



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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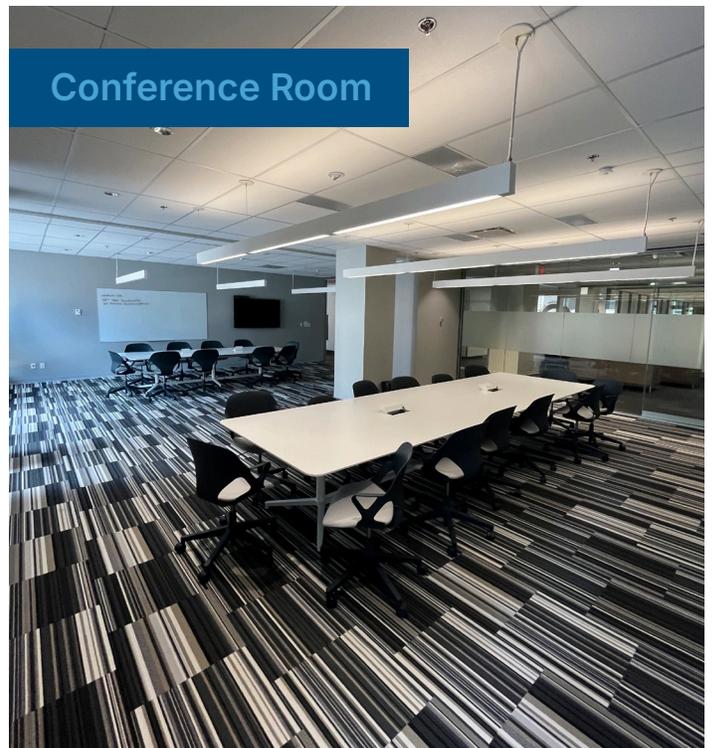
MELCOR
melcor.ca



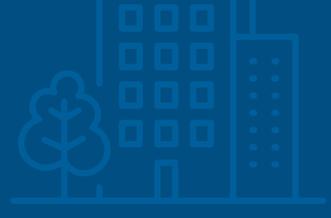
Availabilities

15			1,728 sf	2,558 sf	
14	7,903 sf				
13					
12					
11		2,304 sf		1,511 sf	
10					1,166 sf
9	7,908 sf				
8		2,552 sf	571 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

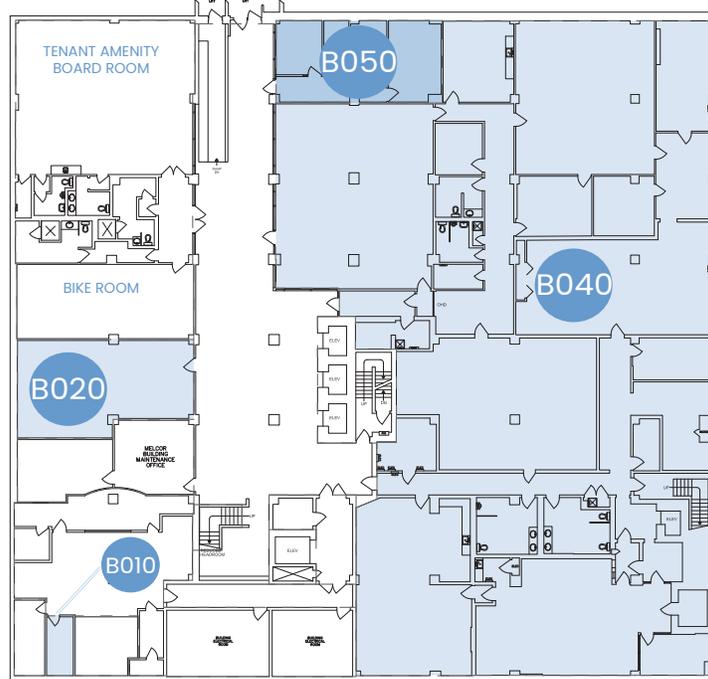
Unit(s)	Area (sq.ft.)	Comments
304	694	1 office, open work space, and kitchenette
500	7,902	36 offices, kitchenette, reception area, full floor unit
600	1,521	Raw space
603	3,061	8 offices with kitchenette (AVAILABLE WITH 3 MONTHS NOTICE)
610	1,310	Built out offices with kitchenette
700	7,911	20 offices, kitchenette, large open work space, storage space, reception area
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
1400	7,903	Built out offices, open work space, boardrooms
1510	1,728	White box condition
1530	2,558	Built out offices with a kitchenette, river valley views

