



GWL REALTY
ADVISORS

FIRST & JASPER

Suite 101, 10065 Jasper Avenue, Edmonton, AB

The Property

A fully fixtured restaurant with patio, prominently located on the corner of Jasper Avenue & 101 Street within downtown Edmonton's Financial District.

Home to some of the largest AI, VR, and technology research groups in the world.

Iconic glass architecture casts sunlight across the lobby's large feature staircase and seating areas making it an ideal location for casual meetings or lunch.

Vacancy Details

Vacancy

Suite 101: 5,928 SF

Availability

January 2022 occupancy

Lease Rate

Market

Additional Rent

\$17.72 PSF (2022 est.)

Zoning

Core Commercial Arts Zone (CCA)

Tenant Amenities

Fitness facilities and studio, secure bike room, conference centre, and tenant lounge

Parking

Secure heated underground parking and adjacent surface stalls

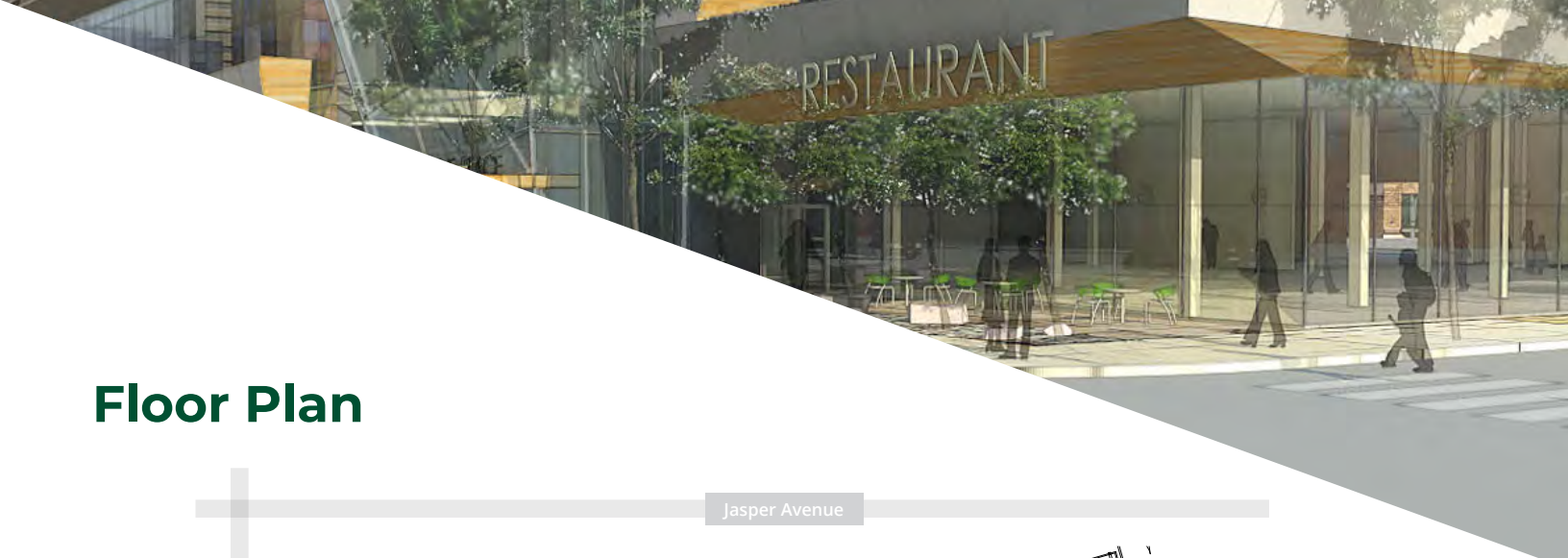
Transit

Walking distance to major bus routes and Central LRT Station

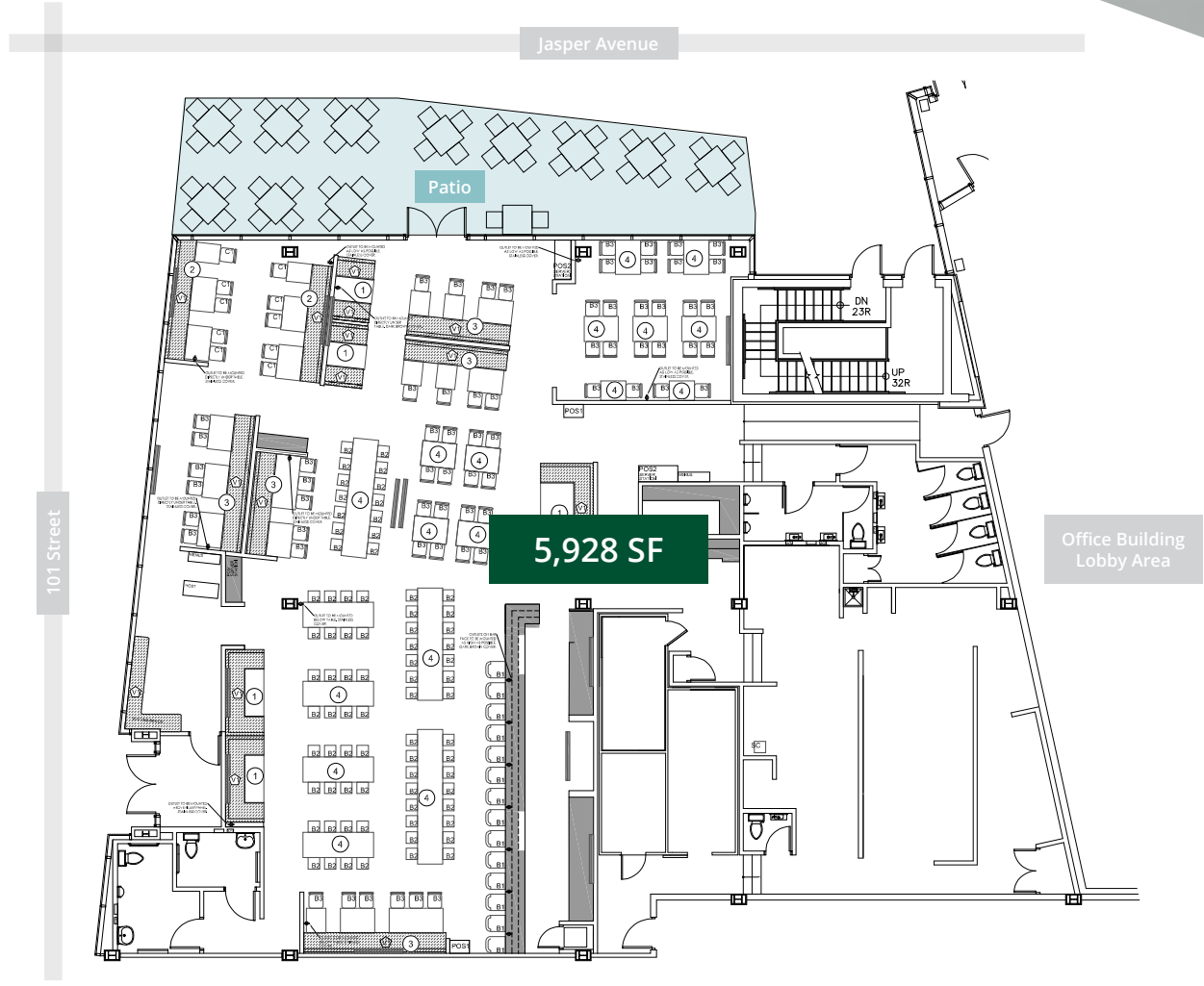
Access

Jasper Avenue & 101 Street

Prominent first floor retail location in a Class A office building with high visibility to Jasper Avenue



