

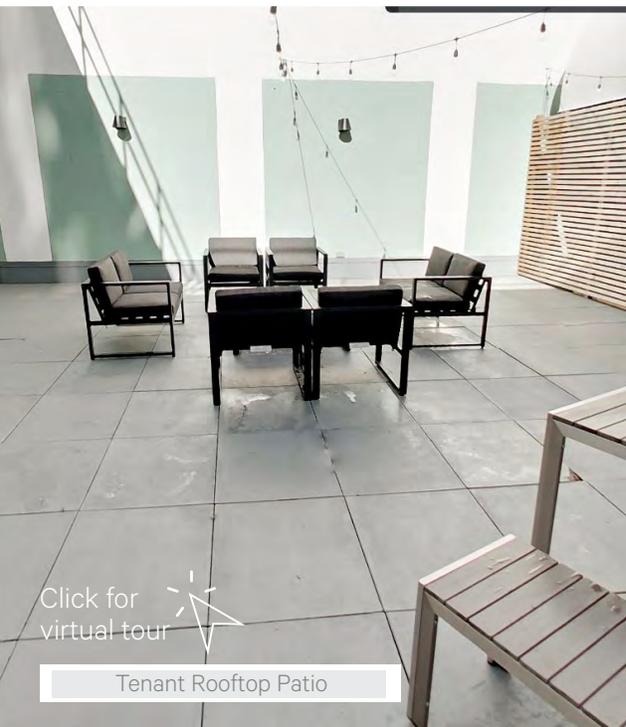
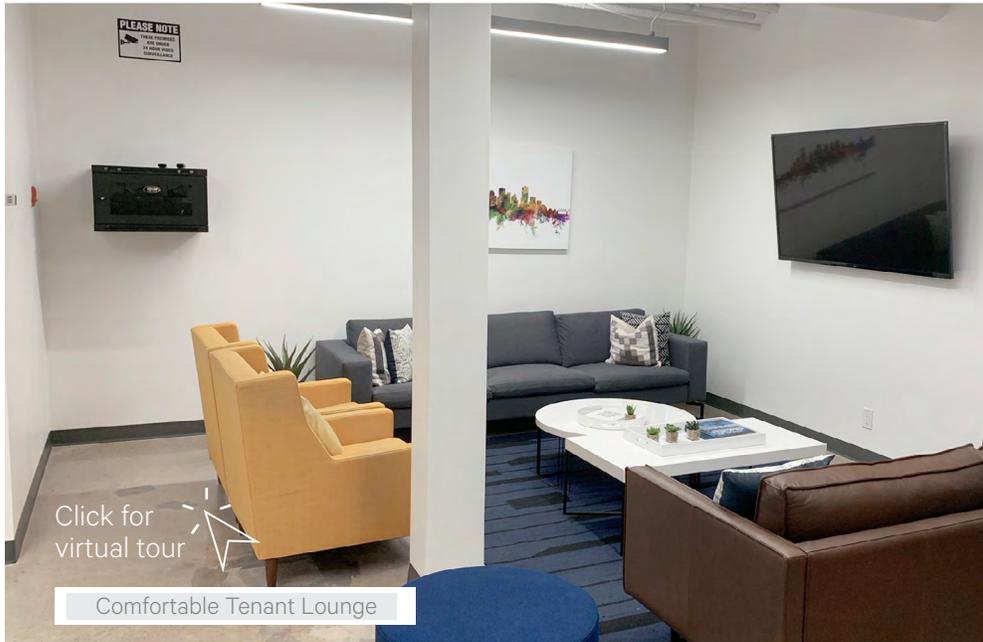
*the* **JASPER**

MODERN OFFICE SPACES  
IN THE HEART OF DOWNTOWN

# *the* JASPER

JASPER AVE & RICE HOWARD WAY

# The Opportunity



# Office Spaces | For Lease

Centrally located in Downtown Edmonton, The Jasper offers a great opportunity for a variety of users. The location provides easy access to numerous parking options, public transit including LRT access directly outside, and Edmonton's pedway system. Tenant building amenities include a rooftop patio, bike storage and a modern and comfortable tenant lounge with a games room and large kitchen.