Basement, Third & Fifth Floors

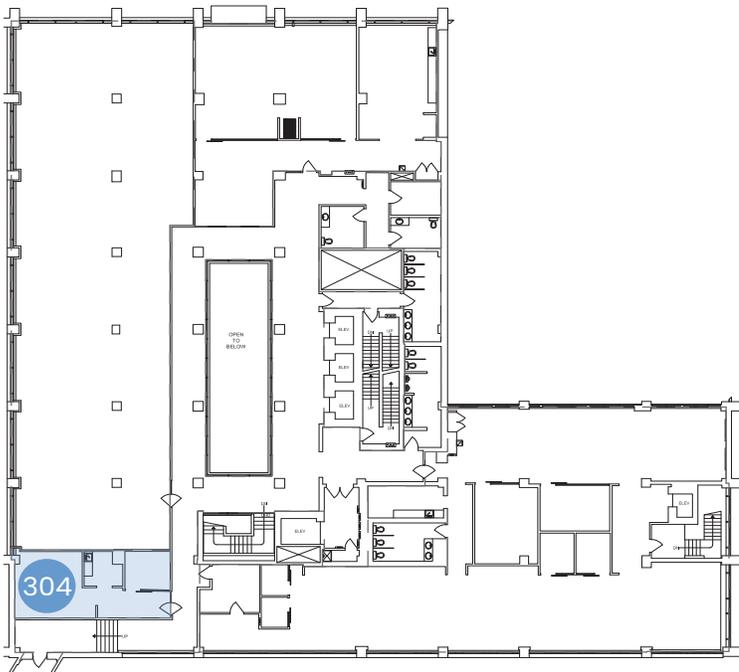
BASEMENT | 16,685 sq. ft.
SUITE 304 | 694 sq. ft.
SUITE 500 | 7,902 sq. ft.



