



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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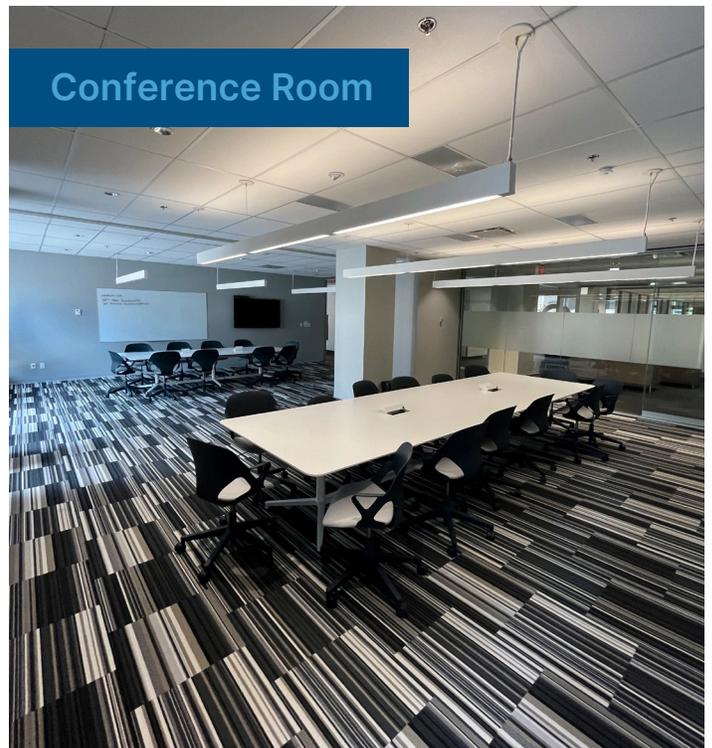
MELCOR
melcor.ca



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		
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

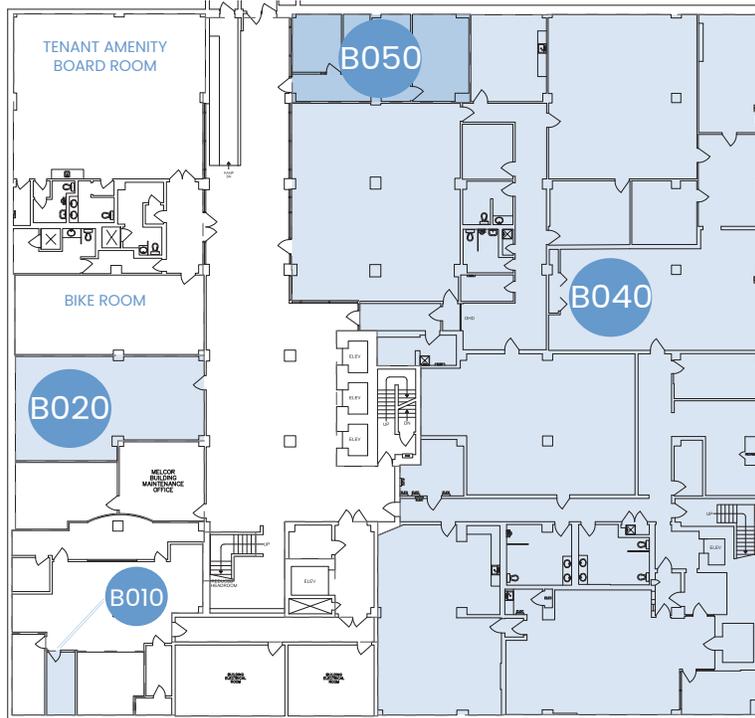
Unit(s)	Area (sq.ft.)	Comments
304	694	1 office, open work space, and kitchenette
500	7,902	36 offices, kitchenette, reception area, full floor unit
600	1,521	Raw space
603	3,061	8 offices with kitchenette (AVAILABLE WITH 3 MONTHS NOTICE)
610	1,310	Built out offices with kitchenette
700	7,911	20 offices, 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
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

