

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

**LEAD BROKER:**

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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 AVENUE (VDP: 12,500)

100 AVENUE (VPD: 21,900)

JASPER AVENUE (VPD: 22,200)



# PROPERTY DETAILS

## SITE PLAN

### 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)

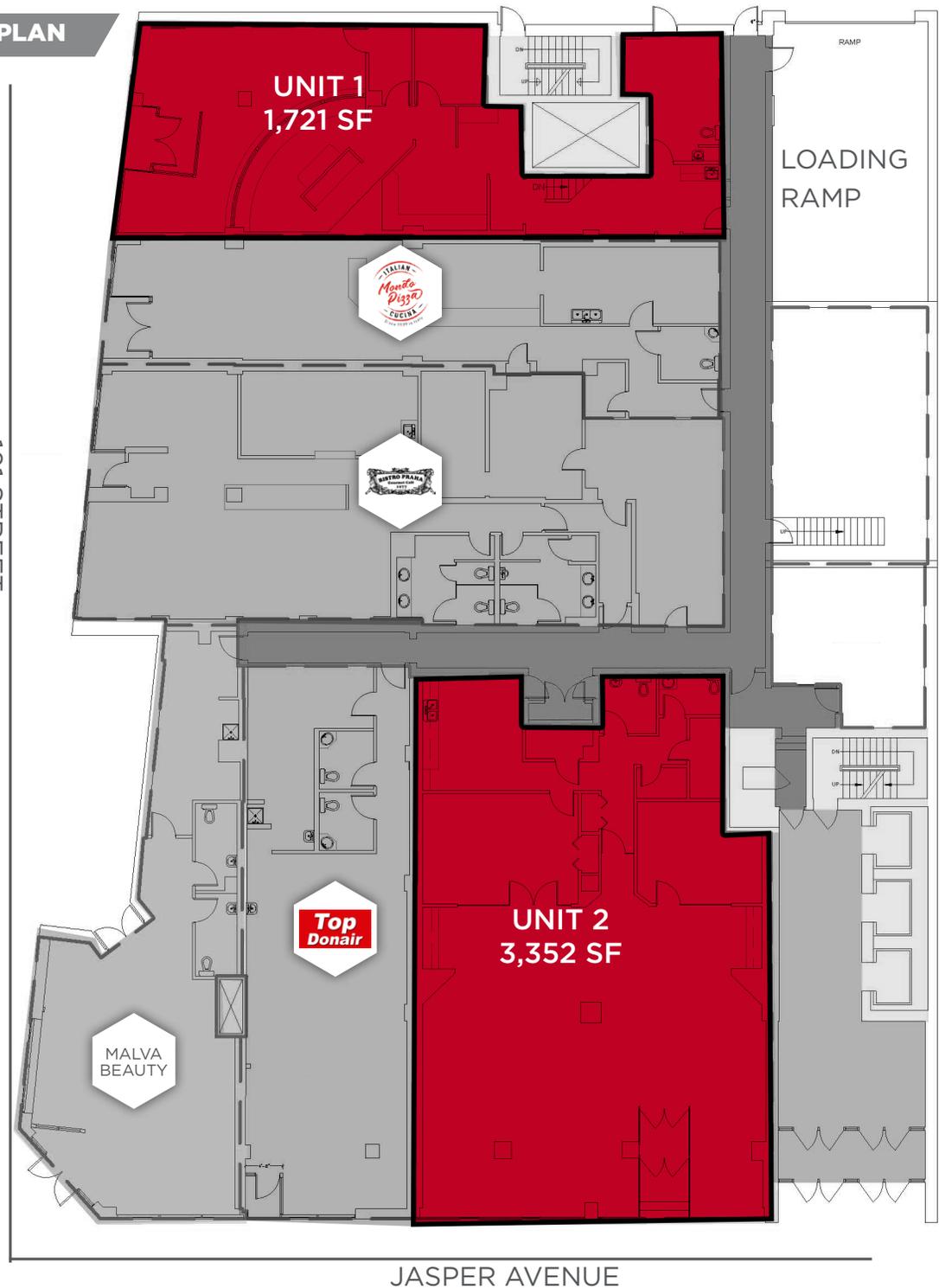
LEASED



AVAILABLE

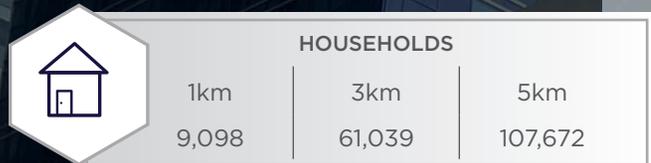


101 STREET



JASPER AVENUE

# DEMOGRAPHICS



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