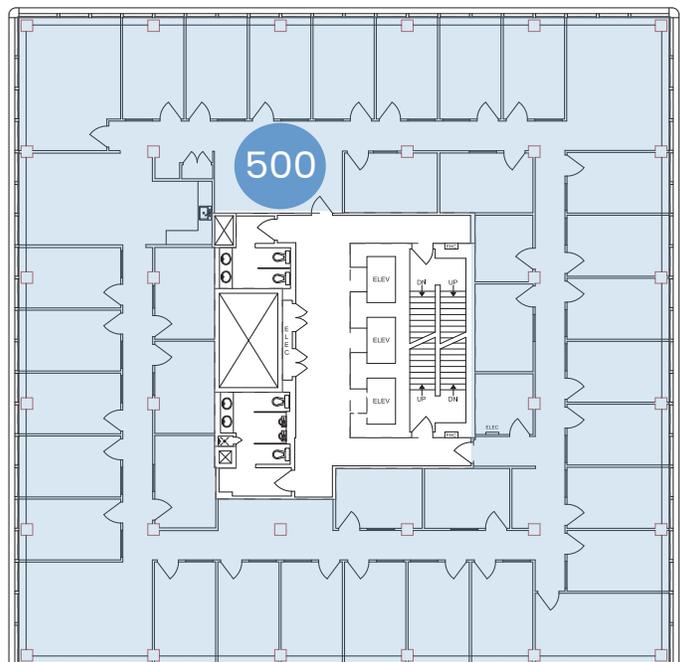
Basement



Third Floor



Fifth Floor

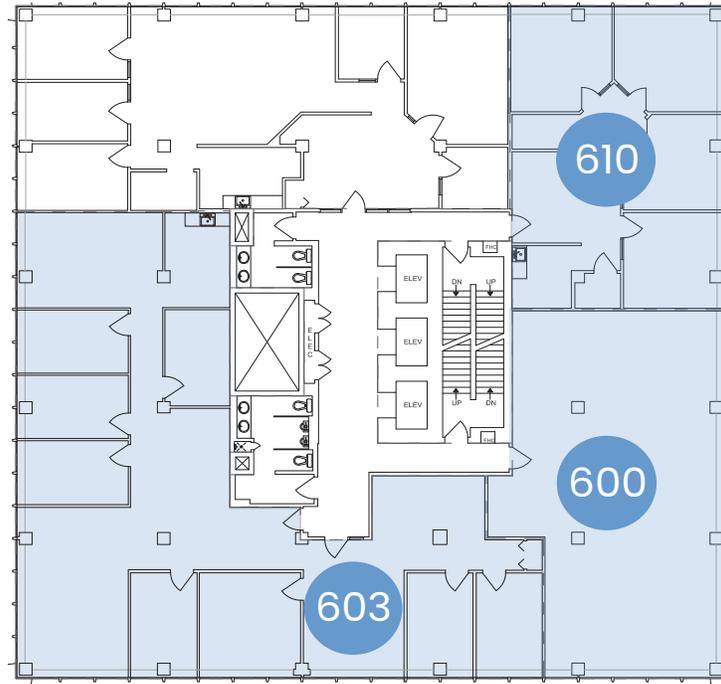




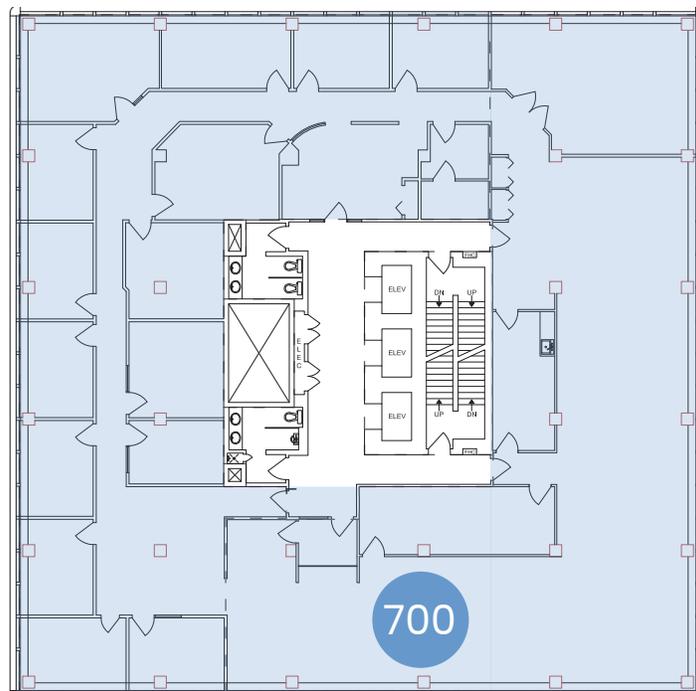
Sixth & Seventh Floors

SUITE 600 | 1,521 sq. ft. SUITE 603 | 3,061 sq. ft.
SUITE 610 | 1,310 sq. ft. SUITE 700 | 7,911 sq. ft.

