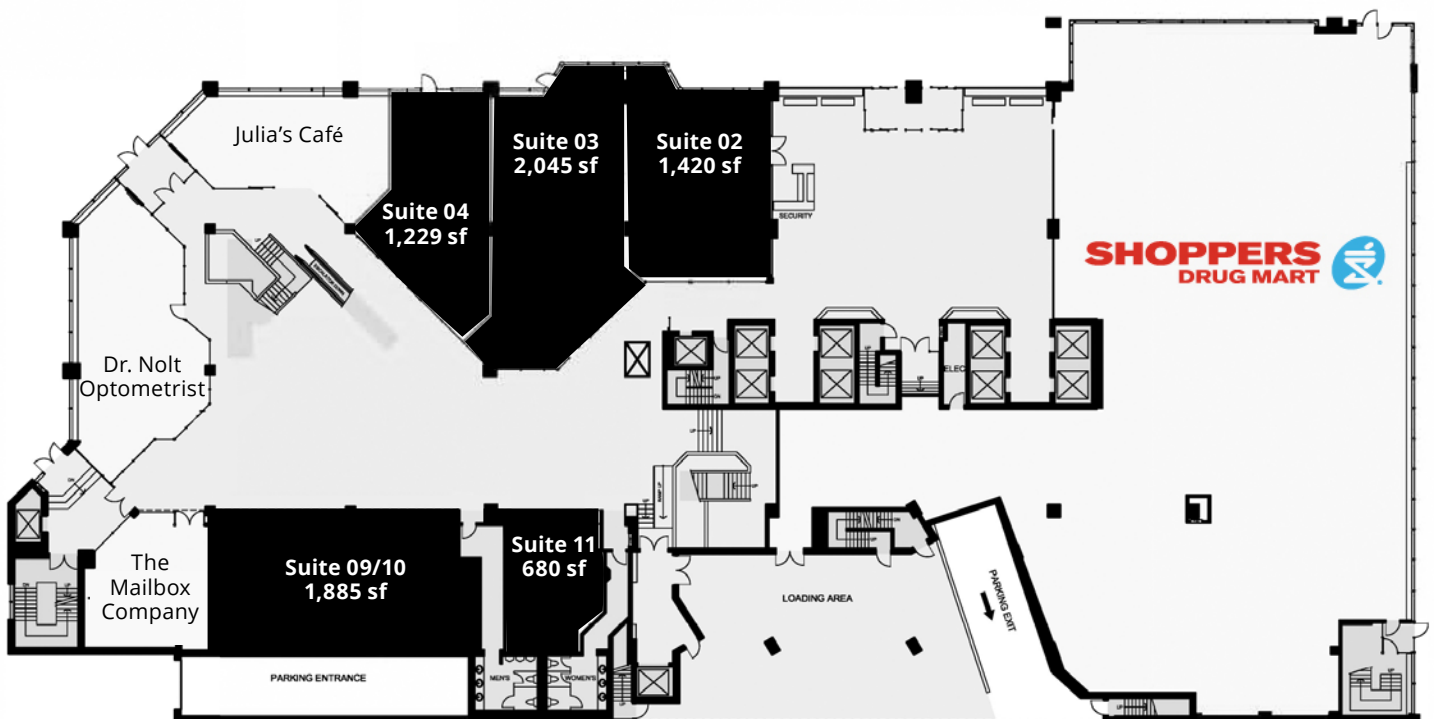
Additional Rent: \$16.61 psf (2024)



Abundance of neighbourhood amenities



Highly accessible via Public Transit



For Lease

10405 Jasper Avenue
Edmonton, AB

A part of Edmonton's skyline



Cory Wosnack
Principal & Managing Director
780.429.7556
cory.wosnack@avisonyoung.com

**AVISON
YOUNG**