

# FOR LEASE

# RICE HOWARD PLACE

10060 JASPER AVENUE, EDMONTON, AB

HIGH EXPOSURE RETAIL ▷ 204 - 15,000 SF



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# OVERVIEW + STATS / RICE HOWARD PLACE

10060 JASPER AVENUE, EDMONTON, AB

## ABOUT RICE HOWARD PLACE

Rice Howard Place is an A-Class office tower complex comprising of two towers at 28 and 21 storeys prominently located in the centre of Edmonton's downtown financial core. The property provides for convenient access to all forms of public transit including the Central LRT Station (1-minute walk) and key transit stops along Jasper Avenue, 101 Street, and the coming-soon Valley Line LRT along 102 Avenue. Rice Howard Place features its own heated underground parkade, fitness centre, conference centre and bicycle storage.

The proposed 'Refresh Project' is currently underway and will modernize the Main Floor and Pedway Level with an updated look that brings the Food Hall to the main floor and the Conference Facility and Fitness Centre to the Pedway Level. The anticipated project will aid in the vibrancy of Rice Howard Way, refreshing the area with a mixture of local retailers and restaurateurs. Major upgrades include the interior replacement of the iconic pink slab granite, introduction of a main floor food hall concept, and an enhanced second floor tenant lounge.

## HIGHLIGHTS

- 204 - 15,000 SF space for lease
- Strategically positioned along Jasper Avenue and Rice Howard Way, the property benefits from ample exposure to over 33,700 vehicles per day and Central LRT Station
- High daytime exposure to the building allows for a mix of demographics with an amazing walkscore of 99, a walker's paradise
- Building includes a fitness facility, tenant lounge, and conference centre