Sixth Floor



Seventh Floor

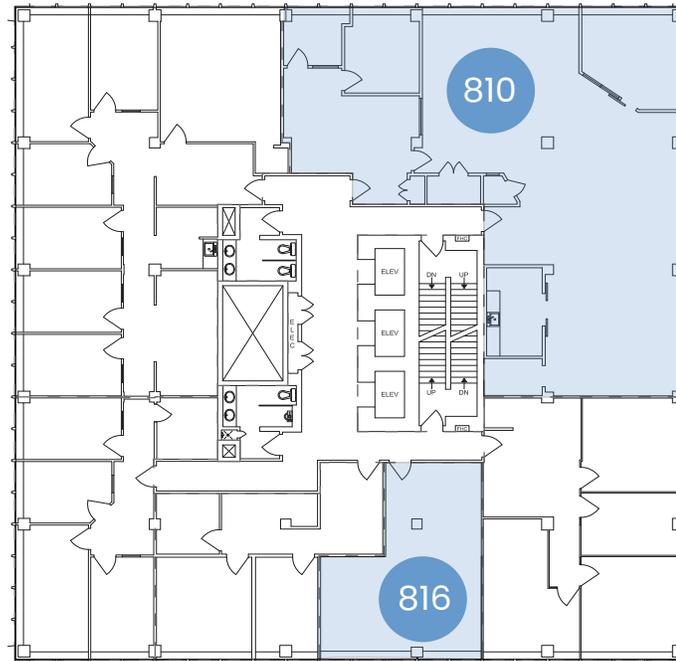


Eighth & Ninth Floors

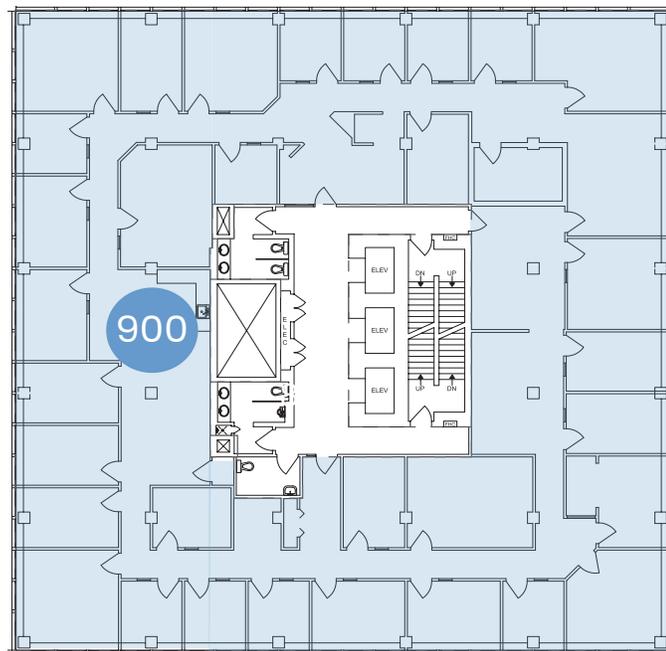
SUITE 810 | 2,552 sq. ft.
SUITE 816 | 571 sq. ft.
SUITE 900 | 7,908 sq. ft.



