



# 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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## Availabilities

9	Leased				
8	Leased				
7	13,074 sf Available				
6	4,848 sf Available	6,441 sf Available	Leased		
5	889 sf Available	888 sf Available	1,311 sf Available	6,672 sf Available	
4	Leased				
3	2,304 sf Available	678 sf Available	2,271 sf Available	2,267 sf Available	2,203 sf Available
2	2,001 sf Available		6,342 sf Available		
1	3,934 sf Available		2,405 sf Available		

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**

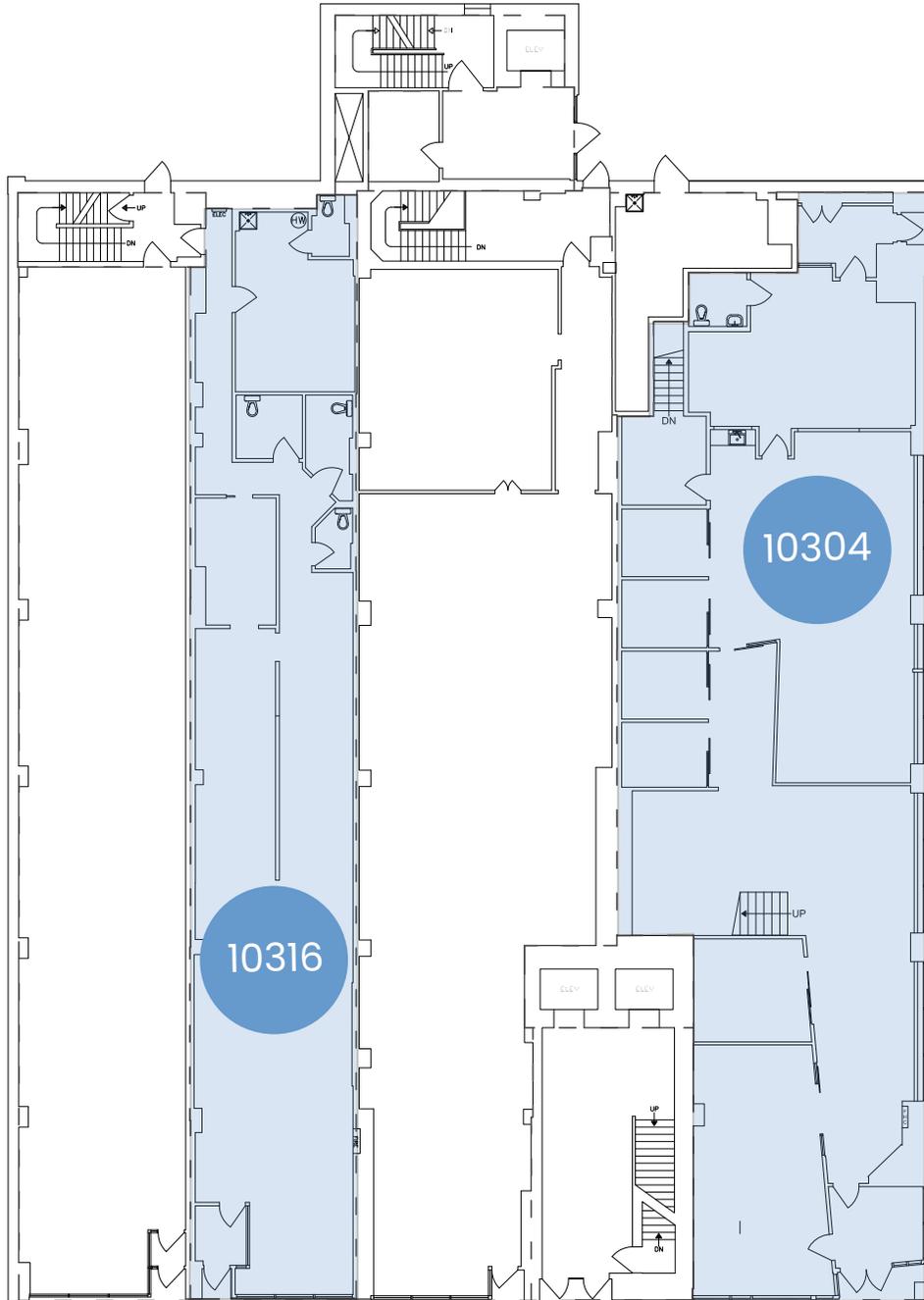


**MelCARE: Experience our best-in class property management service**

Upgrades	Unit(s)	Area (sq.ft.)	Comments
<b>Modern Finished Throughout</b>	<b>10304 - Main Floor</b>	<b>3,934</b>	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.
	<b>10316</b>	<b>2,405</b>	Main floor former restaurant on Jasper Ave
	<b>200</b>	<b>2,001</b>	Offices, open work area and kitchen.
<b>Newly Upgraded Elevator Lobby, Modern Kitchenette</b>	<b>201</b>	<b>6,342</b>	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.
