

**UP TO 2,958 SF RETAIL SPACE AVAILABLE**

**FOR LEASE**

# EMPIRE BUILDING

**Corner Unit 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

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# PROPERTY HIGHLIGHTS

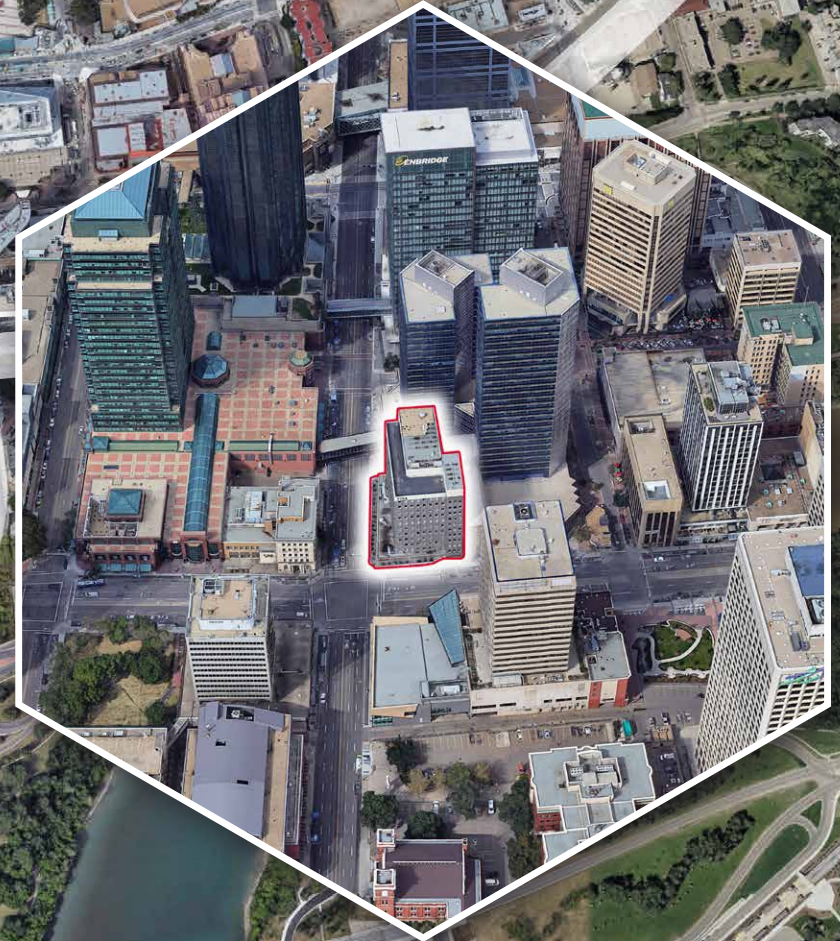
- Mixed-use 12 floor office tower built above a retail podium
- Excellent frontage to Jasper Avenue
- High visibility intersection of Jasper Avenue and 101 Street NW
- Surrounded by Commerce Place, Enbridge Centre, First & Jasper, Manulife Place and Rice Howard Place. Boasting nearly 2.3 million SF of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

**SITE**

101 AVENUE (VPD: 12,500)

100 AVENUE (VPD: 21,900)

JASPER AVENUE (VPD: 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**  
Up to 2,958 SF

**ELECTRICAL**  
200 Amp

**REAR LOADING**  
Rear loading and  
access through private  
service corridors

**BASIC RENT**  
Market

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

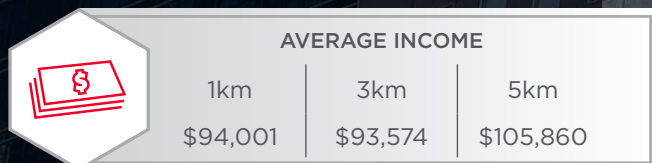
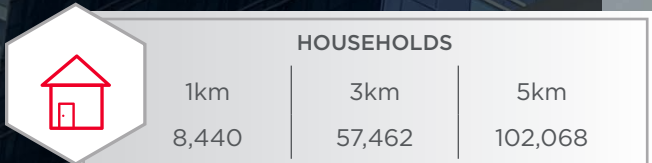
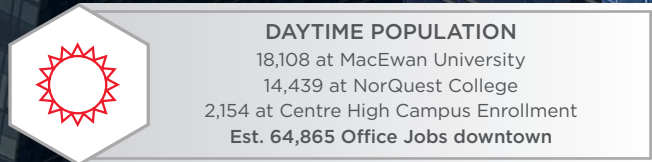
CORNER UNIT INTERIOR



SITE PLAN



# DEMOGRAPHICS



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