



# Edmonton Unlimited

10117 Jasper Avenue, Edmonton, AB

## Highlights

- Full floors available
- River valley views
- Skypark parkade attached

## Amenities

- Conference Rooms
- Upgraded Lobby
- Private outdoor park
- 24/7 security on site
- Secure bike storage

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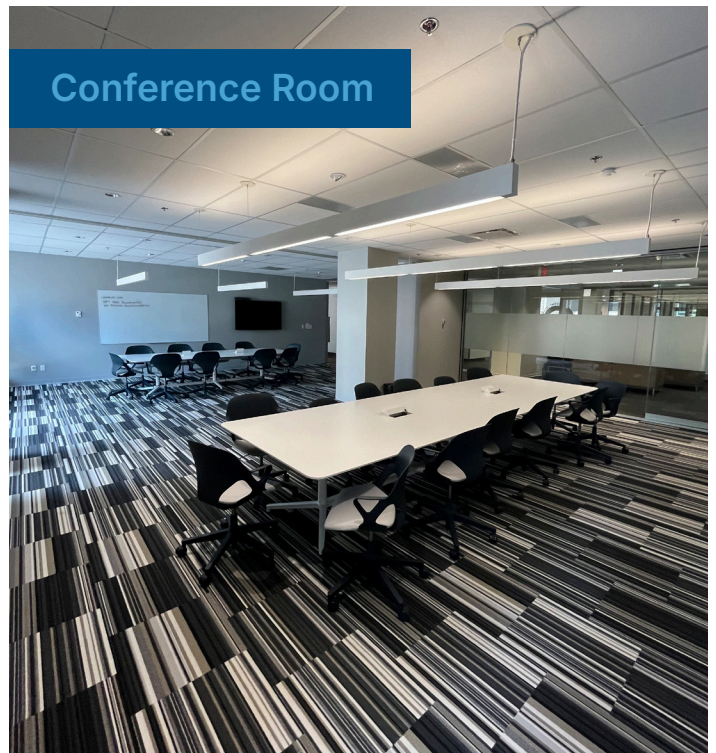
**MELCOR**  
melcor.ca



## Availabilities

15	1,539 sf		1,728 sf	2,558 sf	
14	7,903 sf				
13					
12	7,918 sf				
11		2,304 sf		1,511 sf	
10					1,166 sf
9	7,908 sf				
8		2,552 sf	571 sf		889 sf
7	7,911 sf				
6	1,521 sf		3,061 sf		1,310 sf
5	7,902 sf				
4					
3				694sf	
1					
B	392 sf	803 sf	2,857 sf	11,944 sf	689 sf

Available
  Leased



# Property Details



## Asking Rent

Market rent



**On-site, professional building management by Melcor Developments**

## Additional Rent

Retail \$14.79 PSF (2026 est.)

Office \$17.37 PSF (2026 est.)