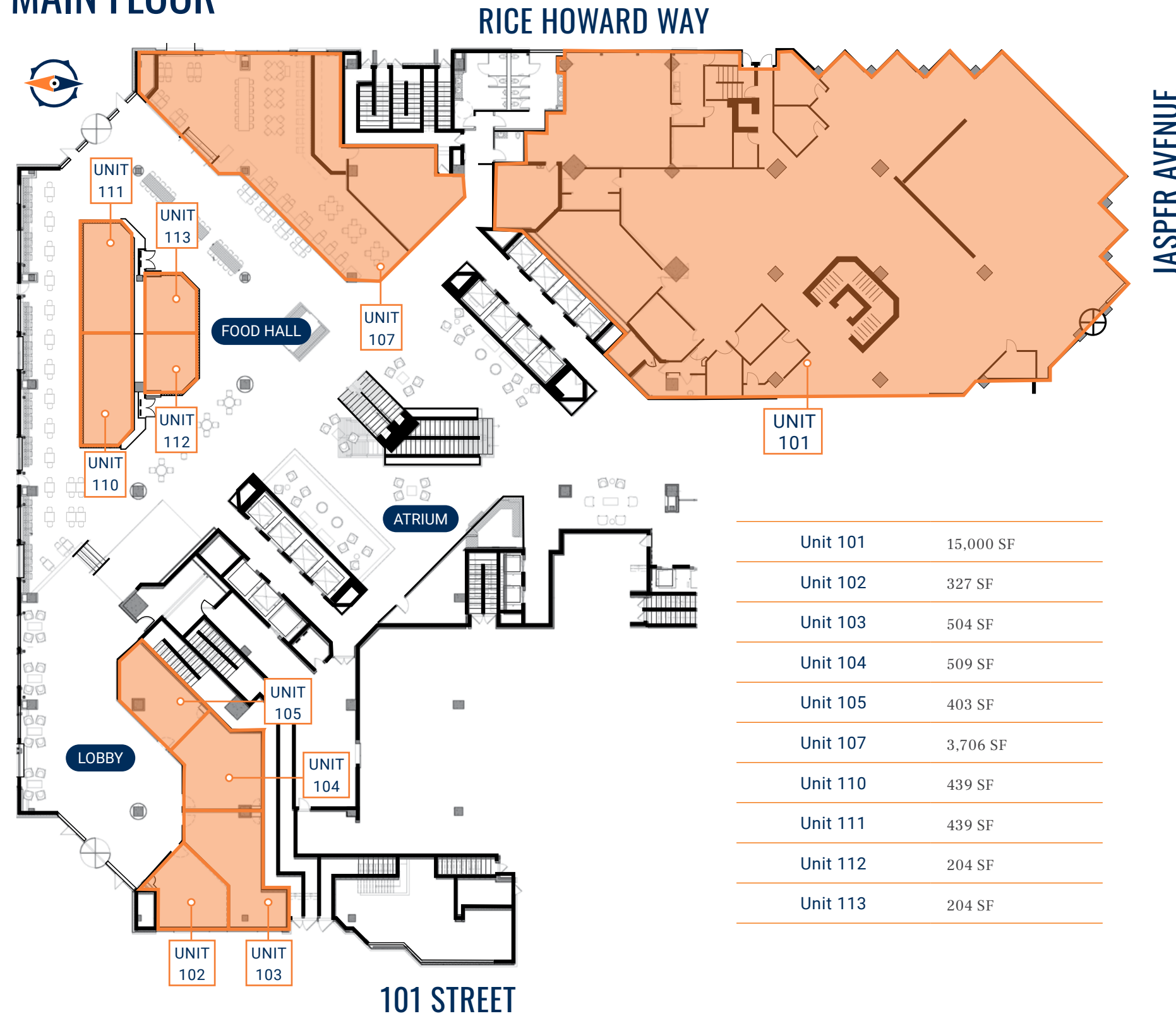
## SALIENT DETAILS

Municipal Address:	10060 Jasper Avenue, Edmonton, AB
Legal Description:	Plan 8221723; Lot B
Availability:	204 - 15,000 SF
Zoning:	Core Commercial Arts Zone (CCA)
Lease Rates:	Market
Additional Rent:	TBD
Possession:	Q3/Q4 2024