## Property Details

SUITE	SIZE (SF)	LEASE RATE (PSF)	CONDITION
<b>IMPROVED SPACES</b>			
410	1,768	\$20.00 GROSS on minimum 1 year term	Existing Improvements
415	2,307	\$20.00 GROSS on minimum 1 year term	Show Suite
425	3,226	\$20.00 GROSS on minimum 1 year term	Existing Improvements
500	7,286	\$20.00 GROSS on minimum 1 year term	Furnished Show Suite
<b>RAW SPACES</b>			
300	7,302*	Starting at \$10.00 plus operating costs	Raw Space
600	7,286*	Starting at \$10.00 plus operating costs	Raw Space

\*Demising options available

### OPERATING COSTS

\$15.77 (2023 estimate)

### PARKING

Preferred rates at Rice Howard Parkade

### INDUCEMENTS

Full turnkey options available

### SECURITY

- + On-site building operator
- + Roving security patrols
- + After-hours card access



# the JASPER

JASPER AVE & RICE HOWARD WAY

Suite 300

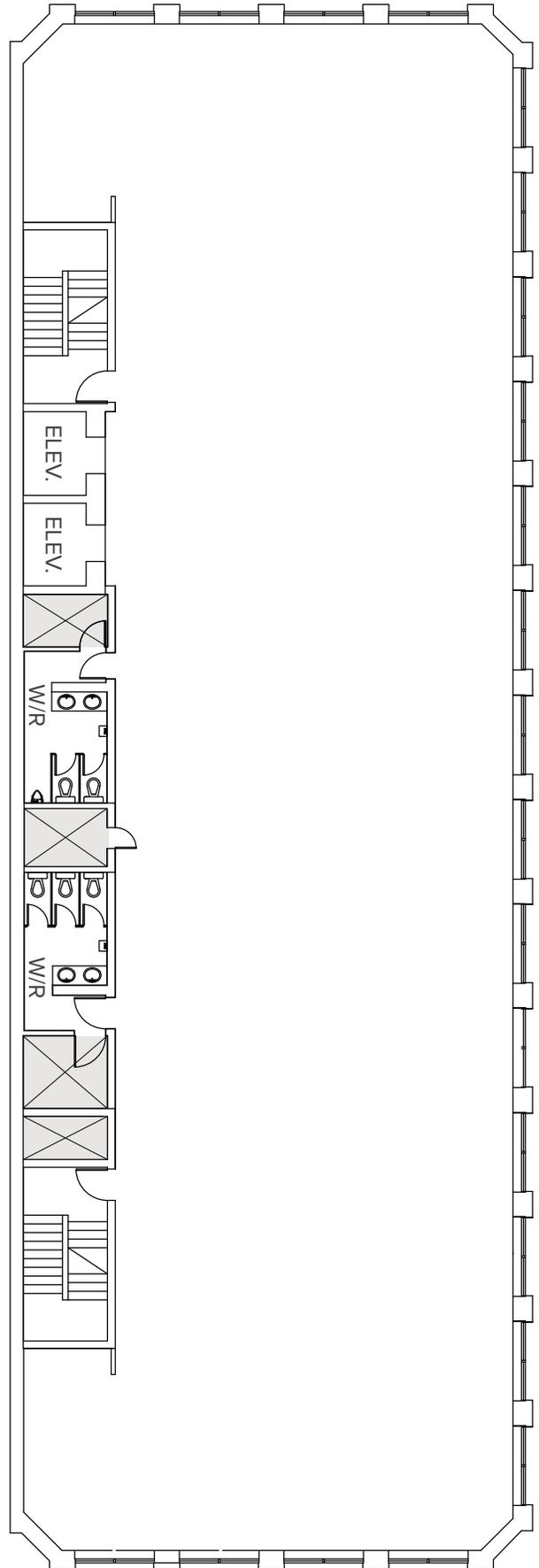
# 7,302 SF

**CONDITION** Ready for tenant improvements

**FEATURES**

- + Full floor opportunity
- + Flexible demising options
- + Landlord will turnkey space

**AVAILABLE** Immediately



# Office Spaces | For Lease

Suite 410

# 1,768 SF

**CONDITION** Existing Improvements

**FEATURES** + Reception area  
+ Private offices

**AVAILABLE** Immediately

Suite 415

# 2,307 SF

Click for virtual tour 

**CONDITION** Show Suite

**FEATURES** + Modern & bright space  
+ Open ceiling  
+ Reception area  
+ 2 glass walled offices  
+ 1 glass walled boardroom  
+ Open work area  
+ Kitchenette