**Walking Score 96: Walker's paradise. Daily errands do not require a car**

## Parking

Adjacent grade parkade, attached parkade



**Transit Score 87: Excellent transit. Transit is convenient for most trips**

## TIA

Suite dependent



**Biking Score 89: Very bikeable. Biking is convenient for most trips.**



**MelCARE: Experience our best-in class property management service**

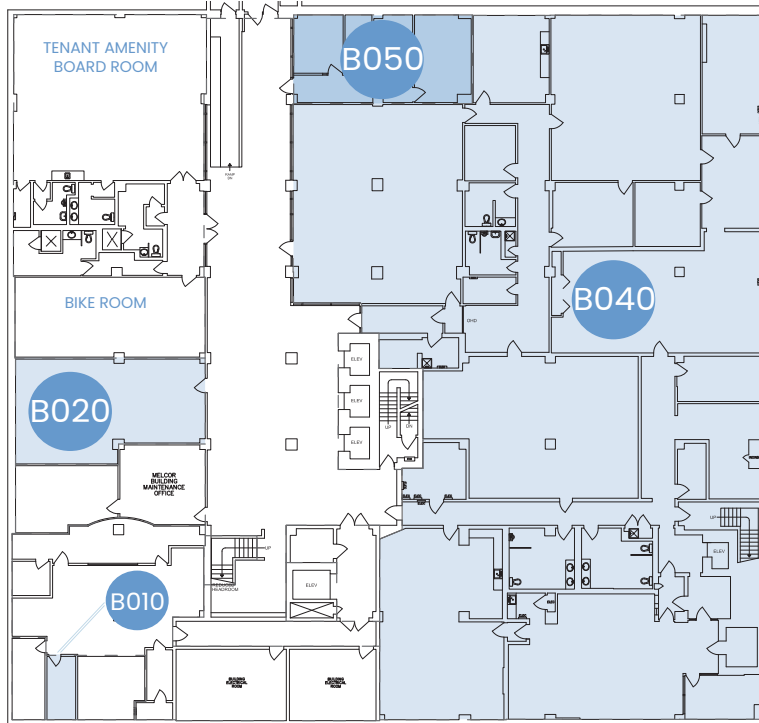
Unit(s)	Area (sq.ft.)	Comments
304	694	1 office, open work space, and kitchenette
500	7,902	36 offices, kitchenette, reception area, full floor unit
600	1,521	Raw space
603	3,061	8 offices with kitchenette (AVAILABLE WITH 3 MONTHS NOTICE)
610	1,310	Built out offices with kitchenette
700	7,911	20 offices, kitchenette, large open work space, storage space, reception area
800	889	Built out office space
810	2,552	3 offices, open work space, kitchenette
816	571	Office with reception area
900	7,908	30+ offices, kitchenette, reception area, open work space, storage space, full floor unit
1002	1,166	1 office, open work space and kitchenette
1104	2,304	3 offices, kitchen and boardroom
1105	1,511	5 offices, boardroom, kitchenette, reception area
1200	7,918	Move in ready office space with small kitchen
1400	7,903	Built out offices, open work space, boardrooms
1500	1,539	Built out office space with kitchen
1510	1,728	White box condition
1530	2,558	Built out offices with a kitchenette, river valley views

# Basement & Third Floors

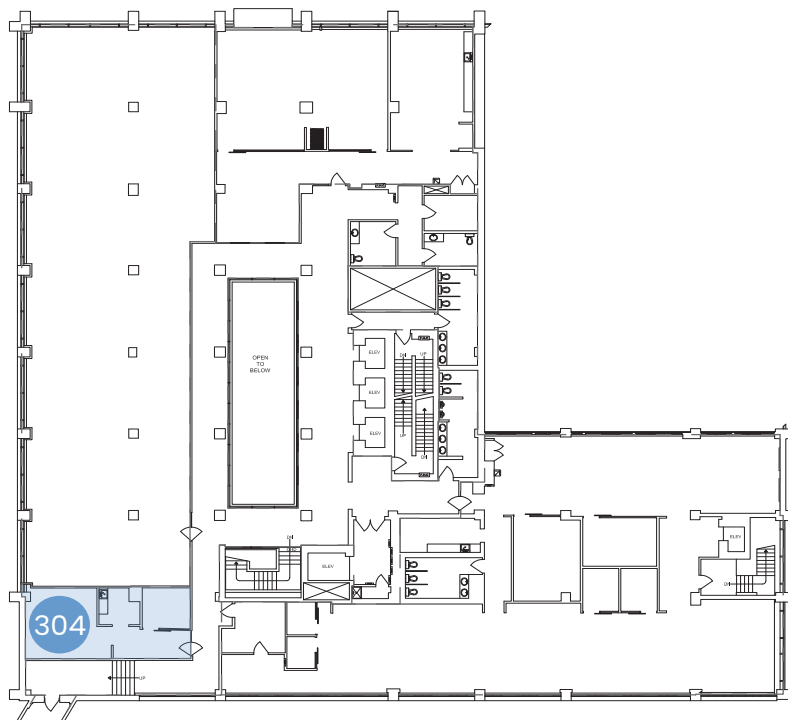
BASEMENT | 16,685 sq. ft.  
SUITE 304 | 694 sq. ft.