# FLOOR PLAN / RICE HOWARD PLACE

10060 JASPER AVENUE, EDMONTON, AB

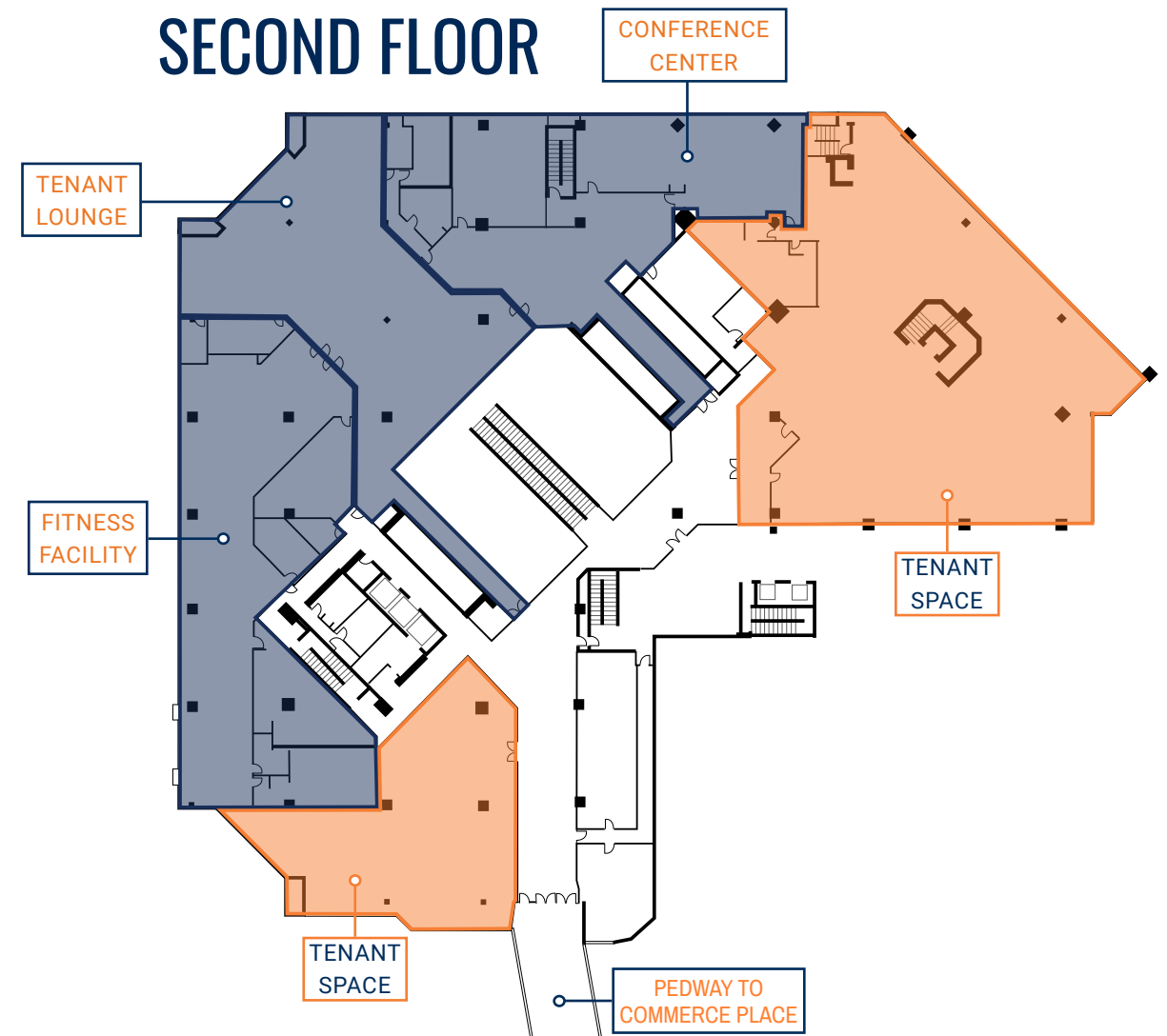
## MAIN FLOOR



## BUILDING AMENITIES

Floor 1	Fitness Facility	6,000 SF
	Tenant Lounge	5,500 SF
	Conference Centre	6,200 SF
Floor 2	Lobby	2,576 SF
	Food Hall	5,638 SF
	Atrium	12,158 SF

## SECOND FLOOR



# AREA + DEMOGRAPHICS / RICE HOWARD PLACE

10060 JASPER AVENUE, EDMONTON, AB



33,700  
VEHICLES  
PER DAY



99  
WALKER'S  
PARADISE



13,447  
2022 POPULATION  
WITHIN 1KM



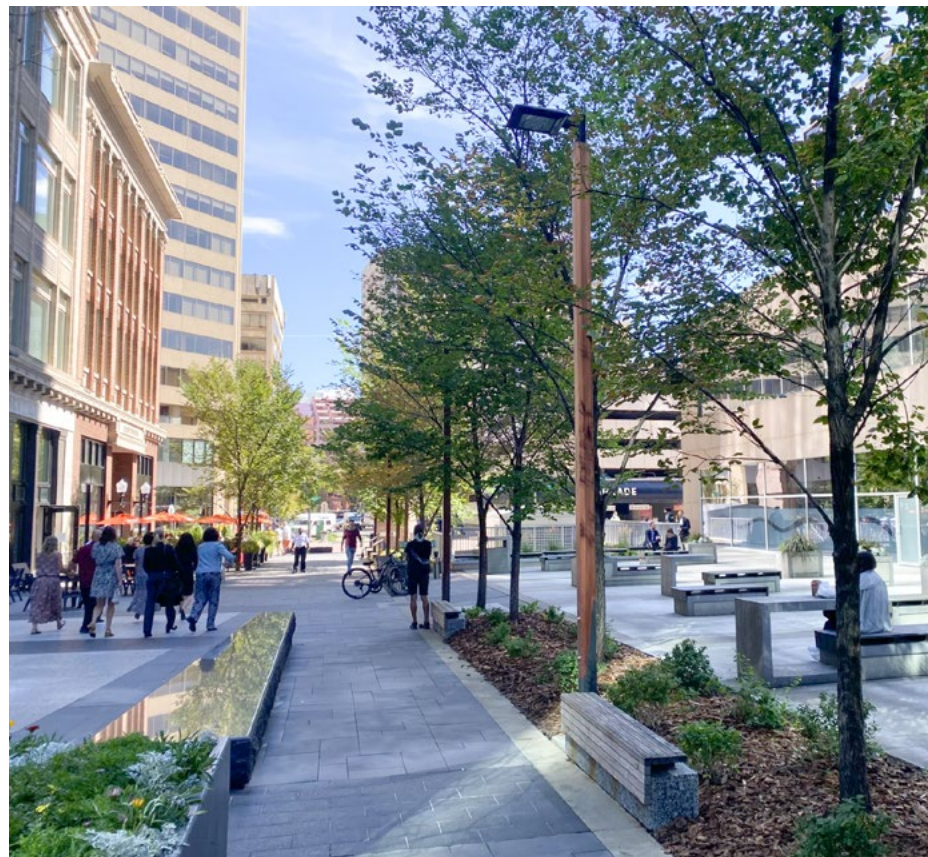
17.4%  
POPULATION CHANGE  
(2022 - 2027)



