

# Office Space For Lease

## Edmonton, AB



## The Empire Building

10080-Jasper Avenue  
362 - 9,197 Sq Ft Available



- High Quality Executive Show Suites
- Newly Renovated Common Areas
- Prominent Location on Jasper Avenue
- Direct Access to LRT & Pedway System
- Underground & Surface Parking Available
- Building Conference Facility Available for Free Tenant Use
- Property Management and Leasing Representation On Site

*For more information contact the advisory services team*

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# The Empire Building

## 10080-Jasper Avenue

### THE EMPIRE BUILDING

The Empire Building is located on one of Jasper Avenue's most prominent corners. The building is pedway connected allowing for easy access to the surrounding establishments.

The newly renovated common areas, washrooms and board room facility along with the newly constructed show suites allow tenants modern space in a classic building.

The Empire Building offers flexible space-alternatives in a variety of sizes and layouts with nine-foot ceilings making it an attractive working environment for potential tenants and their visitors.

With its reasonable rates and attractive design, the Empire Building continues to be a popular option for many professional tenants in the downtown area.

### PROPERTY DESCRIPTION

<b>Municipal Address:</b>	10080 Jasper Avenue
<b>Floors:</b>	11 Floors
<b>Building Size:</b>	104,161 sq ft
<b>Lease Rate:</b>	\$16.50 - \$19.50 PSF
<b>Operating Costs:</b>	\$13.47 PSF (2011 estimate)
<b>Lease Term:</b>	Flexible terms ranging from 1-10 years
<b>Allowance:</b>	A variety of leasehold packages and "turn key" options available
<b>Parking:</b>	1 stall per 1,000 SF (underground or surface)
<b>Building Access:</b>	Monday - Friday 7:00 am - 6:00 pm 24 hr access with security access card
<b>HVAC Hours of Operation:</b>	Monday - Saturday 6:00 am - 11:00 pm Sunday 10:00 am - 11:00 pm

### LOCATION MAP



### OFFICE SPACE



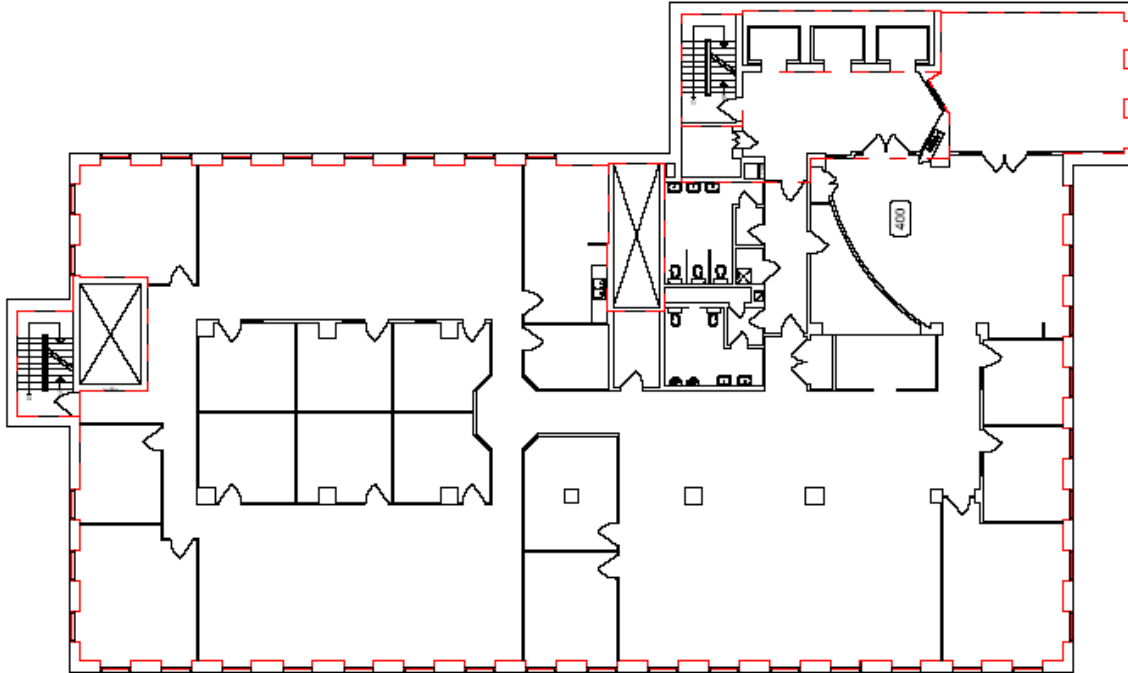
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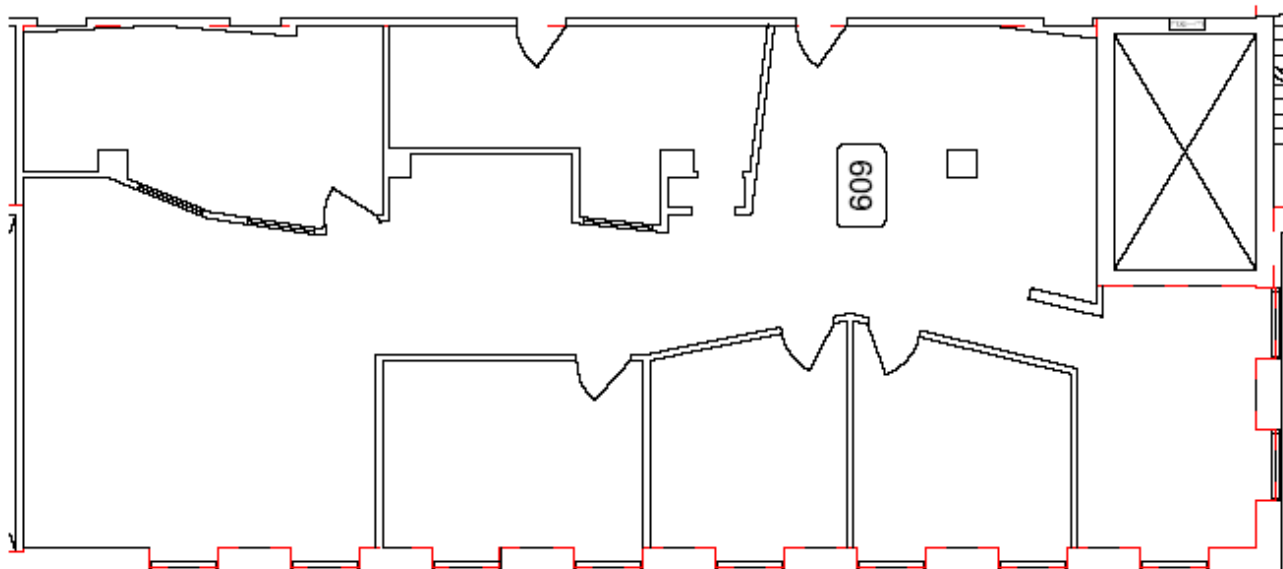
## 10080-Jasper Avenue

Suite 400: 9,179 Sq Ft (Building Signage Rights Available)



Suite 609: 2,392 Sq Ft

**LEASED**



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