## Basement



## Third Floor

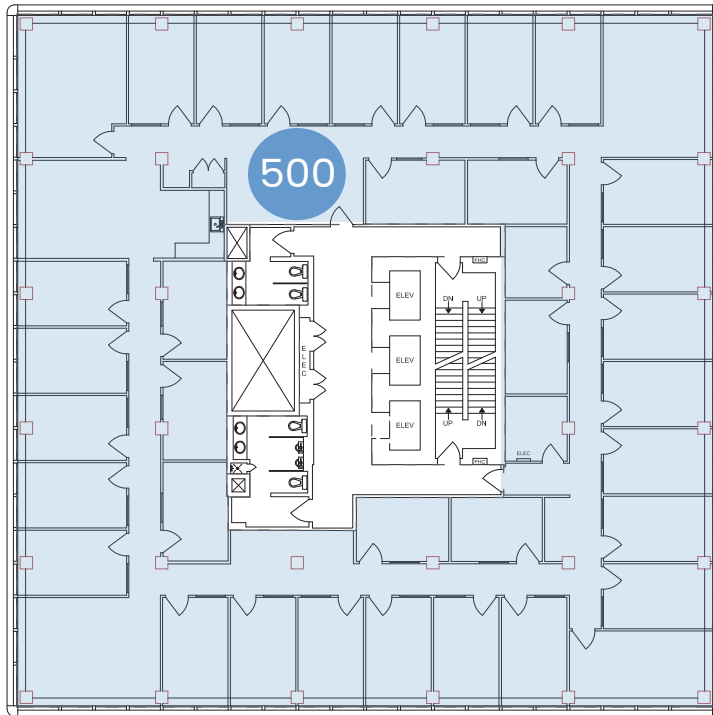




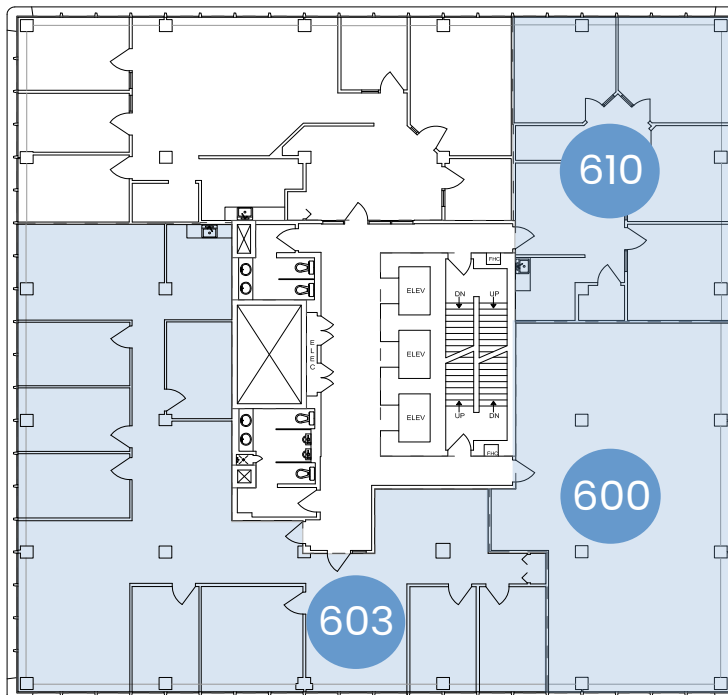
# Fifth & Sixth Floors

SUITE 500 | 7,902 sq. ft. SUITE 603 | 3,061 sq. ft.  
SUITE 600 | 1,521 sq. ft. SUITE 610 | 1,310 sq. ft.

