

1,721 SF & 3,352 SF RETAIL UNITS AVAILABLE

FOR LEASE

EMPIRE BUILDING

**Opportunities with
Excellent Exposure to
Jasper Avenue Available**

10080 Jasper Avenue,
Edmonton, AB

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

LEAD BROKER:

John Shamey
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Jamie Topham
Partner
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PROPERTY HIGHLIGHTS

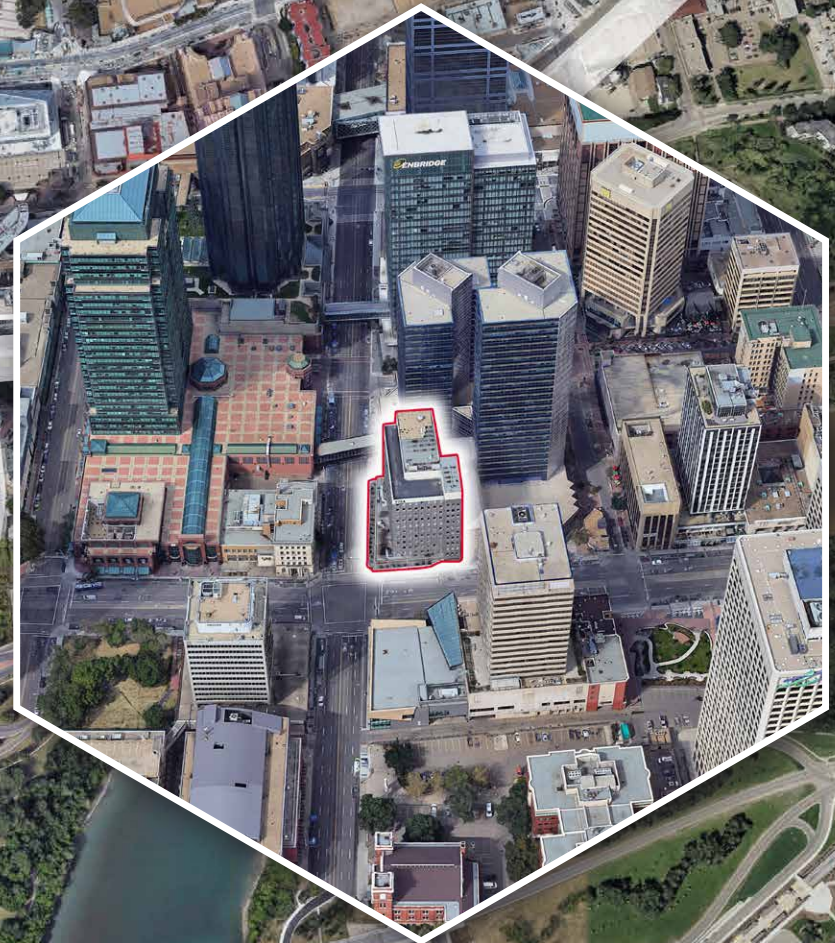
- Mixed-use 12 floor office tower built above a retail podium
- Excellent frontage to Jasper Avenue
- High visibility intersection of Jasper Avenue and 101 Street NW
- Surrounded by Commerce Place, Enbridge Centre, First & Jasper, Manulife Place and Rice Howard Place. Boasting nearly 2.3 million SF of office space
 - Provides access to high day-time population
- Underground and covered parking options available

SITE

101 STREET (VDP: 12,500)

100 STREET (VDP: 21,900)

JASPER AVENUE (VDP: 22,200)



PROPERTY DETAILS

MUNICIPAL ADDRESS
10080 Jasper Avenue,
Edmonton, AB

ZONING
CC (Core Commercial Arts Zone)

NEIGHBOURHOOD
Downtown

BUILDING SIZE
108,984 SF

SIZE AVAILABLE
Unit 1: 1,721 SF
Unit 2: 3,352 SF

ELECTRICAL
200 Amp

REAR LOADING
Rear loading and
access through private
service corridors

BASIC RENT
Market

OPERATING COSTS
\$12.68 / SF
(est. 2024)

