

THE

STANDARD



DAYCARE  
OPPORTUNITY

**BRINGING  
PEOPLE  
TOGETHER.**

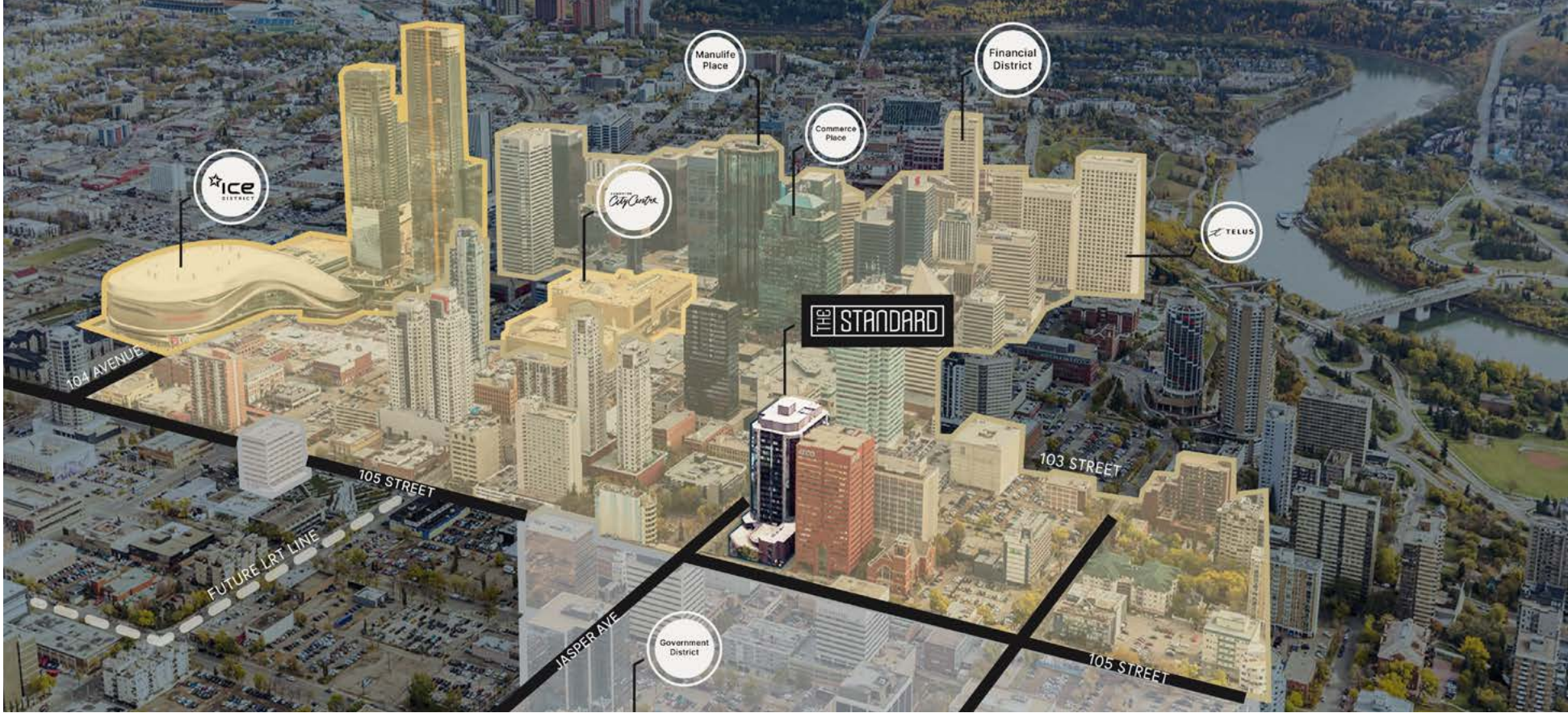
Join the community  
and enjoy the best  
amenities in Edmonton.