## Fifth Floor



## Sixth Floor

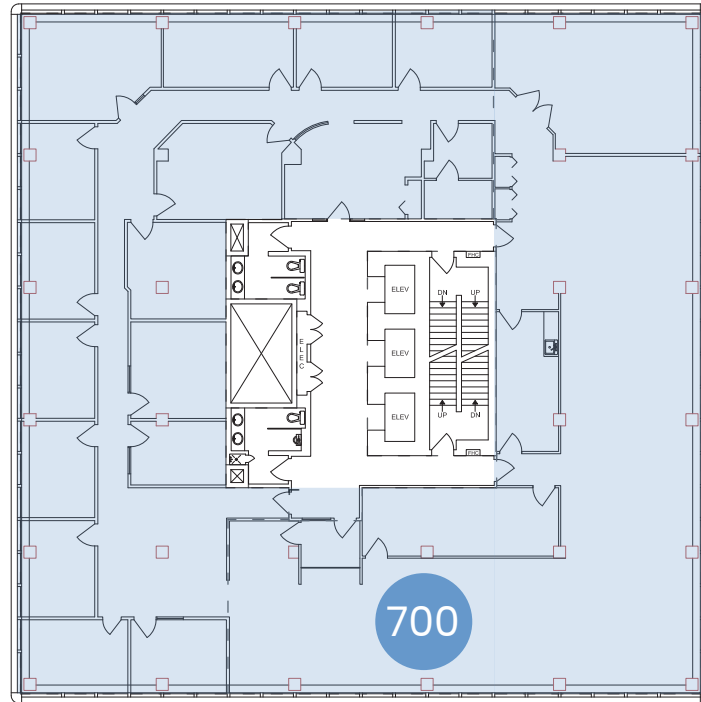


# Seventh & Eighth Floors

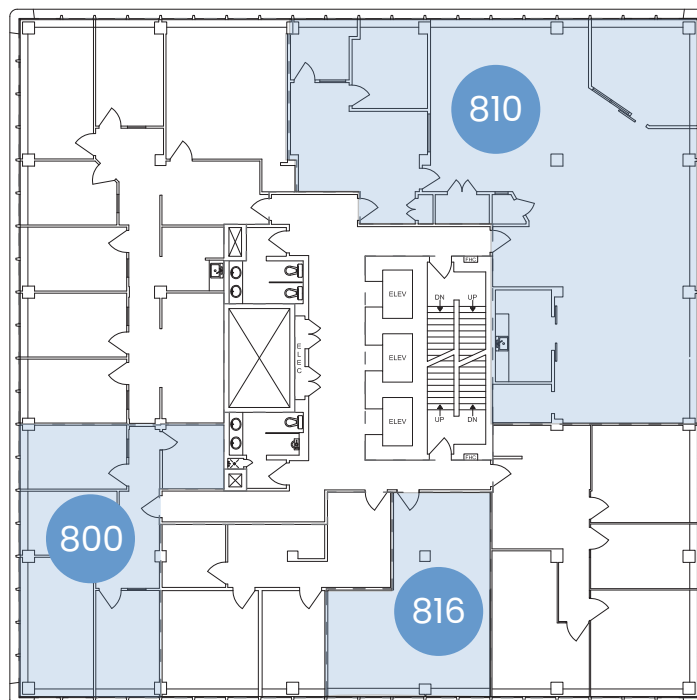
SUITE 700 | 7,911 sq. ft. SUITE 810 | 2,552 sq. ft.  
SUITE 800 | 889 sq. ft. SUITE 816 | 571 sq. ft.



