



The Melton Building

10310 Jasper Avenue NW Edmonton, AB

Highlights

- Builtout main floor unit
- Flexible rental structures

Amenities

- Secure bike storage
- Immediate availability
- Adjacent above ground parking
- Retail along 104 st and Jasper Ave

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The Melton Building

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Availabilities

9					
8					
7	13,074 sf				
6	4,848 sf	6,441 sf			
5	889 sf	888 sf	1,311 sf	6,672 sf	
4					
3	2,304 sf	678 sf	2,271 sf	2,267 sf	2,203 sf
2			6,342 sf		
1	3,934 sf			2,405 sf	

Asking Rent	Market Rent
Additional Rent	Retail \$9.72 PSF (2026 est.) Office \$12.07 PSF (2026 est.)
Tenant Improvement Allowance	Suite dependent
Amenities	Secure bike storage
Availability	Immediate

Available Leased



Property Details



Asking Rent

Market Rent



On-site, professional building management by Melcor Developments

Additional Rent (2026 est.)

Retail \$9.72 PSF (2026 est.)

Office \$12.07 PSF (2026 est.)



Walk Score 100 : Walkable access to all Jasper Avenue amenities

Parking

Street and near by grade parking



Transit Score 87 : Direct access to LRT and major bus routes

Tenant Improvement Allowance

Suite dependent



Bike Score 91 : Daily errands can be accomplished on a bike

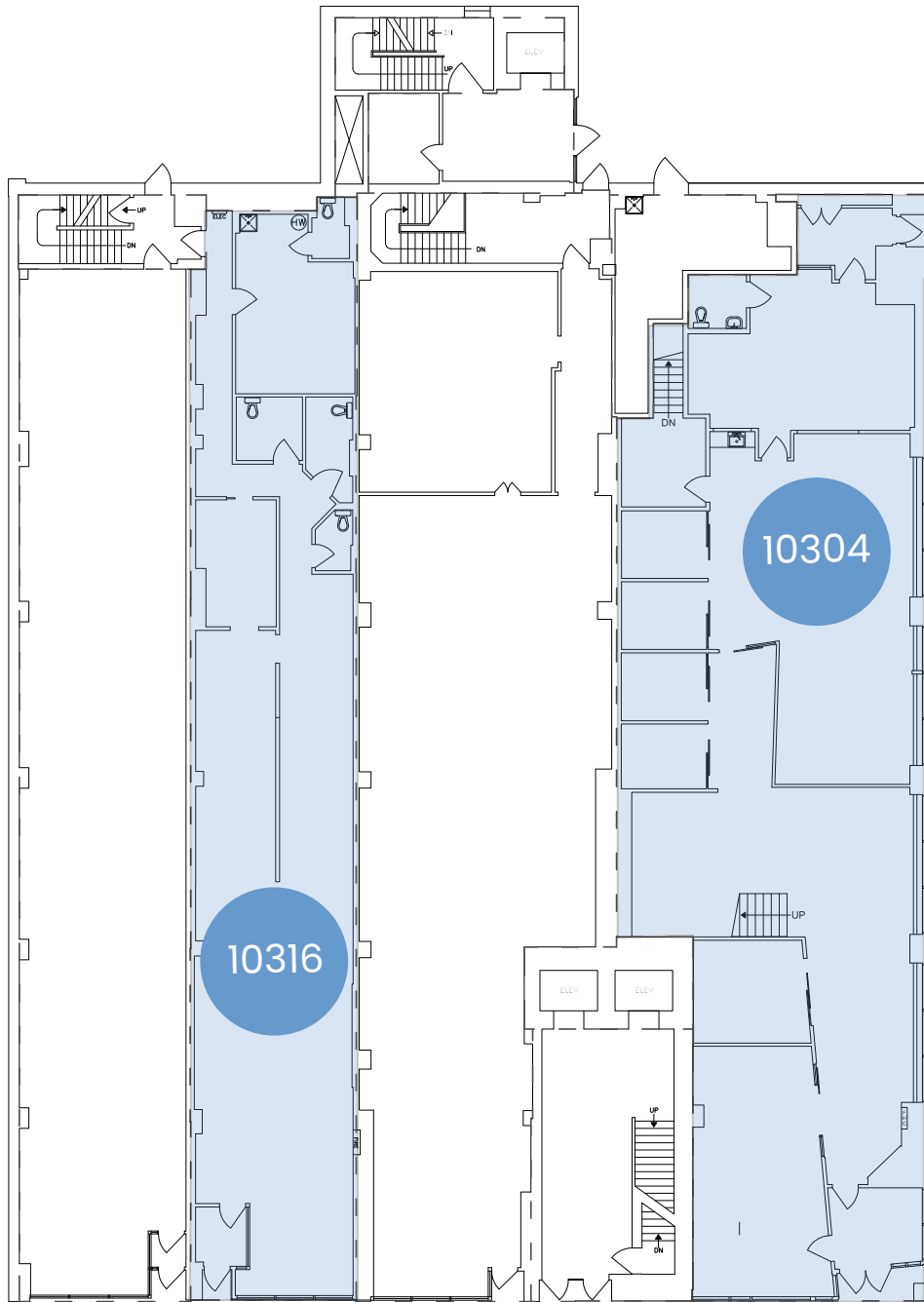