Eighth Floor



Ninth Floor

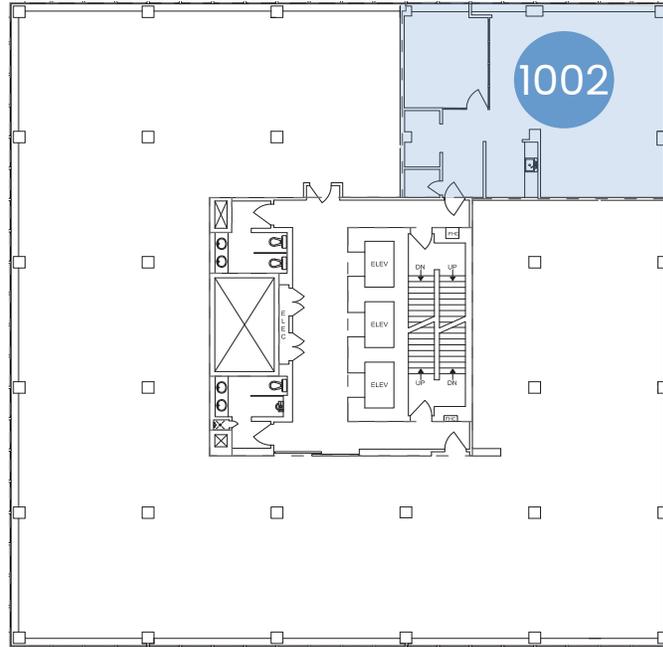




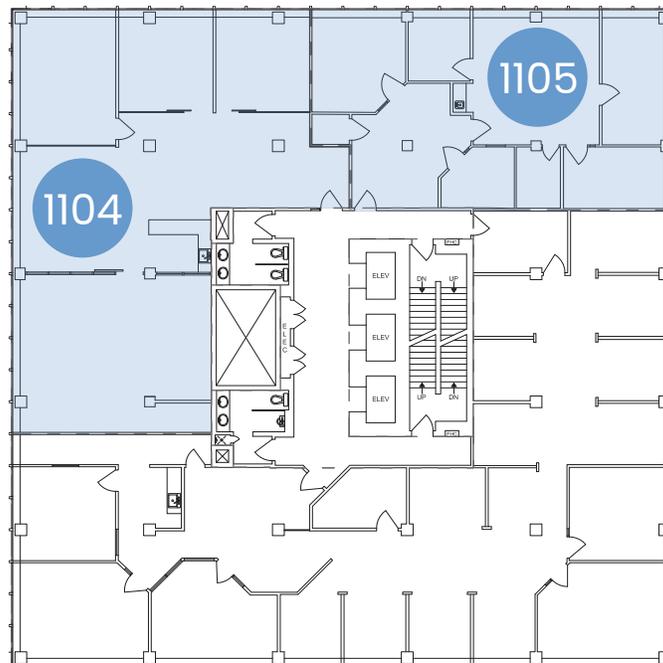
Tenth & Eleventh Floors

SUITE 1002 | 1,166 sq. ft.
SUITE 1104 | 2,304 sq. ft.
SUITE 1105 | 1,511 sq. ft.

Tenth Floor



Eleventh Floor

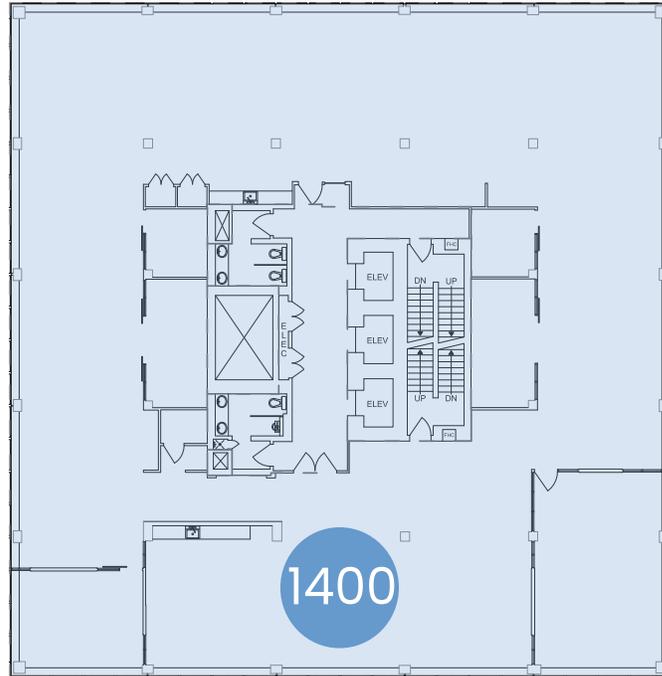


Fourteenth & Fifteenth Floors

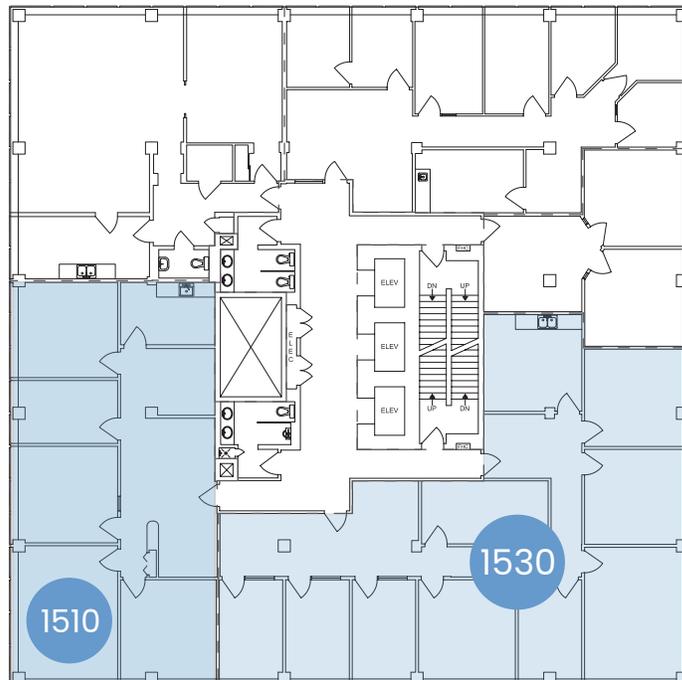
SUITE 1400 | 7,903 sq. ft.
SUITE 1510 | 1,728 sq. ft.
SUITE 1530 | 2,558 sq. ft.