**DAYCARE SPACE  
NOW LEASING.**

Marcus & Millichap

THESTANDARDYEG.COM

10405 JASPER AVE | EDMONTON | AB



# THE HEART OF THE CITY

A DYNAMIC DOWNTOWN DISTRICT

Talent wants **Access, Vibrancy, and Ease.**  
Downtown delivers all three.

Downtown Edmonton is evolving and Jasper Avenue sits at the centre of that momentum. Anchored by culture, commerce, and connectivity, this district brings together offices, dining, recreation, and transit in one of the city's most active corridors.

Surrounded by established institutions, emerging residential, and some of downtown's most walkable streets, the area offers the energy and convenience today's teams value most. This is a location that supports daily life, not just the workday.

# JASPER & 104 STREET

PROMINENTLY LOCATED IN THE HEART  
OF DOWNTOWN

## THE BUILDING

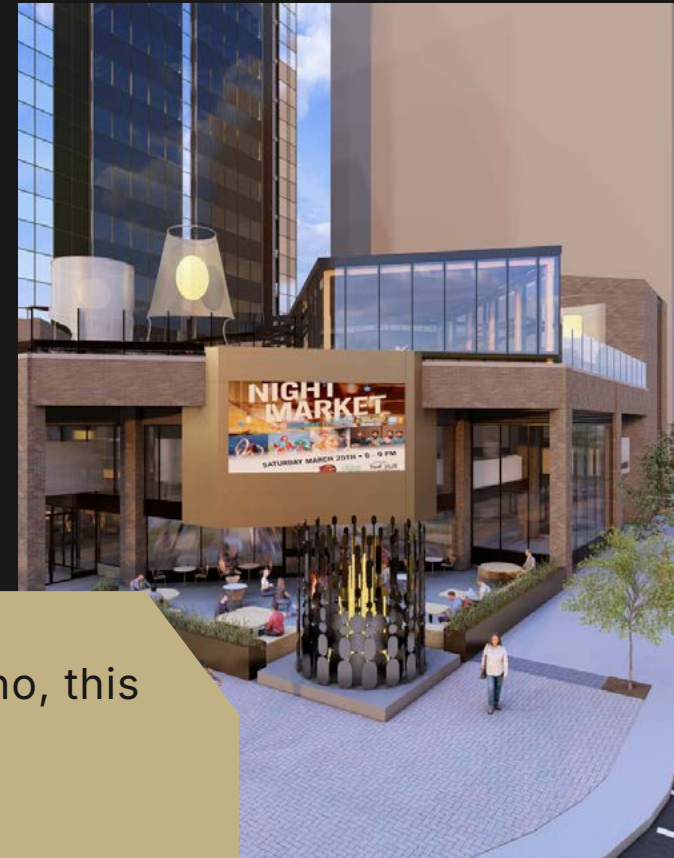
A PLACE TO CONNECT

The Standard is undergoing a redevelopment, transforming an existing downtown tower into a modern, mixed-use destination. Strategic upgrades and reinvestment are reshaping the building to better support how people work, connect, and experience downtown.

From refreshed common areas to enhanced amenities, each improvement is designed to create a more inviting, functional, and future-ready environment.

Located at 10405 Jasper Avenue, The Standard occupies a highly visible corner along one of Edmonton's main thoroughfares. Positioned between key downtown destinations, transit routes, and pedestrian corridors, the building offers seamless access whether arriving by foot, bike, transit, or car.

This corner location places tenants steps from daily conveniences, social destinations, and green spaces, while remaining directly connected to the broader downtown core.