MelCARE: Experience our best-in class property management service

Upgrades	Unit(s)	Area (sq.ft.)	Comments	
Modern Finished Throughout	10304 - Main Floor	3,934	High profile main floor corner unit directly connected with 2nd floor suite. Direct exterior access, primarily open work space with offices and meeting rooms on both floors.	
	10316	2,405	Main floor former restaurant on Jasper Ave	
Newly Upgraded Elevator Lobby, Modern Kitchenette	201	6,342	High profile main floor corner unit directly connected with 2nd floor suite. Direct exterior access, primarily open work space with offices and meeting rooms on both floors.	
	300	2,304	4 offices, open work area and kitchen.	
	301	678	Built out office	
	303	2,271	Offices, kitchenette, boardrooms.	
	308	2,267	Built out office with open work space, kitchen and reception area	
	320	2,203	Offices, kitchen, and work area.	
	500	6,672	6 offices, boardroom with kitchen, and open work area.	
	Newly Upgraded Elevator Lobby	570	889	Kitchen and 1 office.
		580	888	Open concept, move in ready.
		590	1,311	3 offices, meeting/board room, move in ready.
Newly Upgraded Elevator Lobby	600	4,848	11 offices, meeting room, boardroom, kitchen, storage space, open work area. Move in ready.	
	610	6,441	Open concept	
	700	13,073	Developed full floor with 20+ offices, meeting rooms, boardroom, open work area, kitchen and washrooms.	