**AVAILABLE** Immediately

Suite 425

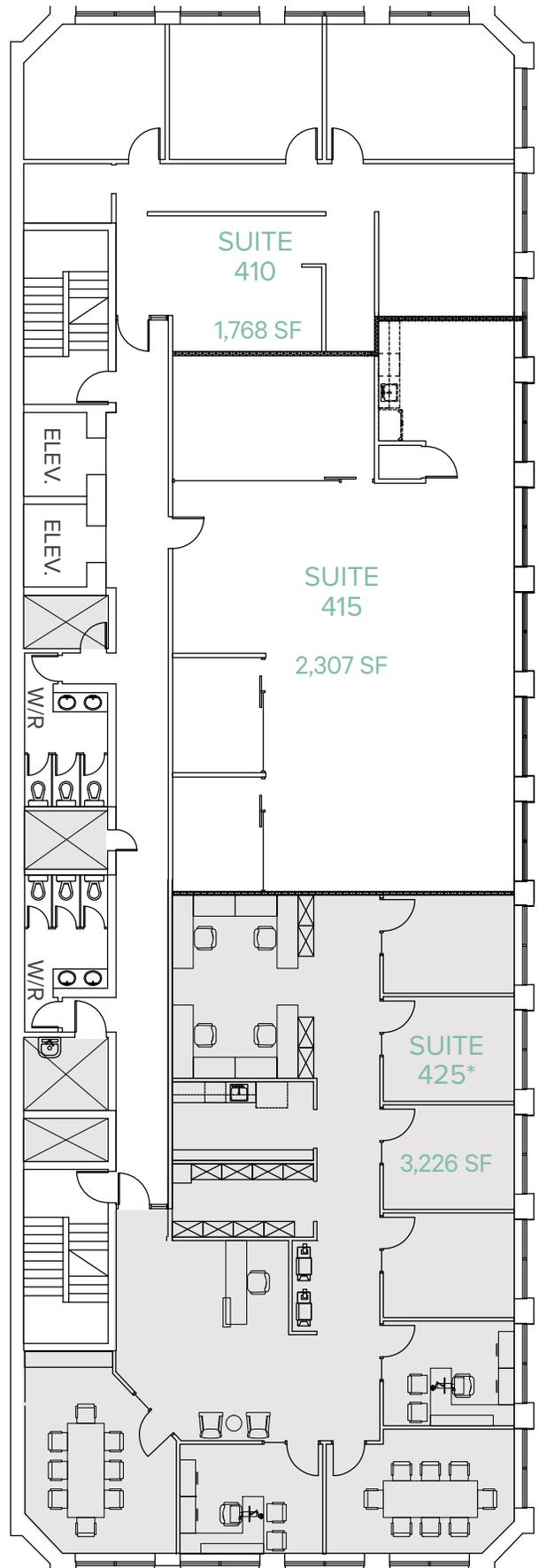
# 3,226 SF

Click for virtual tour 

**CONDITION** Existing Improvements

**FEATURES** + Reception area  
+ Boardroom  
+ Private offices  
+ Open work area  
+ Kitchenette

**AVAILABLE** Immediately



\*FURNITURE SHOWN FOR ILLUSTRATION PURPOSES

# the JASPER

JASPER AVE & RICE HOWARD WAY

Suite 500