## Seventh Floor



## Eighth Floor

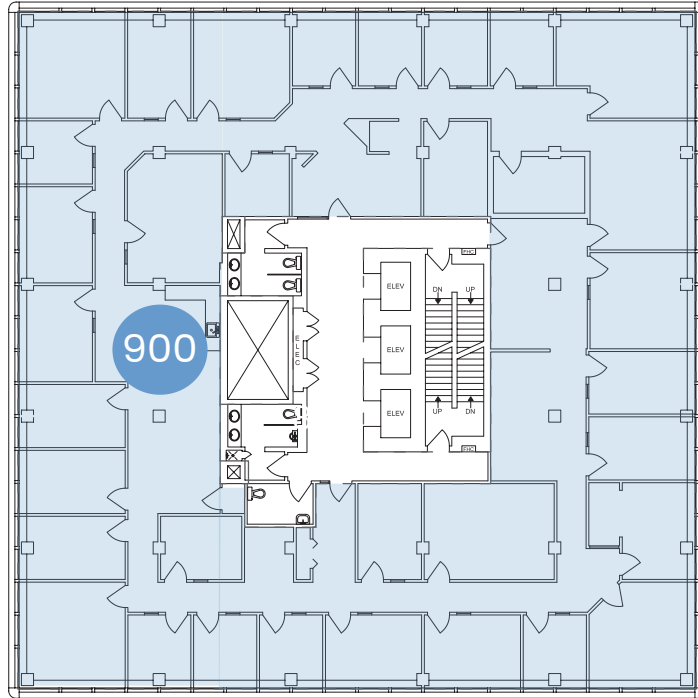




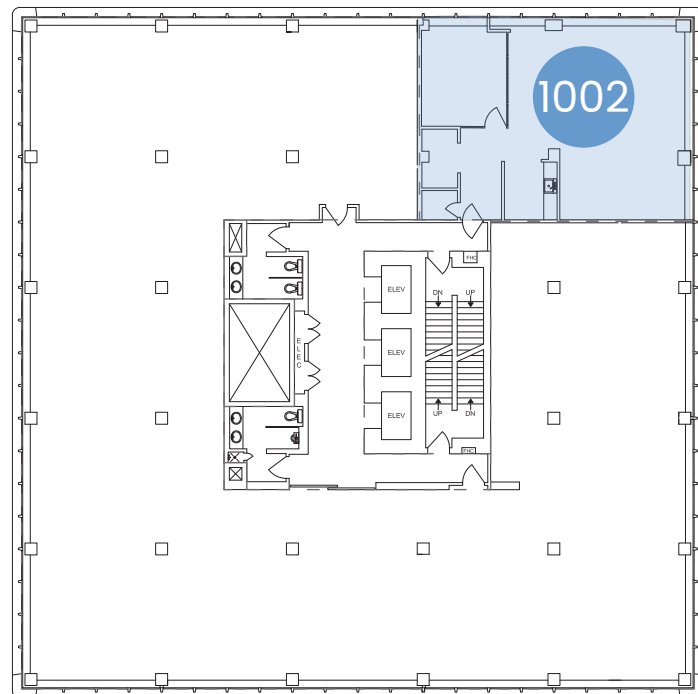
# Ninth & Tenth Floors

SUITE 900 | 7,908 sq. ft.  
SUITE 1002 | 1,166 sq. ft.