Main Floor

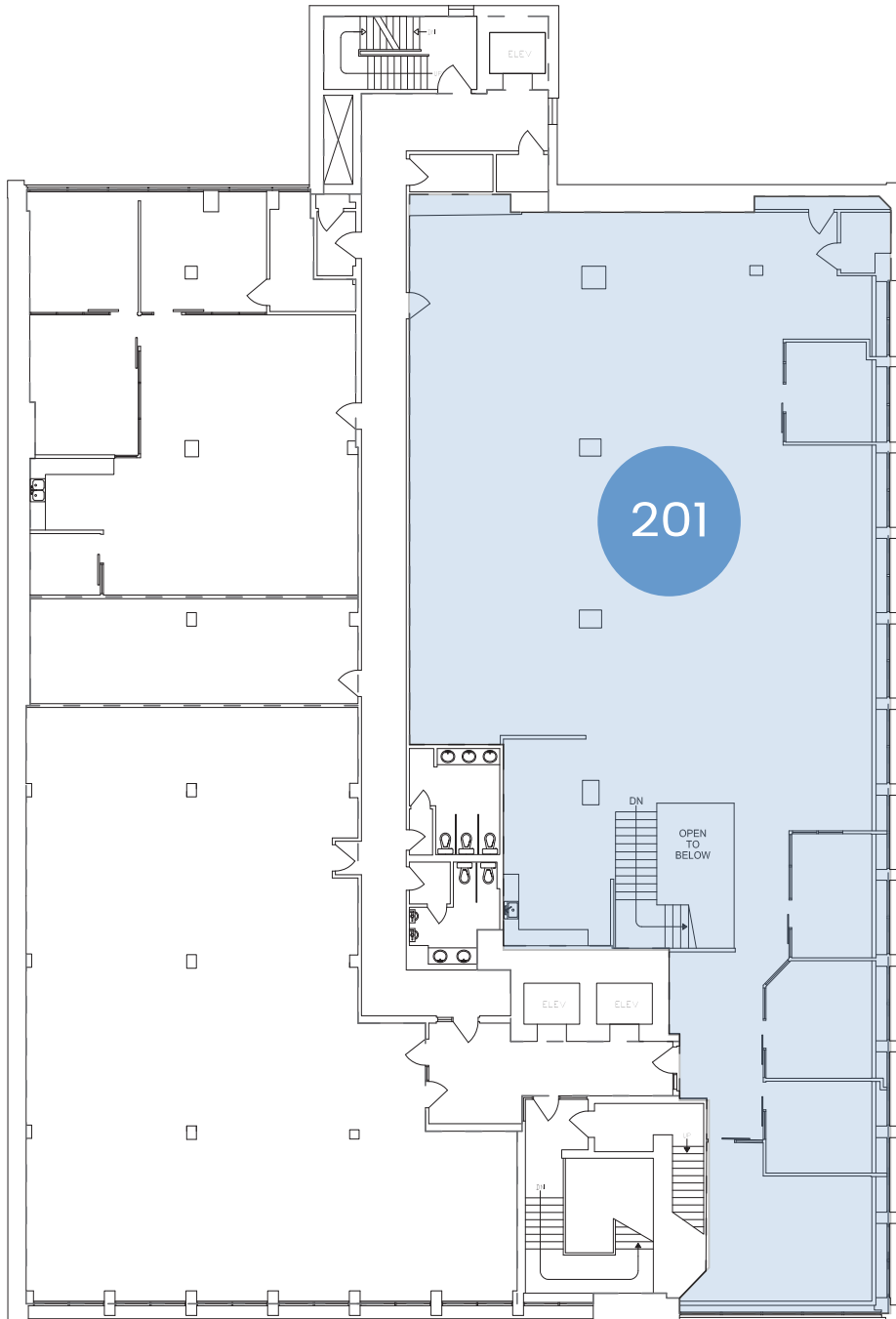
Suite 10304 | 3,934 sq. ft.
(Second Floor Connected via internal stairwell)
Suite 10316 | 2,405 sq. ft.





Second Floor

Suite 201 | 6,342 sq. ft.