7,286 SF

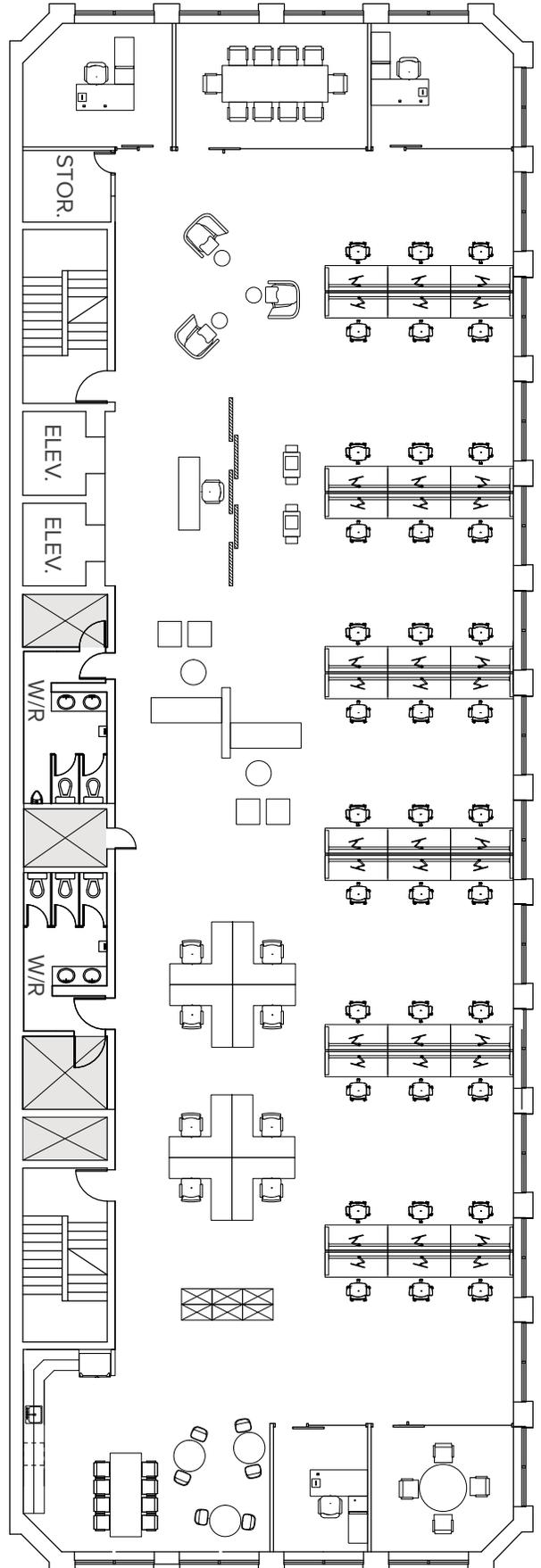
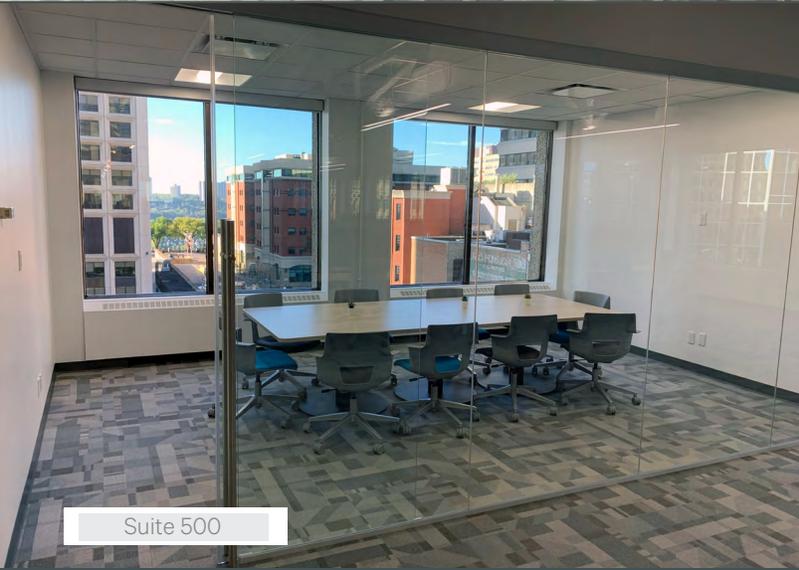
Click for  virtual tour

**CONDITION** Furnished Show Suite

- + Full floor opportunity
- + Fully furnished with new furniture
- + Reception area
- + 36 workstations
- + 4 glass walled offices
- + 1 glass walled boardroom
- + Soft seating collaboration areas
- + Kitchen with eating area