	<b>300</b>	<b>2,304</b>	4 offices, open work area and kitchen.
	<b>301</b>	<b>678</b>	Built out office
	<b>303</b>	<b>2,271</b>	Offices, kitchenette, boardrooms.
	<b>308</b>	<b>2,267</b>	Built out office with open work space, kitchen and reception area
	<b>320</b>	<b>2,203</b>	Offices, kitchen, and work area.
	<b>500</b>	<b>6,672</b>	6 offices, boardroom with kitchen, and open work area.
	<b>570</b>	<b>889</b>	Kitchen and 1 office.
<b>Newly Upgraded Elevator Lobby</b>	<b>580</b>	<b>888</b>	Open concept, move in ready.
	<b>590</b>	<b>1,311</b>	3 offices, meeting/board room, move in ready.
	<b>600</b>	<b>4,848</b>	11 offices, meeting room, boardroom, kitchen, storage space, open work area. Move in ready.
<b>Newly Upgraded Elevator Lobby</b>	<b>610</b>	<b>6,441</b>	Open concept
	<b>700</b>	<b>13,073</b>	Developed full floor with 20+ offices, meeting rooms,

# Main Floor

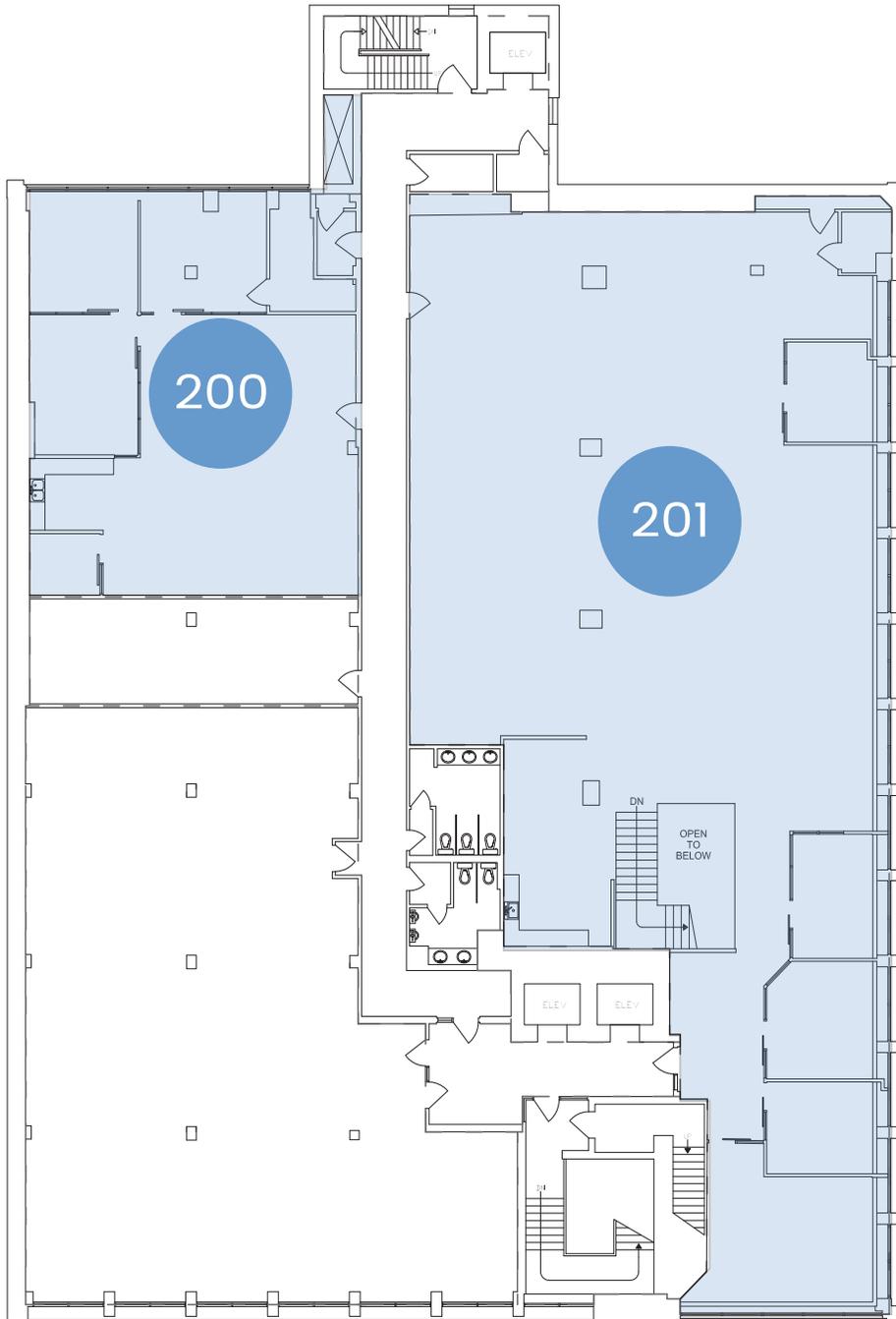
Suite 10304 | 3,934 sq. ft.  
(Second Floor Connected via internal stairwell)  
Suite 10316 | 2,405 sq. ft.