35.5  
MEDIAN  
AGE

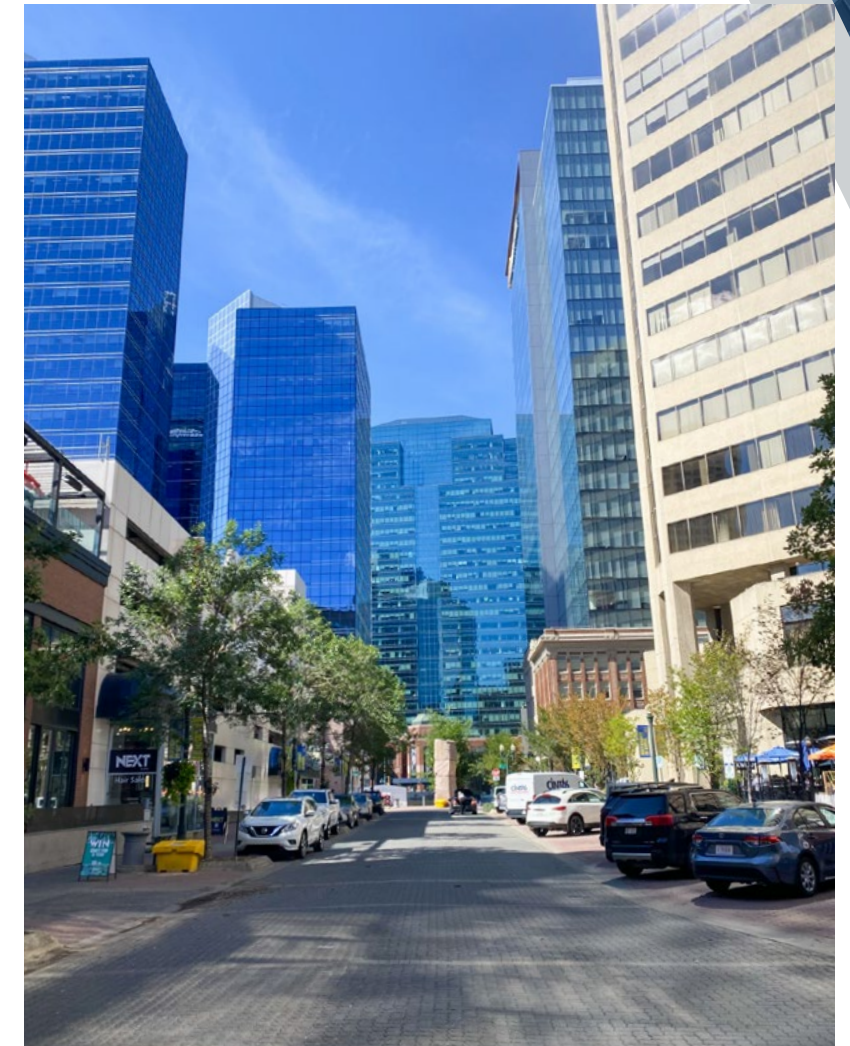


\$84,711  
AVERAGE HOUSEHOLD  
INCOME WITHIN 1KM



# AREA + STATS / RICE HOWARD PLACE

10060 JASPER AVENUE, EDMONTON, AB



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



# RICE HOWARD PLACE

## Marcus & Millichap

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