

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

John Shamey

Partner

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PROPERTY HIGHLIGHTS

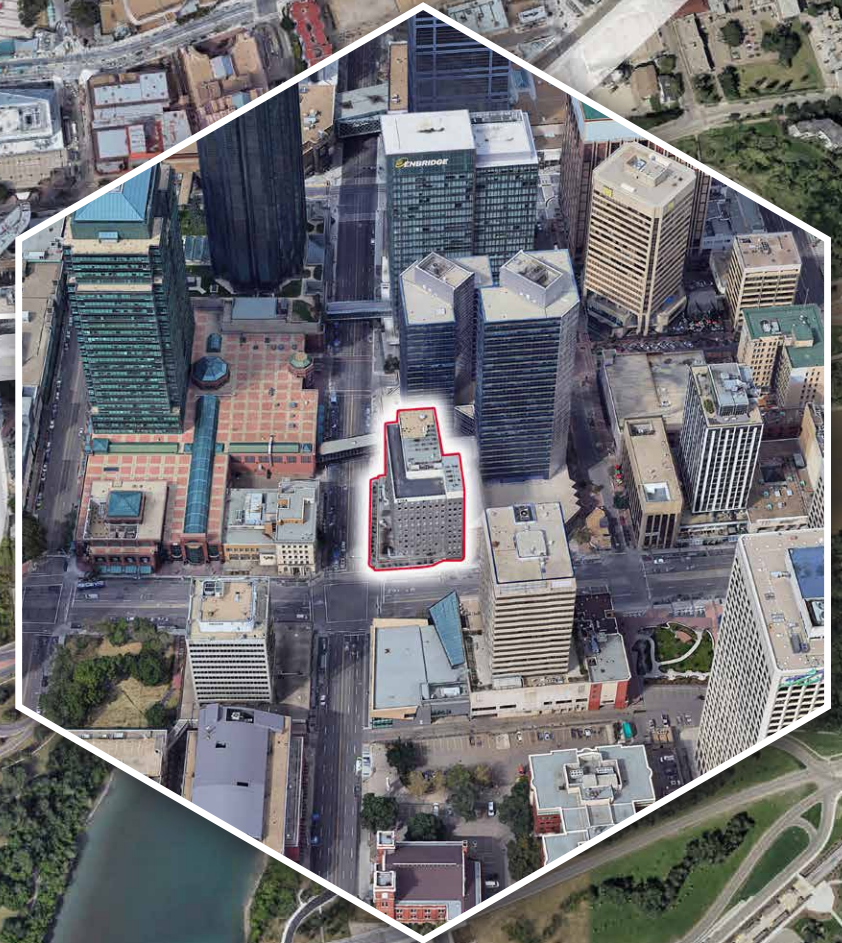
- Mixed-use 12 floor office tower built above a retail podium
- Excellent frontage to Jasper Avenue
- High visibility intersection of Jasper Avenue and 101 Street NW
- Surrounded by Commerce Place, Enbridge Centre, First & Jasper, Manulife Place and Rice Howard Place. Boasting nearly 2.3 million SF of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

SITE

101 AVENUE (VDP: 12,500)

100 AVENUE (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

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

	POPULATION		
	1km	3km	5km
	13,806	105,615	209,311

	DAYTIME POPULATION		
	18,108 at MacEwan University 14,439 at NorQuest College 2,154 at Centre High Campus Enrollment Est. 64,865 Office Jobs downtown		

	HOUSEHOLDS		
	1km	3km	5km
	8,440	57,462	102,068

	AVERAGE INCOME		
	1km	3km	5km
	\$94,001	\$93,574	\$105,860



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