# Second Floor

Suite 200 | 2,001 sq. ft.  
Suite 201 | 6,342 sq. ft.

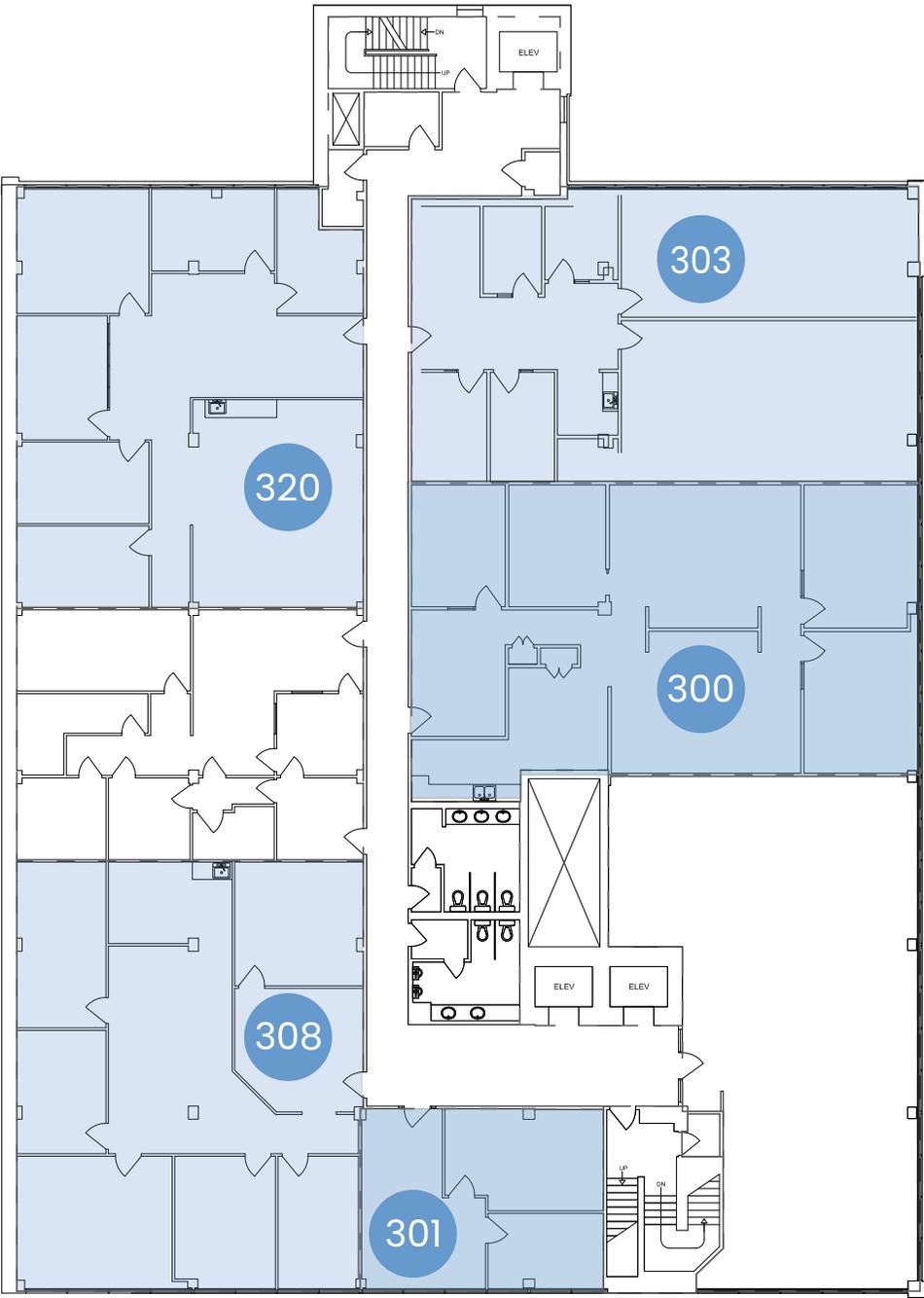