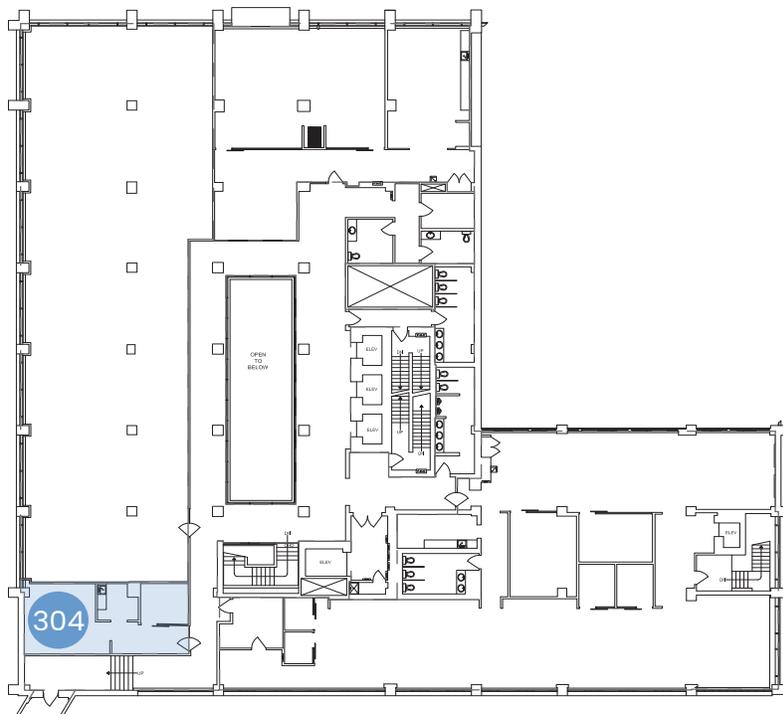
BASEMENT | 16,685 sq. ft.
SUITE 304 | 694 sq. ft.