## Ninth Floor



## Tenth Floor

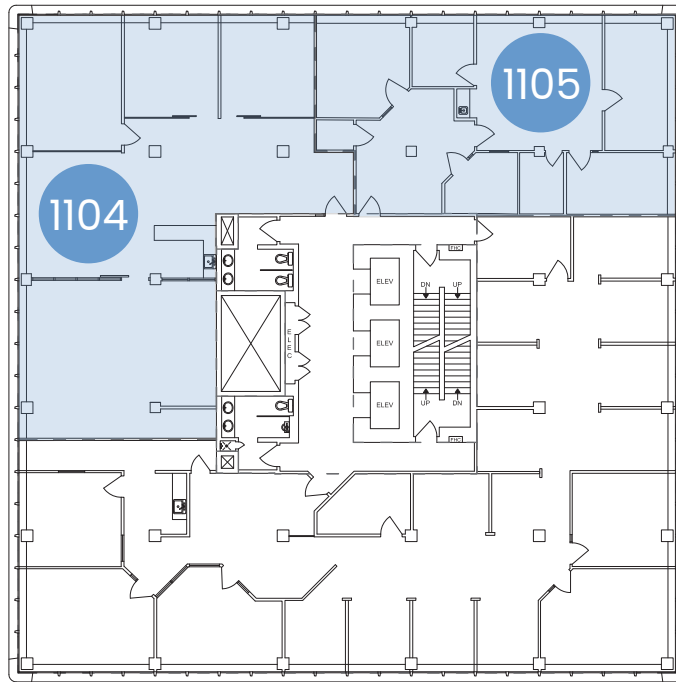


# Eleventh & Twelveth Floors

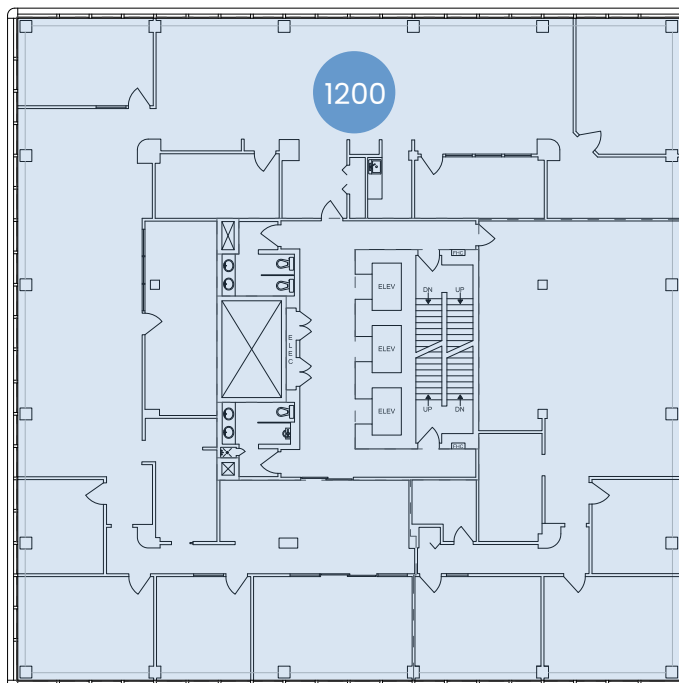
SUITE 1104 | 2,304 sq. ft.  
SUITE 1105 | 1,511 sq. ft.  
SUITE 1200 | 7,918 sq. ft.



## Eleventh Floor



## Twelveth Floor

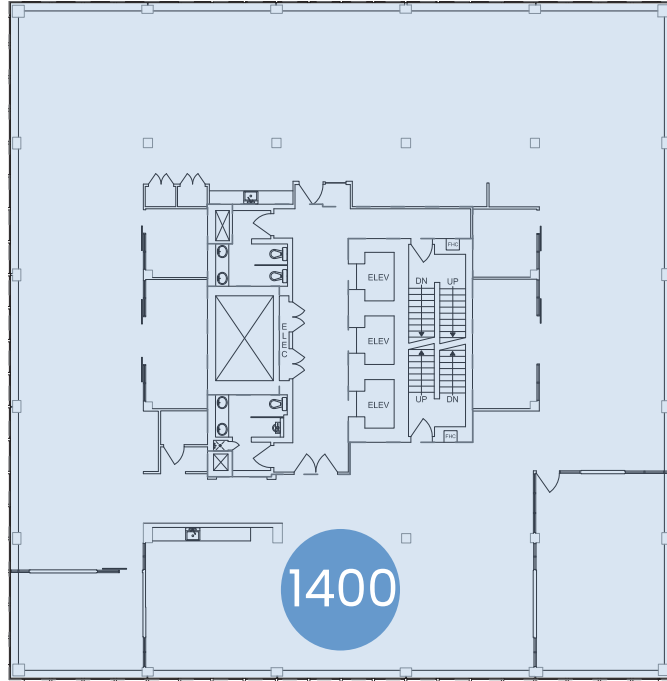




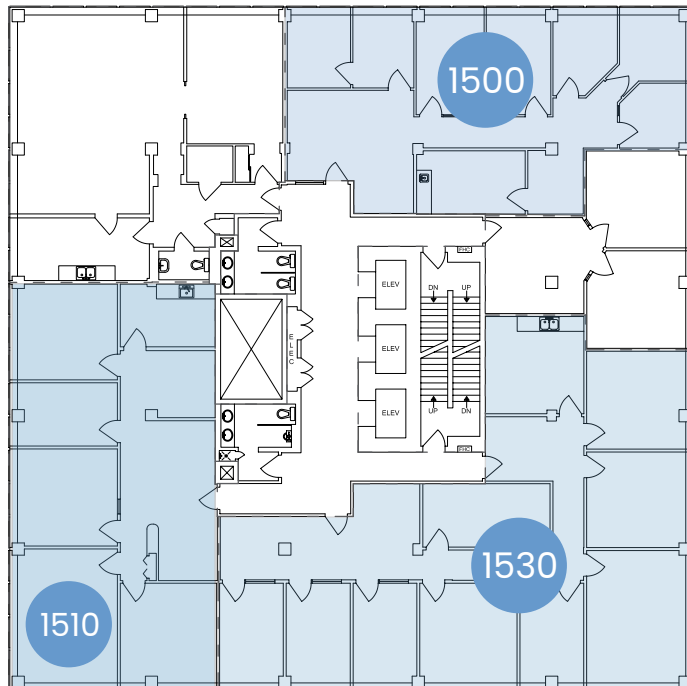
# Fourteenth & Fifteenth Floors

SUITE 1400 | 7,903 sq. ft. SUITE 1510 | 1,728 sq. ft.  
SUITE 1500 | 1,539 sq. ft. SUITE 1530 | 2,558 sq. ft.