**FEATURES**

**AVAILABLE** Immediately



# Office Spaces | For Lease

Suite 600\*

# 7,286 SF

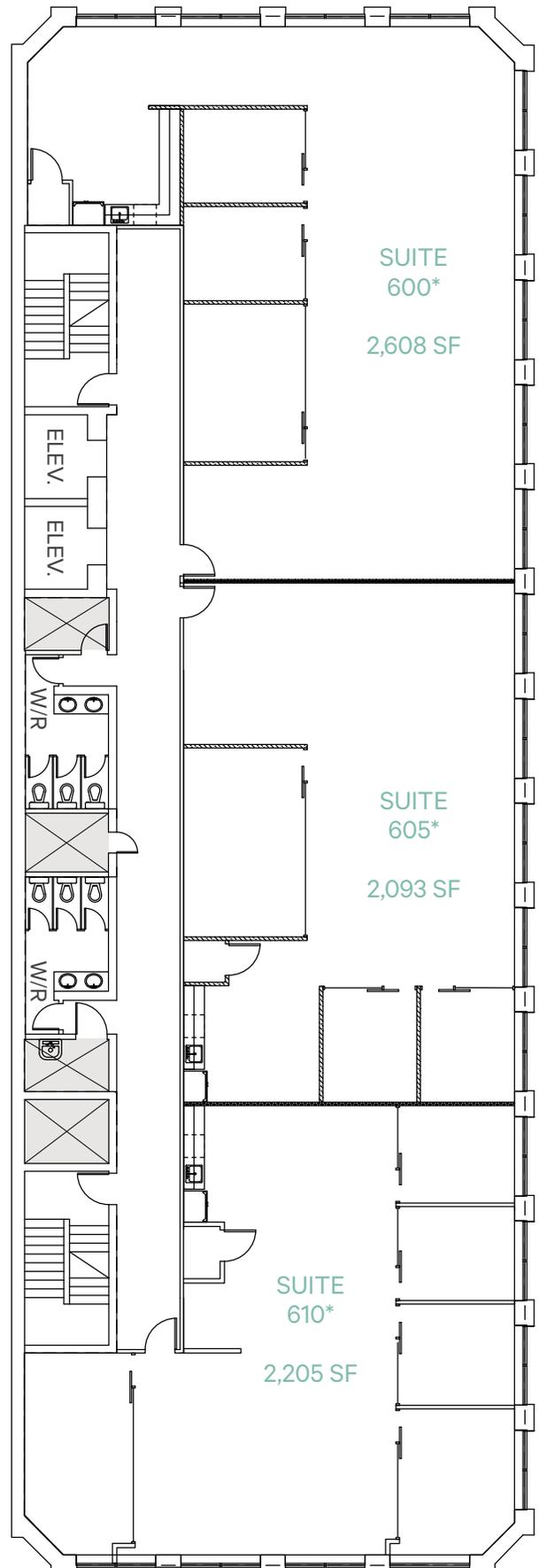
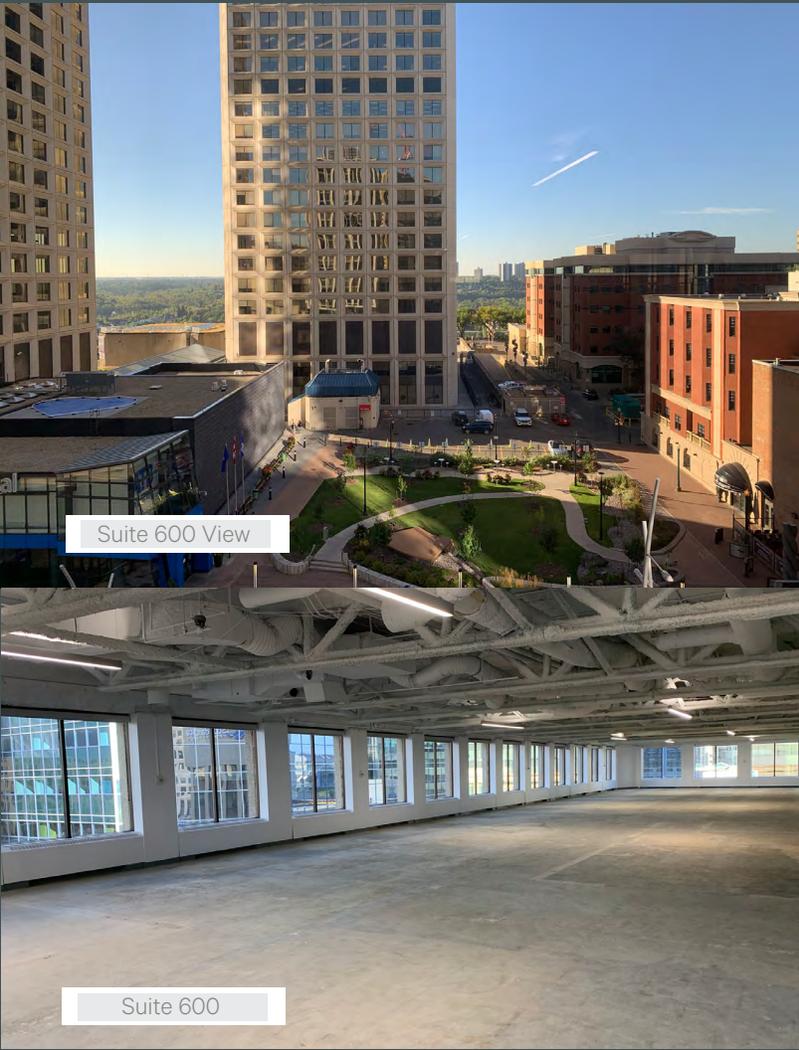
Click for virtual tour 