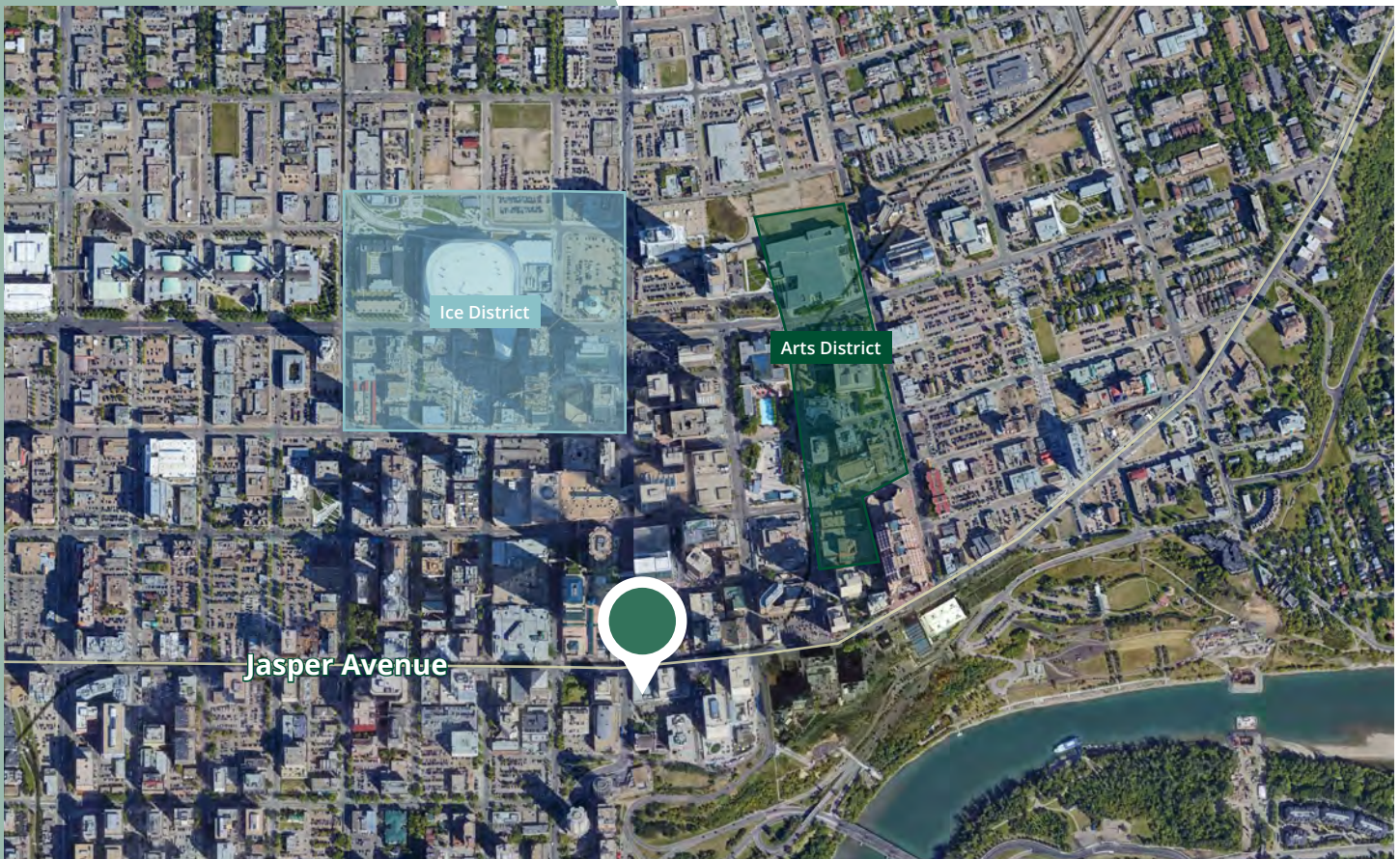
Floor Plan



Opportunity

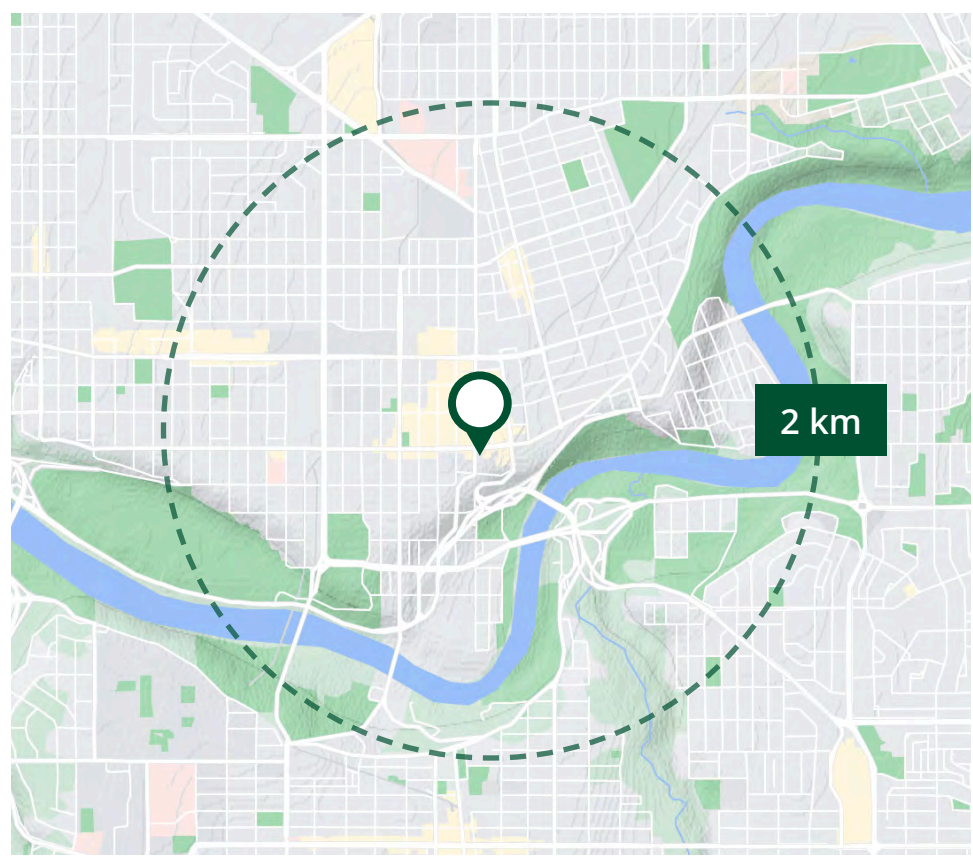
The building is prominently located on Jasper Avenue, providing high exposure and accessibility by vehicle with 20,300 vehicles per day and is a major commuter route for downtown Edmonton. The location has excellent exposure on the corner of 101 Street and Jasper Avenue, just across from the business district Commerce Place, Manulife Place, and Scotia Place.

The ground floor will undergo major renovations offering a refreshed lobby, tenant lounge, conference center with large meeting rooms, secure bike room and a brand new fitness facility. These renovations will draw in customers from a daytime population of over 140,000 people working within a 2 km radius, downtown residents, and from the people working in 20 stories of offices in the floors above.





Demographics



Population

Residents	57,442
Daytime Population	147,912
Growth (2015-2020)	13.4%
Proj. Growth by 2025	18.3%

Household Income

Avg. Household Income	\$86,714
\$60,000-\$100,000	23.3%
\$100,000+	27.3%

Age Distribution

0-19 yrs	9.5%
20-39 yrs	47.1%
40-59 yrs	23.6%
60+ yrs	19.7%

Traffic Exposure

Jasper Avenue	20,300 VPD
101 Street	700 VPD



Contact Us

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