## Fourteenth Floor



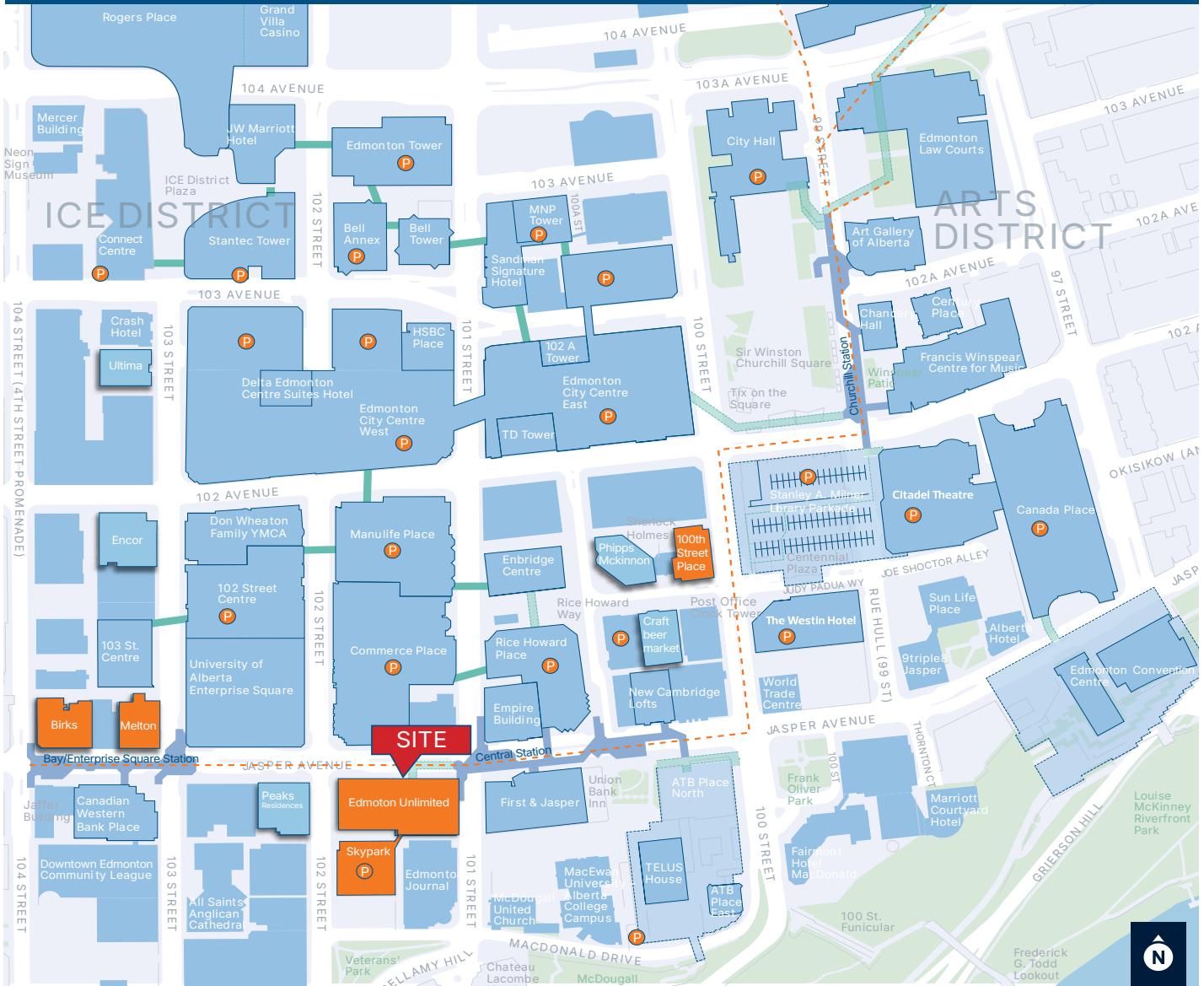
## Fifteenth Floor



# Edmonton Unlimited

10117 Jasper Avenue Edmonton, AB

## Office | For Lease



### Zebra Parkade

2 min walk



### Skypark

1 min walk



### YMCA Parkade

4 min walk

## Contact Us

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