Basement



Third Floor

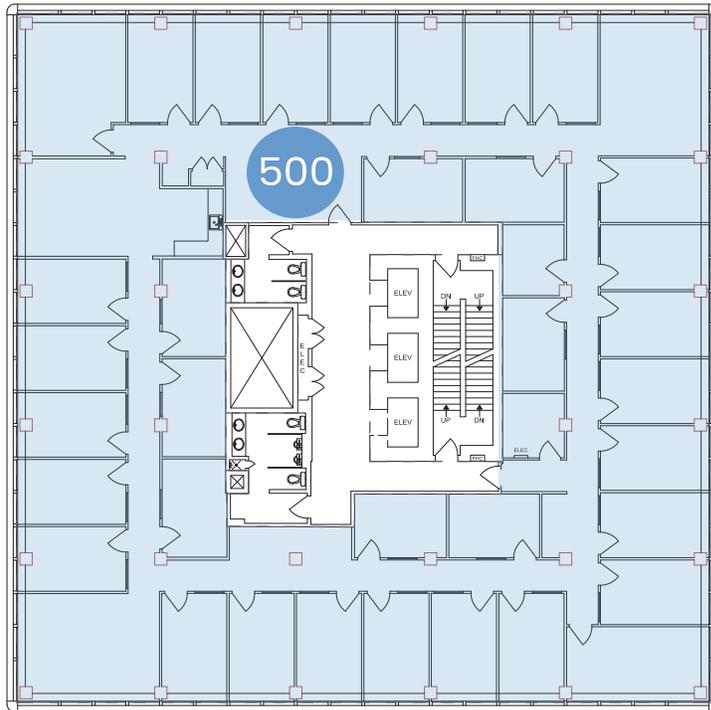




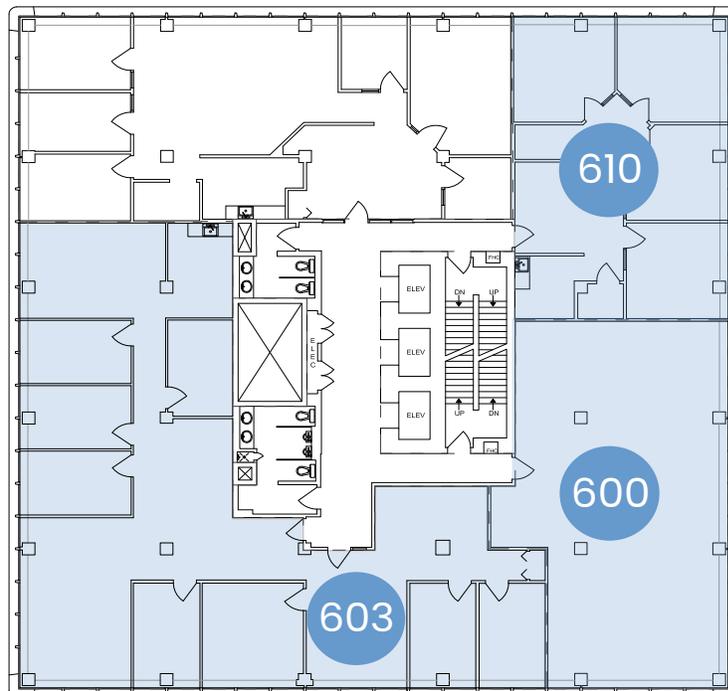
Fifth & Sixth Floors

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

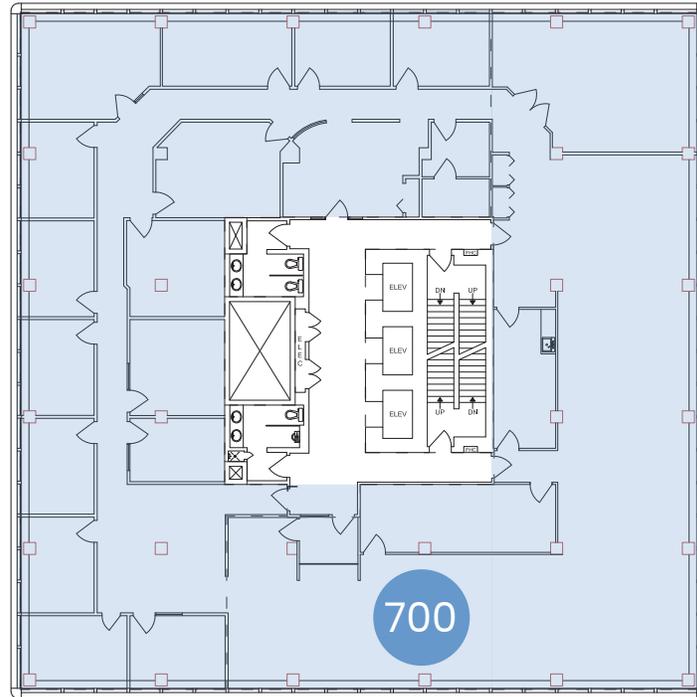


Seventh & Eighth Floors

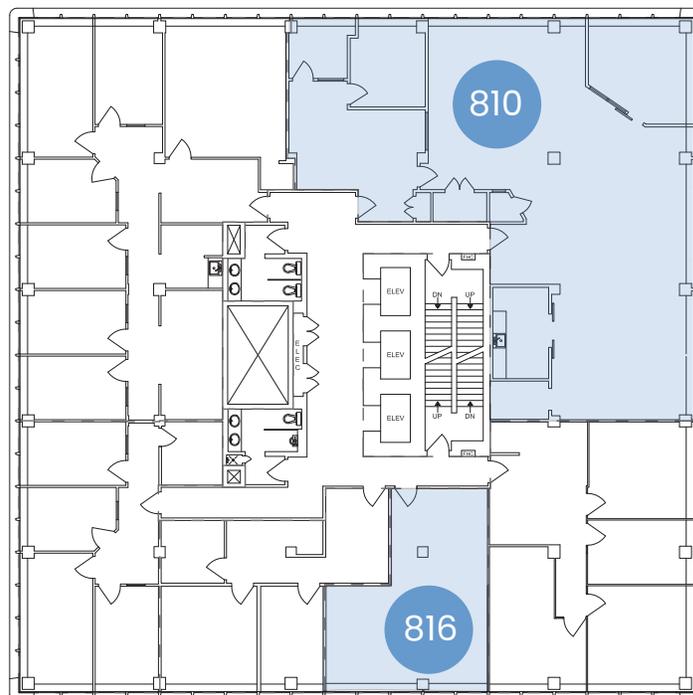
SUITE 700 | 7,911 sq. ft.
SUITE 810 | 2,552 sq. ft.
SUITE 816 | 571 sq. ft.