Fourteenth Floor



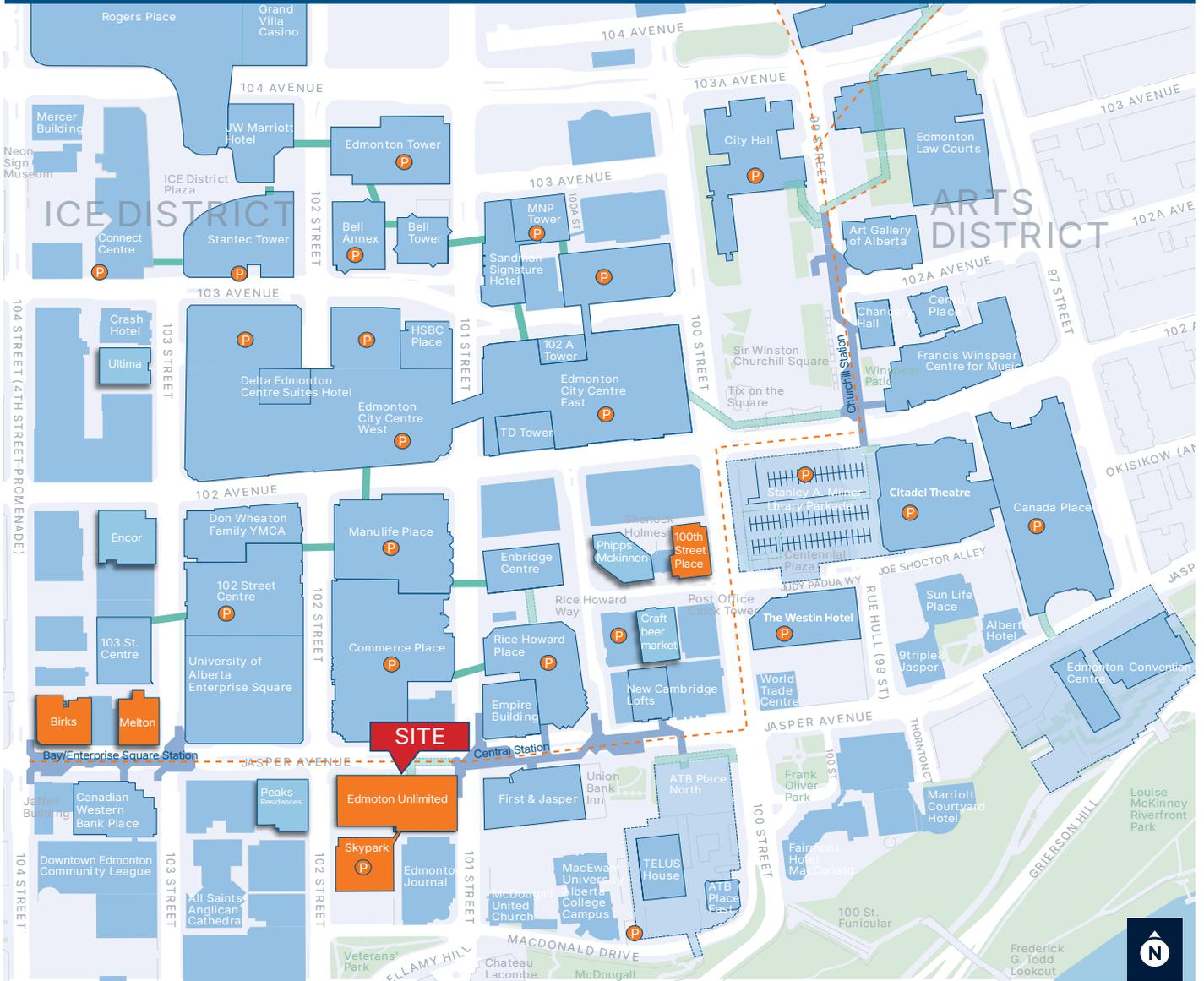
Fifteenth Floor



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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