# Third Floor

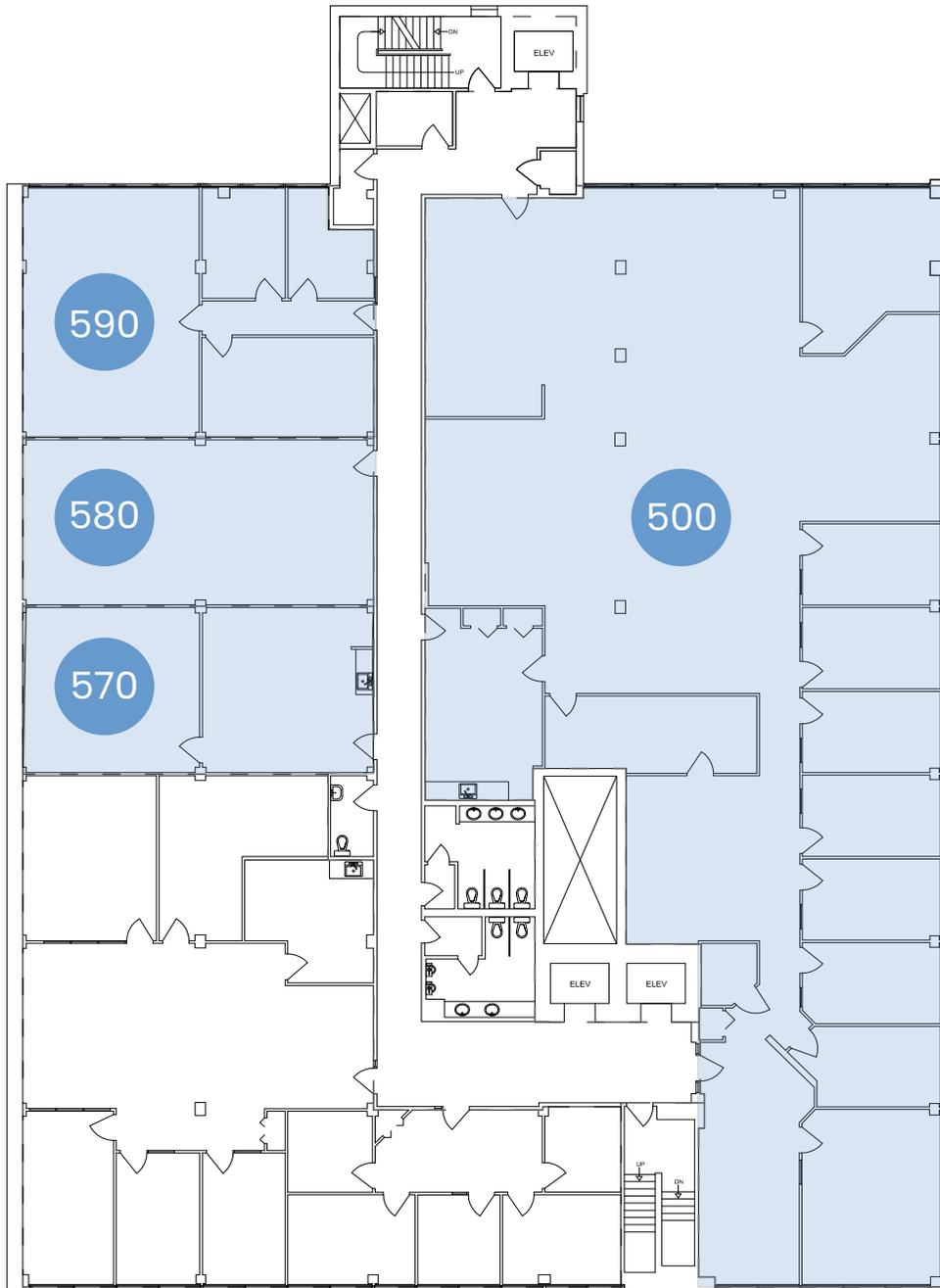
Suite 300 | 2,304 sq. ft.  
Suite 301 | 678 sq. ft.  
Suite 303 | 2,271 sq. ft.