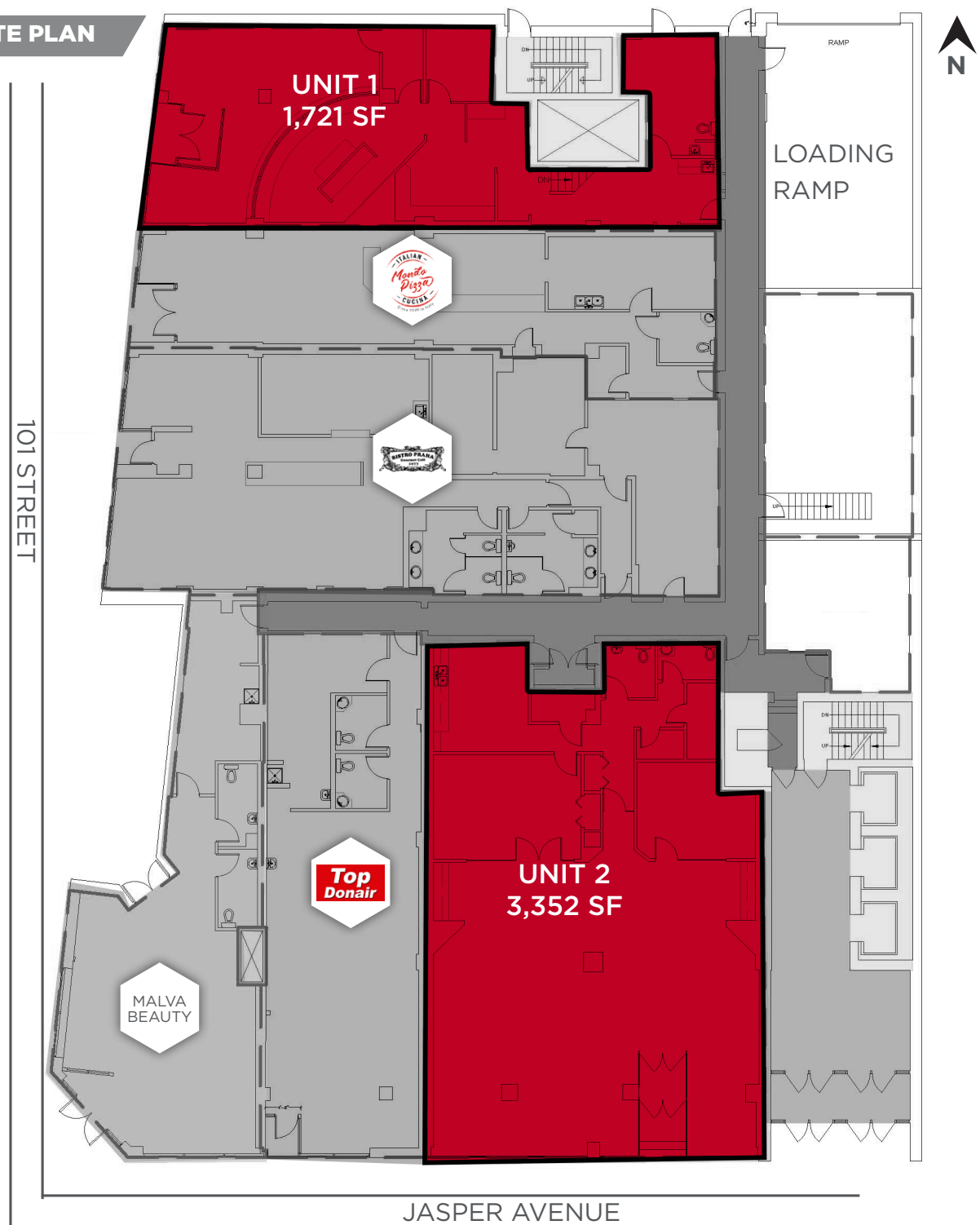
LEASED



AVAILABLE



SITE PLAN



DEMOGRAPHICS

	POPULATION		
	1km	3km	5km
	14,694	110,802	217,924

	DAYTIME POPULATION		
	19,976 at MacEwan University 14,439 at NorQuest College 2,154 at Centre High Campus Enrollment Est. 65,000 Office Jobs downtown		

	HOUSEHOLDS		
	1km	3km	5km
	9,098	61,039	107,672

	AVERAGE INCOME		
	1km	3km	5km
	\$95,326	\$95,656	\$108,270



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