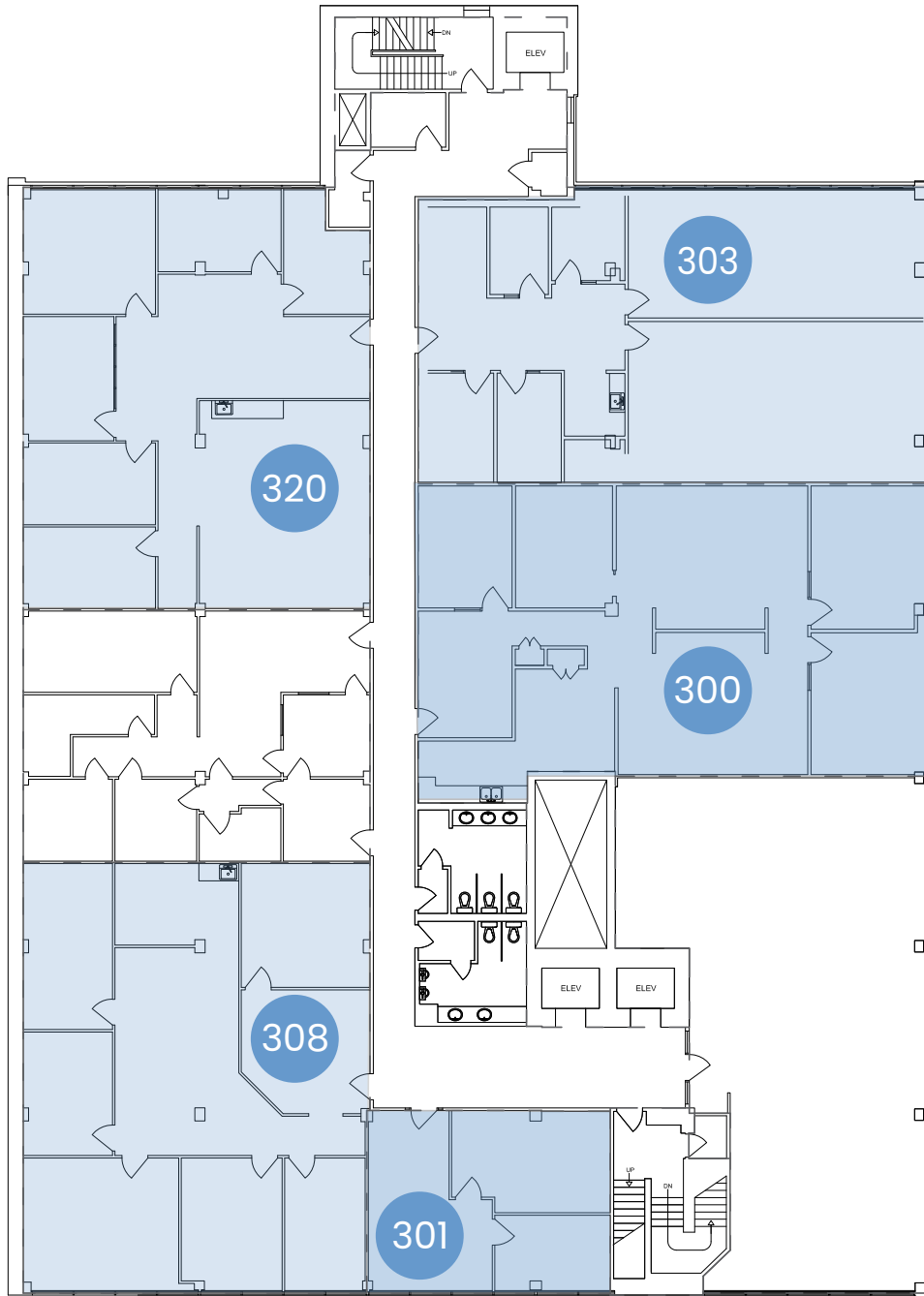




Third Floor

Suite 300 | 2,304 sq. ft.
Suite 301 | 678 sq. ft.
Suite 303 | 2,271 sq. ft.