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



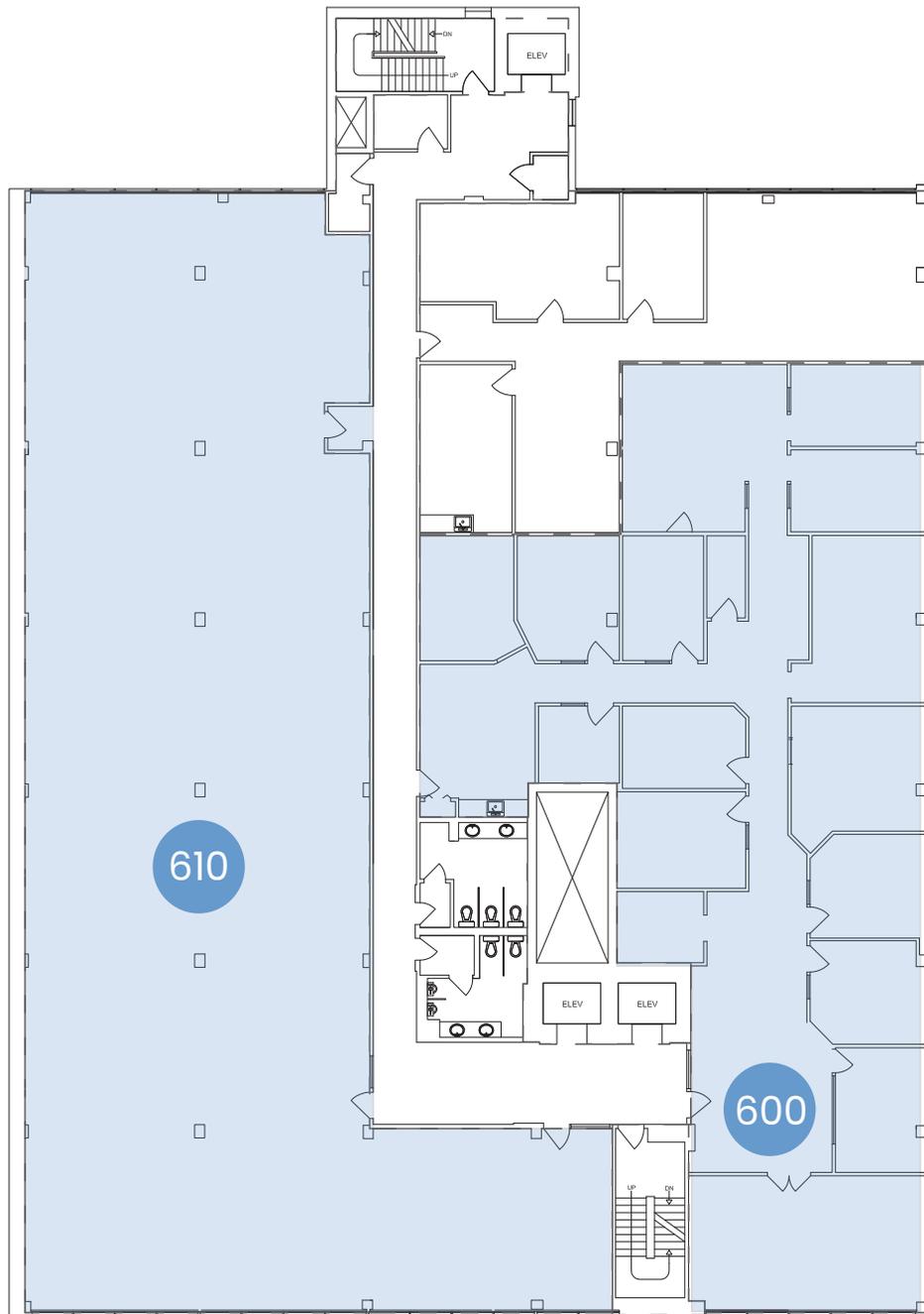
# Fifth Floor

Suite 500 | 6,672 sq. ft.    Suite 580 | 888 sq. ft.  
Suite 570 | 889 sq. ft.    Suite 590 | 1,311 sq. ft.



