



10117 JASPER AVENUE

Edmonton AB

PROPERTY HIGHLIGHTS:

Gross Leasable Area	132,377 sf
2023 Operating Costs	Office: \$15.21 Retail: \$12.50
Floors	15
Floor Plate	7,950 sf
Year Built	1965
Parking Ratio	1:500

*Prime downtown
location with direct
pedway access*



BOMA BEST Level 2
Certified Green &
Responsible building



Telus and Shaw High
Speed Fibre Internet



Direct LRT and major
bus route access



Direct pedway system
access



Onsite building security
and management



Ample covered parking

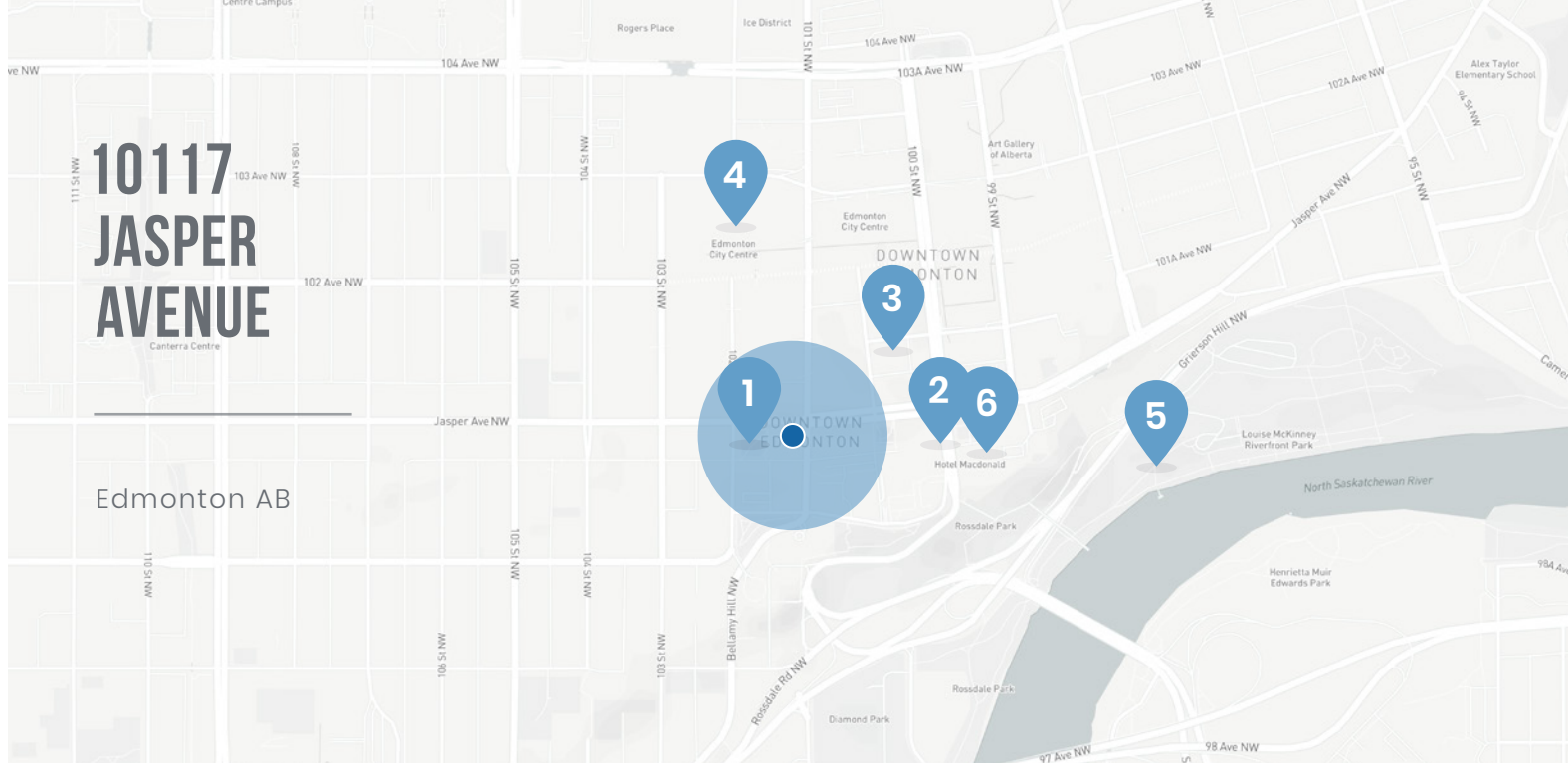
MELCOR

CONTACT

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@melcordev
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LOCATION & NEARBY AMENITIES:

KEY LOCATIONS:

1. Abbey Glen Park
2. Central LRT Station
3. Commerce Place
4. Edmonton City Centre Mall
5. Edmonton River Valley
6. Hotel Fairmont Macdonald

MEL | CARE ♥

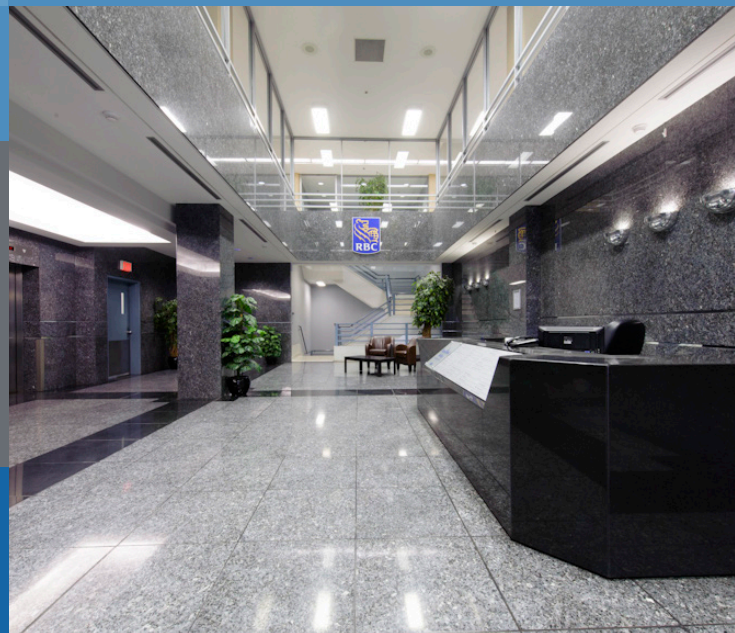
As a Melcor tenant, you can download our Customer Care App, MelCARE, and submit services requests in a snap.



WALK SCORE 99 **TRANSIT SCORE 86**

DRIVING TIMES:

Edmonton International Airport	30 minutes
west Edmonton	24 minutes



melcor.ca/rbb



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