Seventh Floor



Eighth Floor

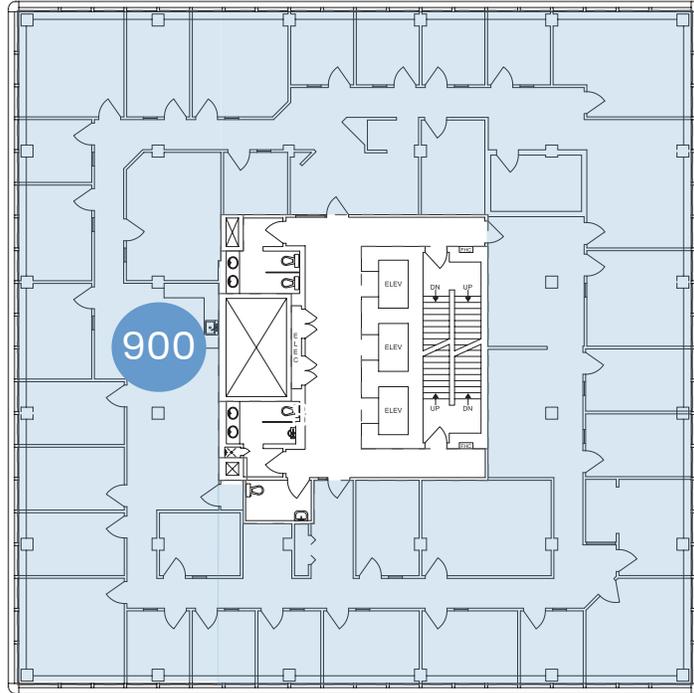




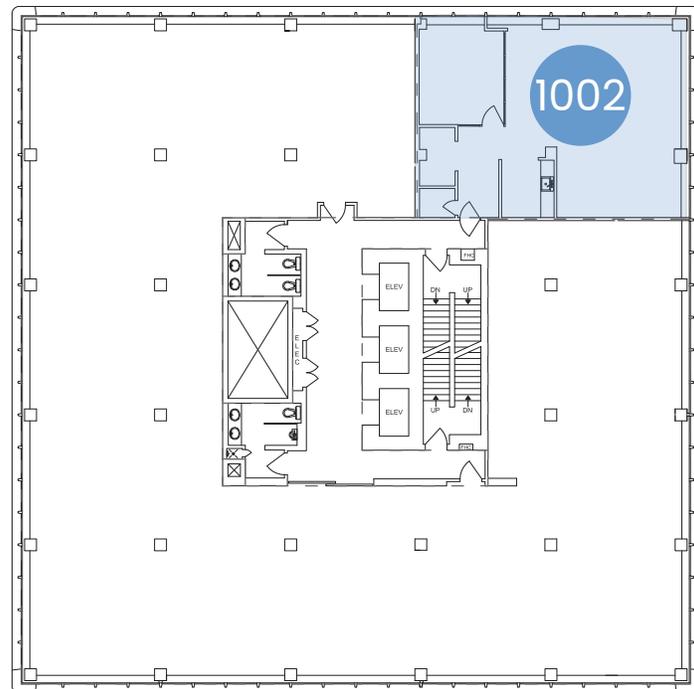
Ninth & Tenth Floors

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

Ninth Floor



Tenth Floor

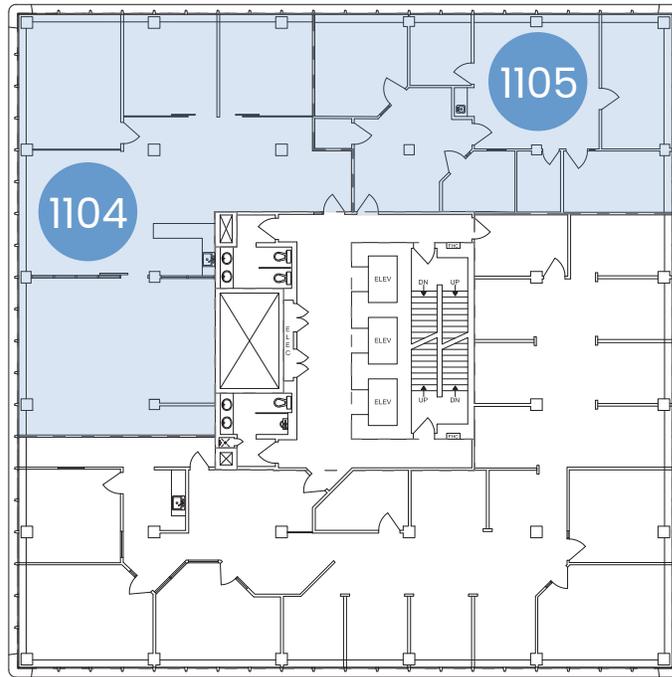


Eleventh & Twelveth Floors

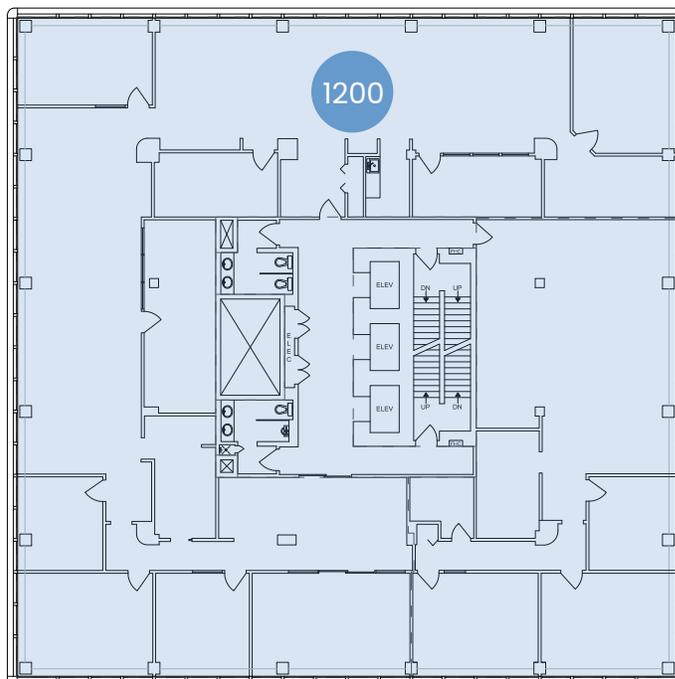