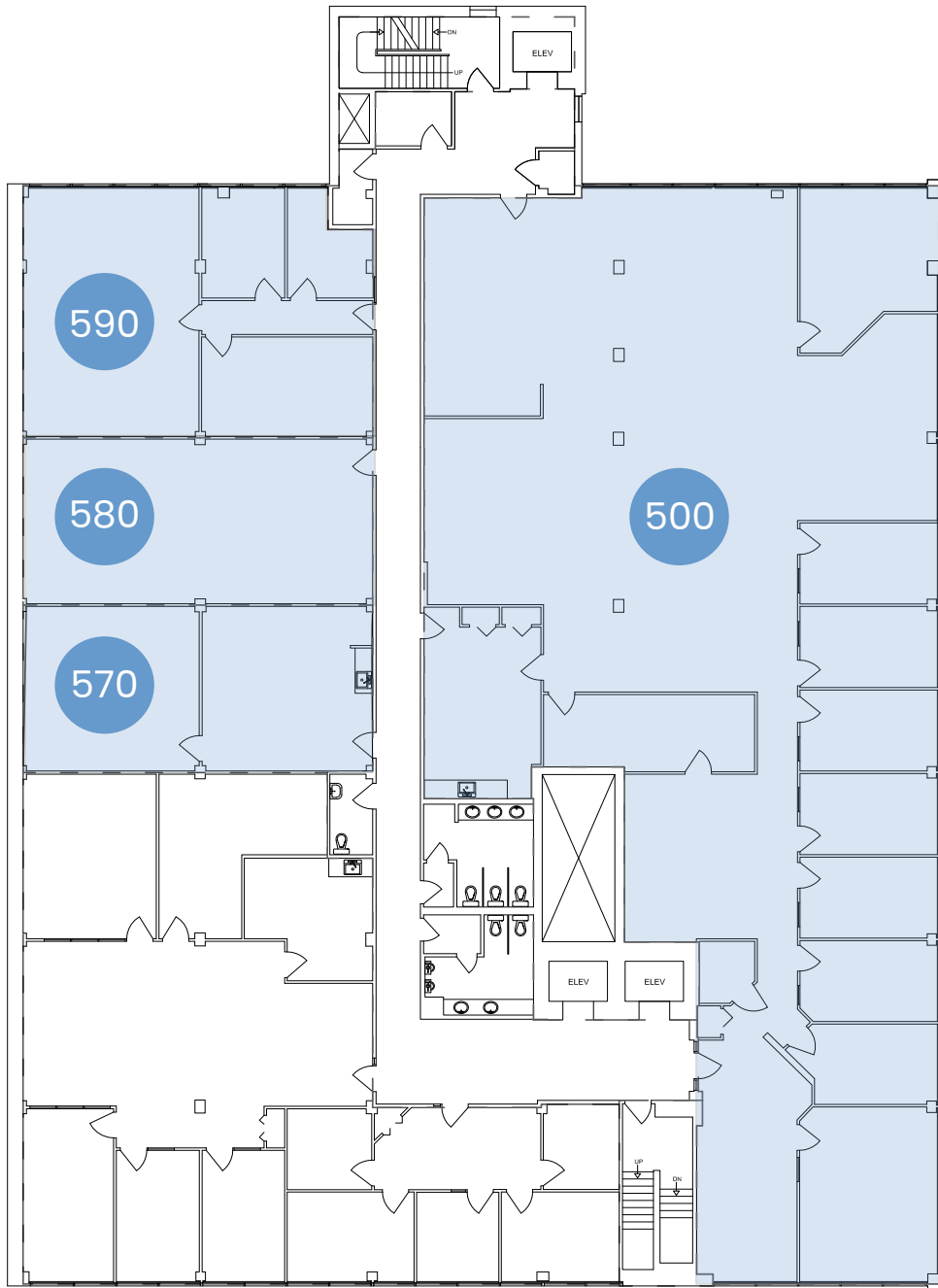
Suite 308 | 2,267 sq. ft.
Suite 320 | 2,203 sq. ft.