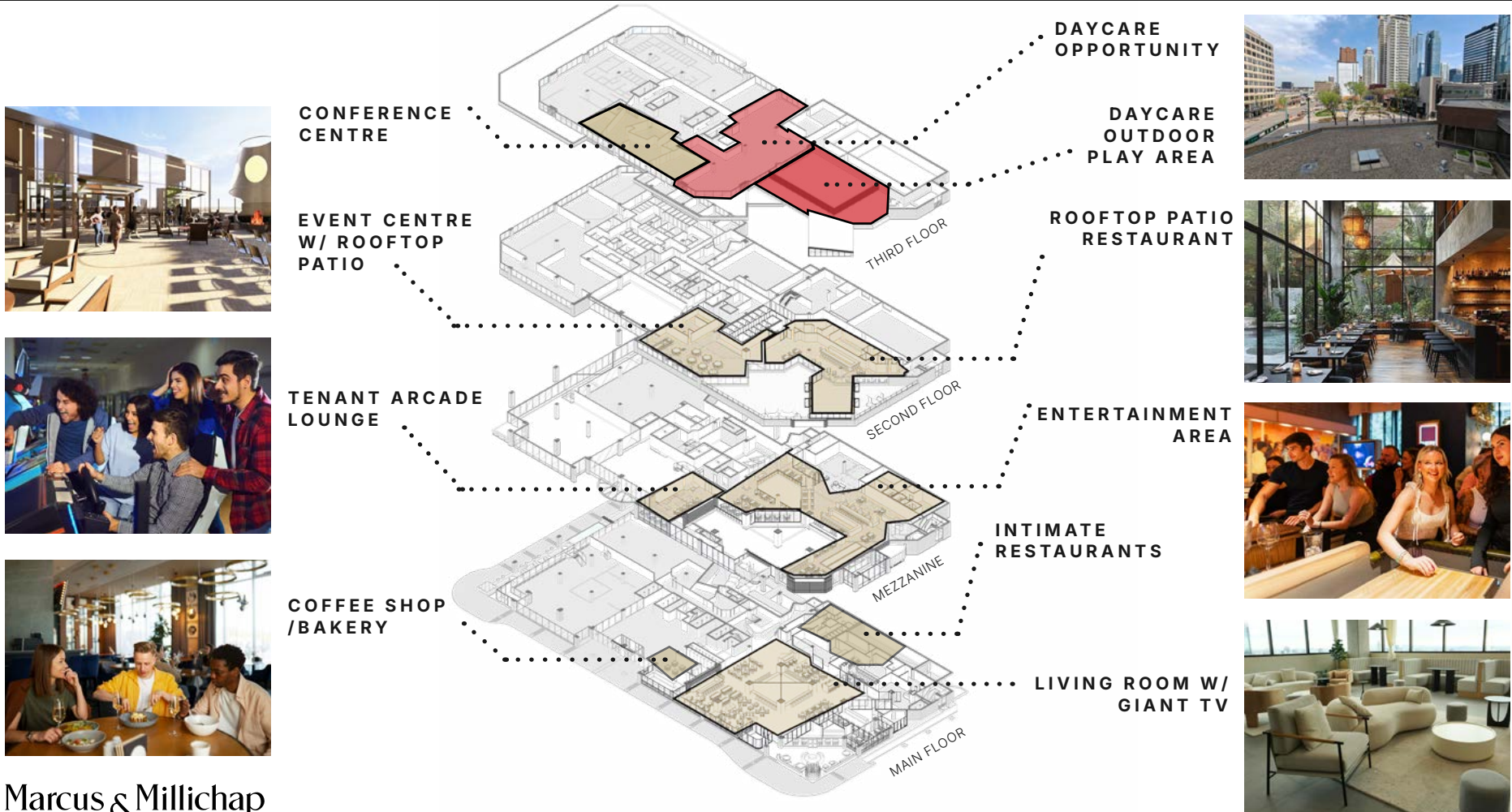


This is not a minor reno, this is a **game changing re-imagining.**

# AMENITIES (SOCIAL)

Social connection is at the heart of The Standard. From the moment you enter the building, shared spaces are designed to encourage interaction, collaboration, and community—whether that's over coffee, a meal, or an event.