**CONDITION** Ready for tenant improvements

**FEATURES**

- + Full floor opportunity
- + Flexible demising options\*
- + Landlord will turnkey space

**AVAILABLE** Immediately

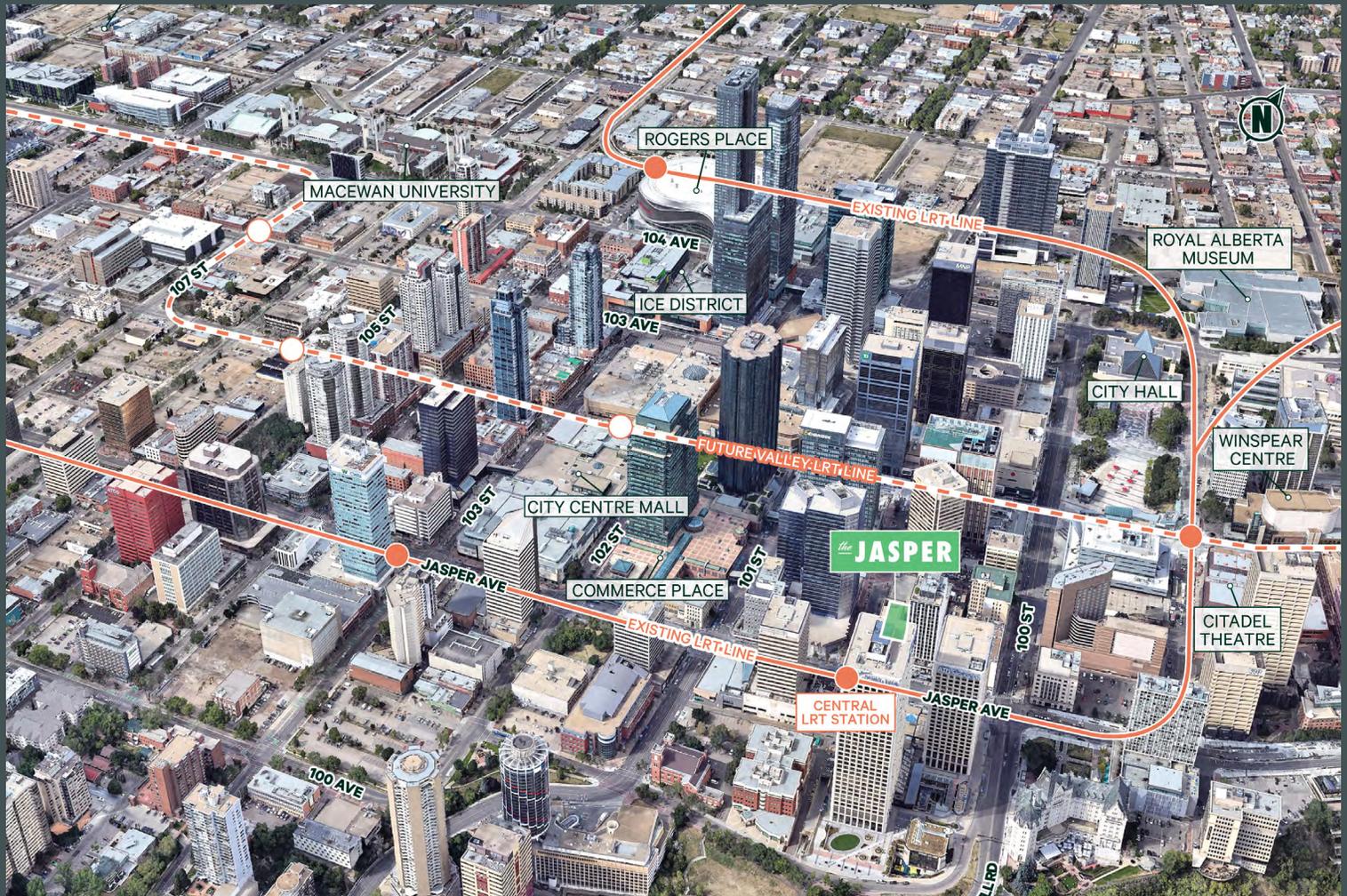


\*FLOOR PLAN SHOWN WITH DEMISING OPTIONS

# the JASPER

JASPER AVE & RICE HOWARD WAY

## Office Spaces | For Lease



# 96

Walker's Paradise



# 89

Excellent Transit



# 86

Very Bikeable

## Contact Us

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