Fifth Floor

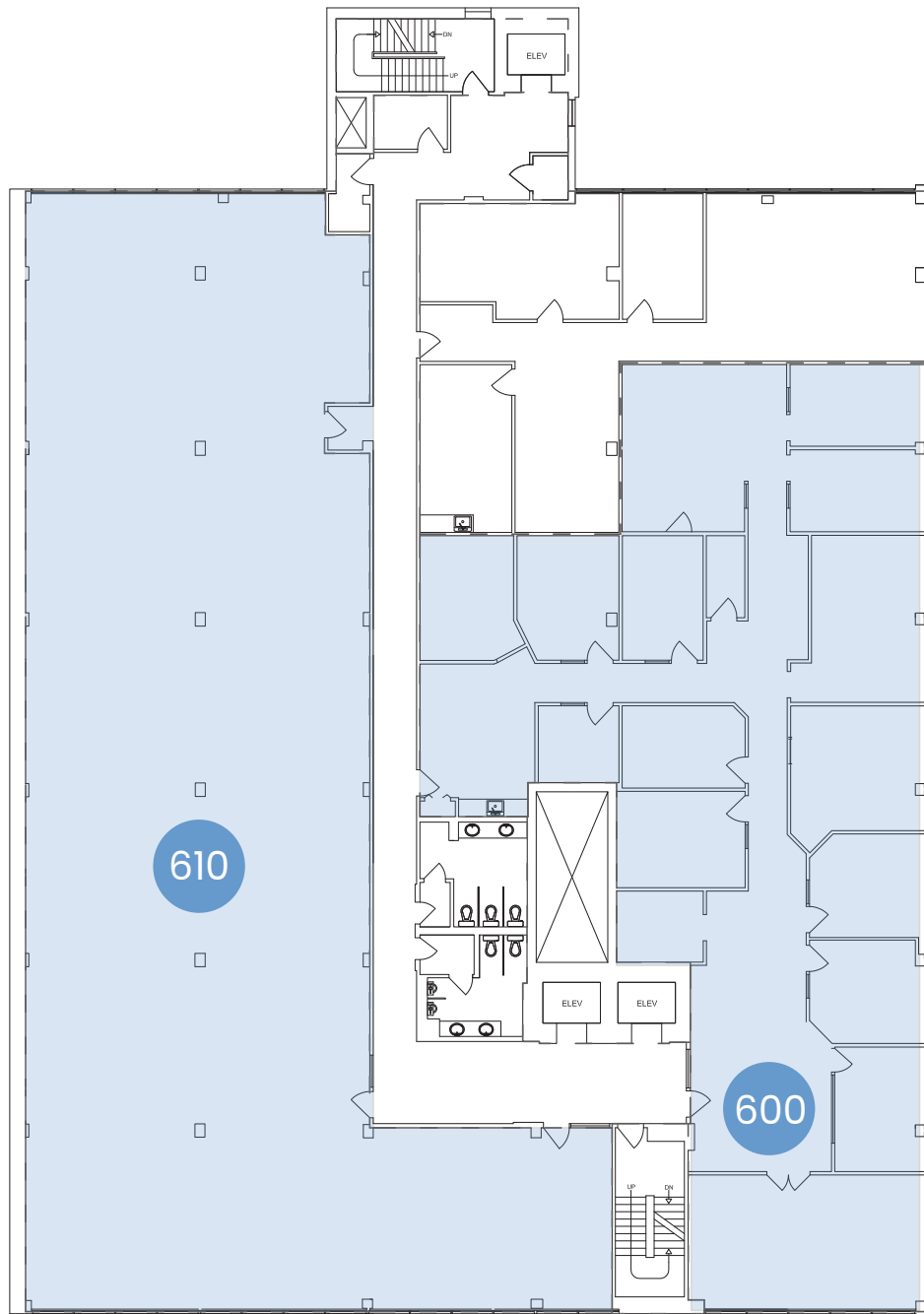
Suite 500 | 6,672 sq. ft.
Suite 570 | 889 sq. ft.

Suite 580 | 888 sq. ft.
Suite 590 | 1,311 sq. ft.