SPACES THAT BRING PEOPLE TOGETHER.



# AMENITIES (FITNESS & RECREATION)

ACTIVE BY DESIGN.

The Standard sets itself apart through an unmatched collection of fitness and recreational amenities—integrated directly into the building. Designed to support wellness, balance, and team culture, these spaces go far beyond a traditional office gym.



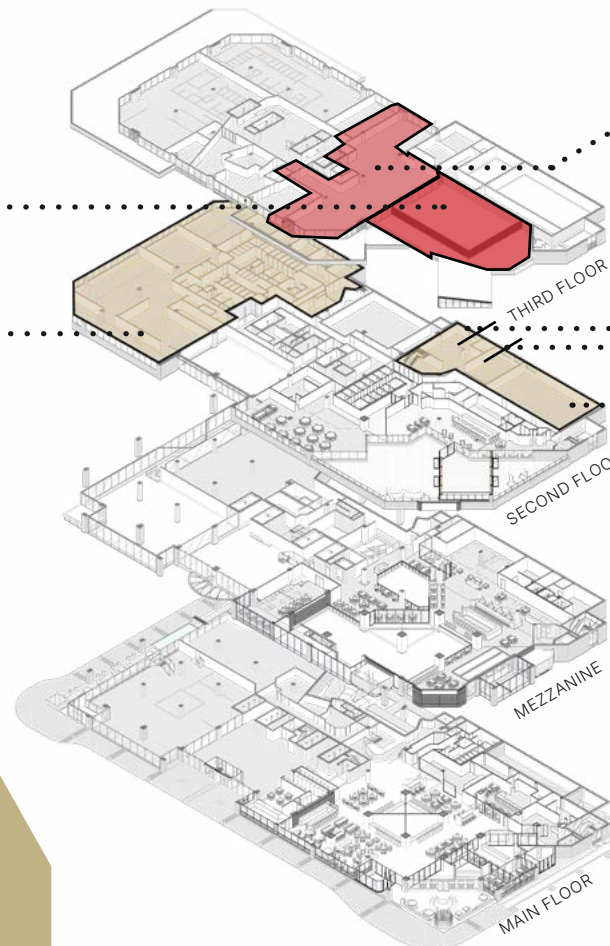
DAYCARE  
OUTDOOR  
PLAY AREA



FITNESS  
& WELLNESS  
CENTER  
INCL. SPA,  
PHYSIO/  
MASSAGE



**Secure bicycle parking** and dedicated **cyclist shower rooms** are located on Parking Level 1 (P1).



DAYCARE  
OPPORTUNITY



4 GOLF  
SIMULATORS



BASKETBALL  
COURT



PICKLEBALL  
COURT

## The Basics

**Availability:** 5,364 SF, with expansion opportunities

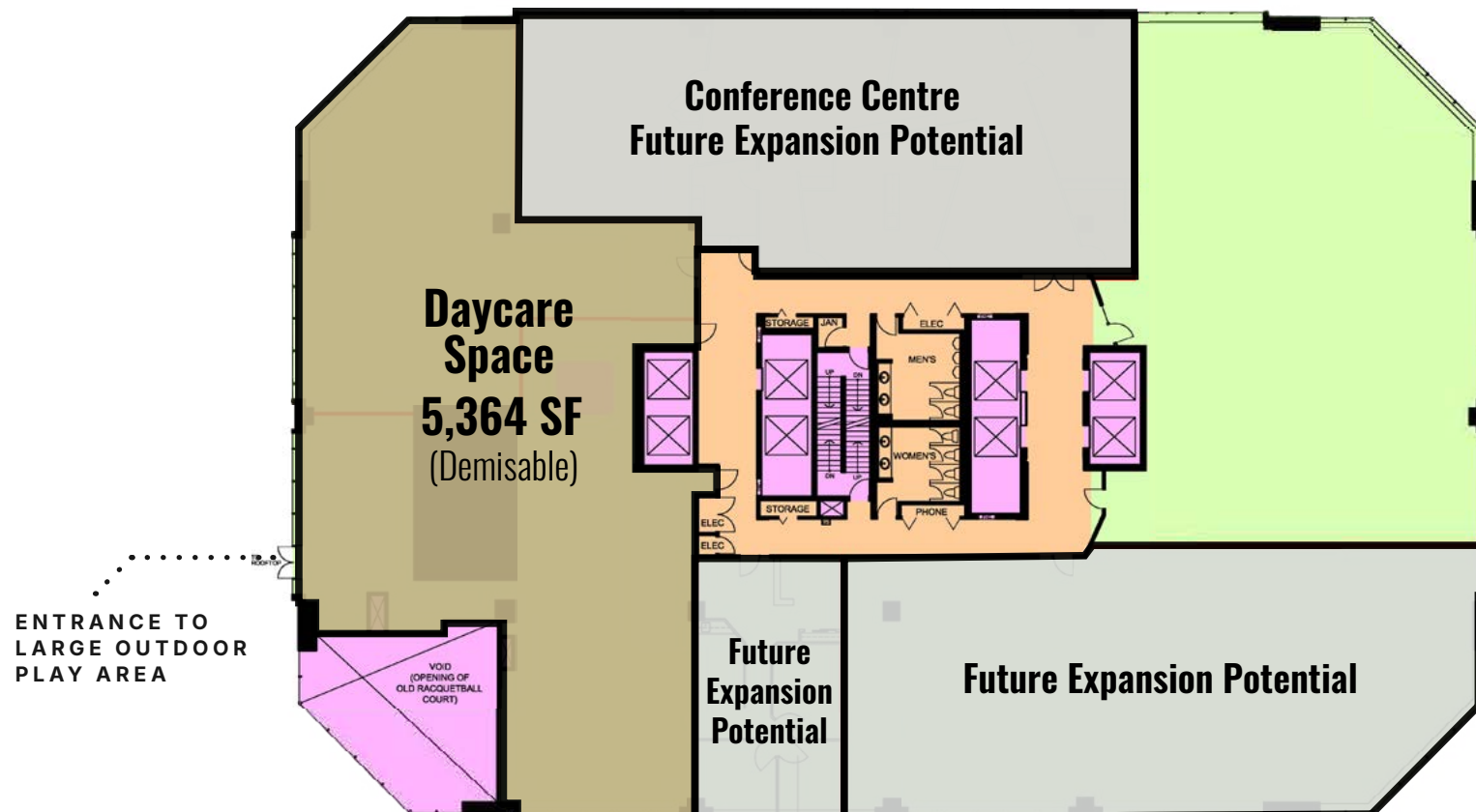
**Operating Costs:** \$15.65/SF (2026 budget)

Space that supports *learning, play, and development.*

# DAYCARE SPACE

FLEXIBLE SPACE THAT WORKS FOR YOU.

Ideal daycare space featuring a spacious attached outdoor play area, outdoor park across the street, abundant natural light, barrier-free elevator access, stroller parking area, convenient drop-off and pick-up parking, and a wide range of child-friendly building amenities for year-round activities.



# DAYCARE SPACE AMENITIES



Large attached/outdoor play area



Across from park for additional outdoor activities and play



Numerous windows producing great natural light



Barrier-free elevator access



Stroller parking area



Great access to underground drop-off and pick-up parking stalls



Access to gym space and other amenities - great for year-round children's activities



BEAVER HILLS HOUSE PARK - ACROSS JASPER AVE



FITNESS CLASSROOM IN FITNESS CENTRE



PICKLEBALL COURT/GYMNASIUM



THE

STANDARD

Marcus & Millichap

SET THE  
STANDARD.

CONTACT US TO LEARN  
MORE OR TO SECURE  
YOUR SPACE AT THE  
STANDARD

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