SUITE 1104 | 2,304 sq. ft.
SUITE 1105 | 1,511 sq. ft.
SUITE 1200 | 7,918 sq. ft.



Eleventh Floor



Twelveth Floor

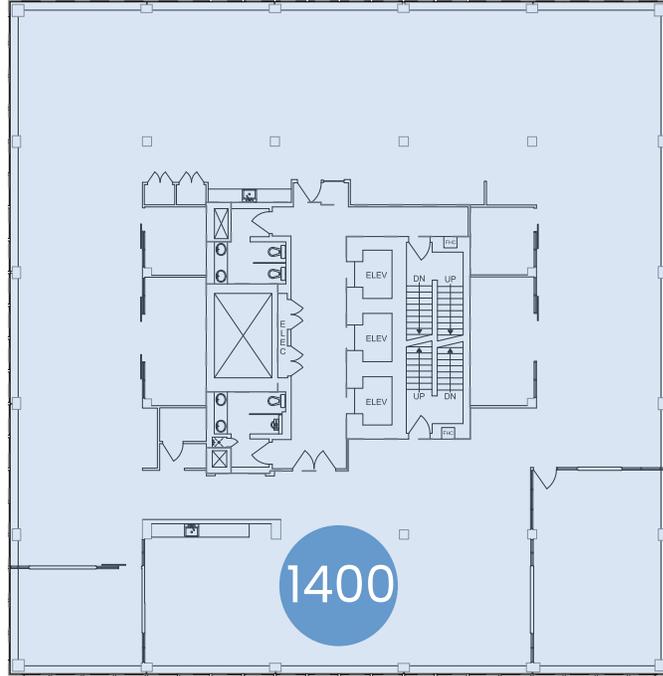




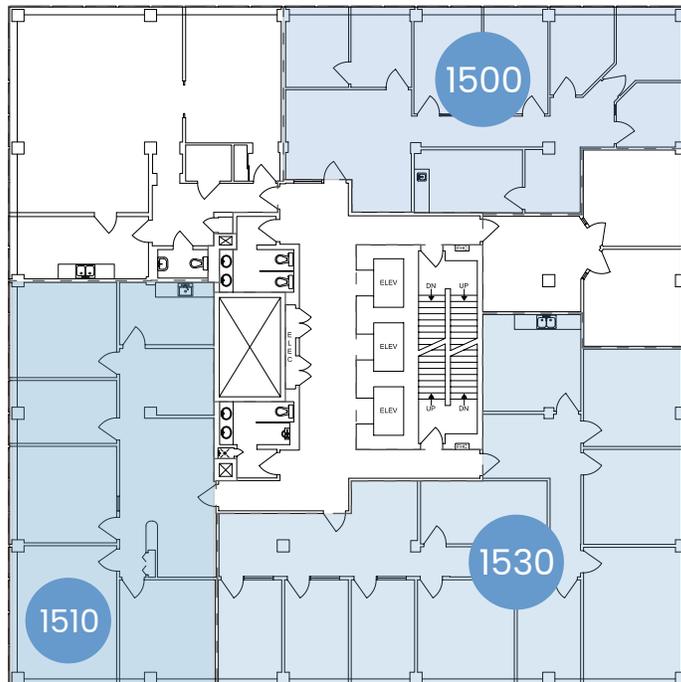
Fourthenth & Fifteenth Floors

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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