# Sixth Floor

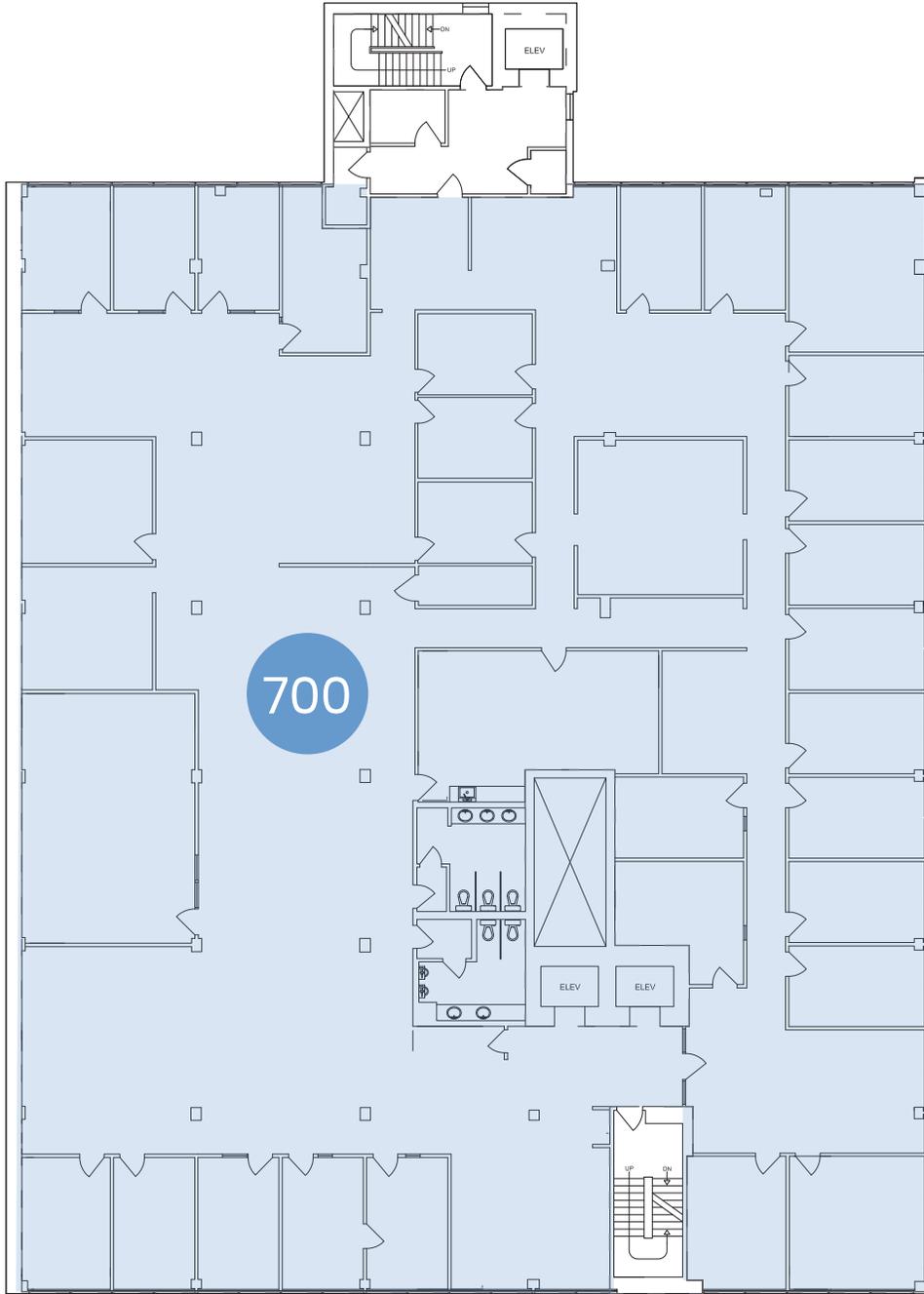
Suite 600 | 4,848 sq. ft.  
Suite 610 | 6,441sq. ft.





# Seventh Floor

Suite 700 | 13,073 sq. ft.



**Office | For Lease**

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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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