Sixth Floor

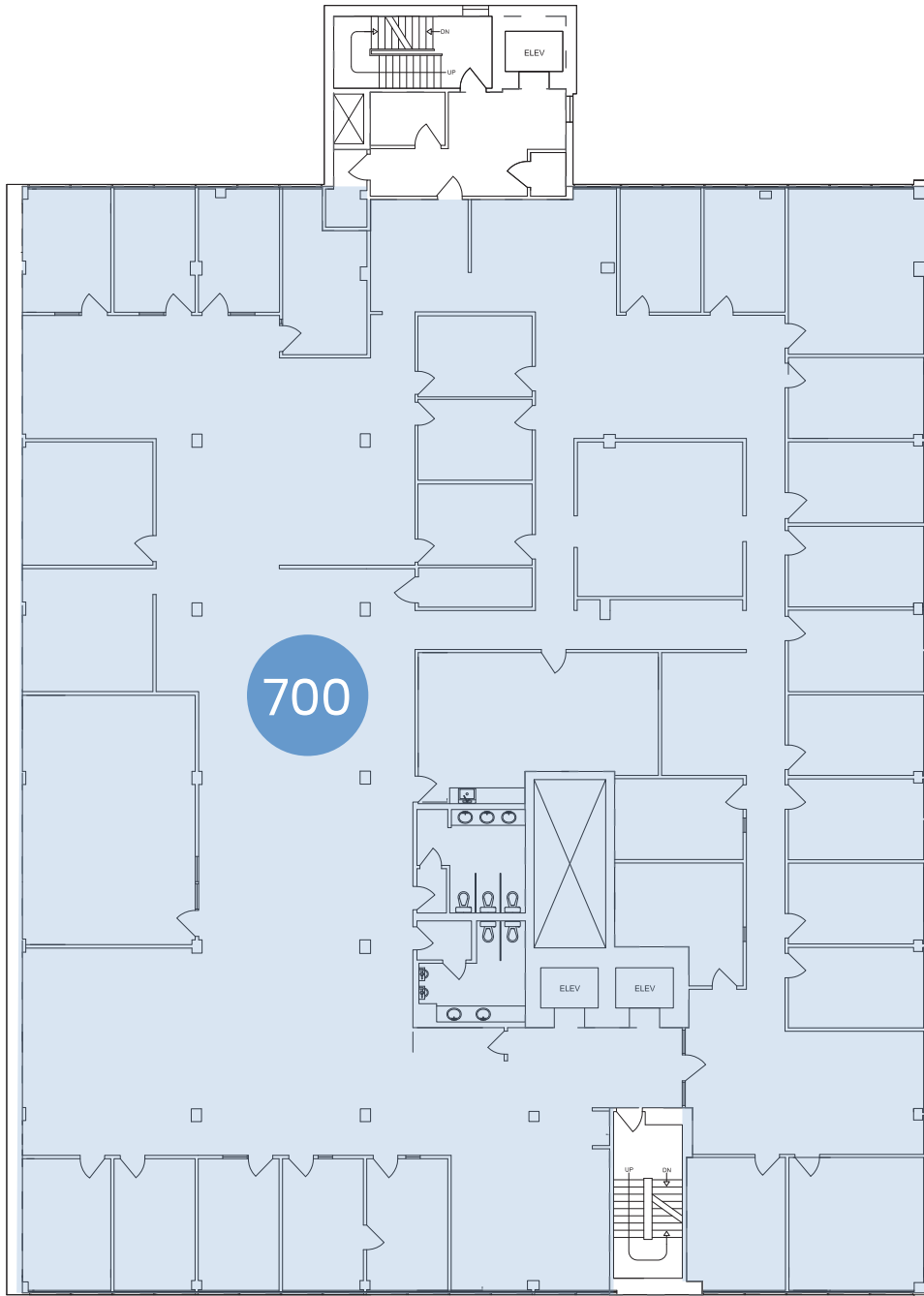
Suite 600 | 4,848 sq. ft.
Suite 610 | 6,441sq. ft.





Seventh Floor

Suite 700 | 13,073 sq. ft.



Office | For Lease

The Melton Building

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Office | For Lease



Zebra Parkade

2 min walk



Mackenzie Building

3 min walk



YMCA Parkade

4 min walk

Contact Us

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