

Prime downtown location with direct pedway access



BOMA BESt Level 2 Certified Green & Responsible building



Direct pedway system access



Onsite building security and management

Telus and Shaw High

Speed Fibre Internet

Ample covered parking

Direct LRT and major

bus route access

MELCOR

CONTACT

Nola DeCecco +1.780.945.4812 ndececco@melcor.ca



@melcordev melcorspace.ca TIM

TTTT

TTTT

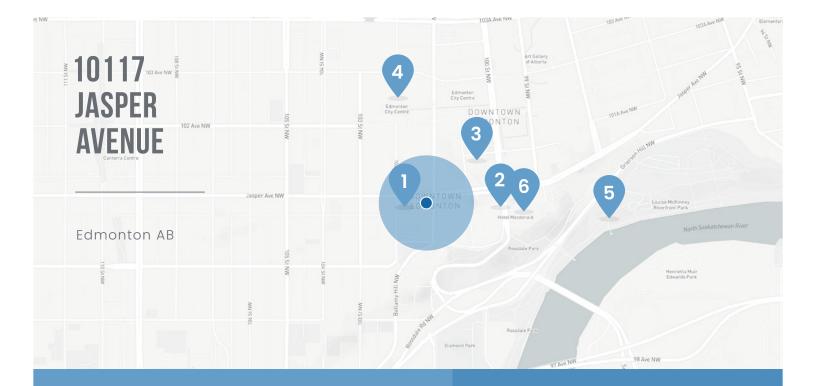
TTTT

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



LOCATION & NEARBY AMENITIES:

KEY LOCATIONS:

WALK

SCORE

Airport

- 1. Abbey Glen Park
- 2. Central LRT Station
- 3. Commerce Place

DRIVING TIMES:

west Edmonton

- Edmonton City Centre Mall
- 5. Edmonton River Valley
- 6. Hotel Fairmont Macdonald

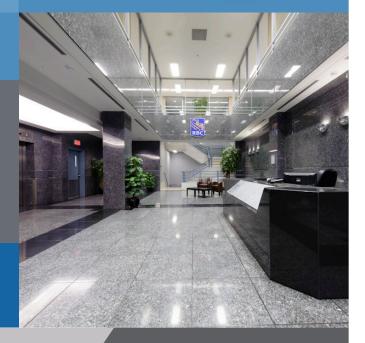
99

MEL | CARE •

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







melcor.ca/rbb

CONTACT

TRANSIT

SCORE

86

30 minutes

24 minutes



Nola DeCecco +1.780.945.4812 ndececco@melcor.ca



@melcordev melcorspace.ca