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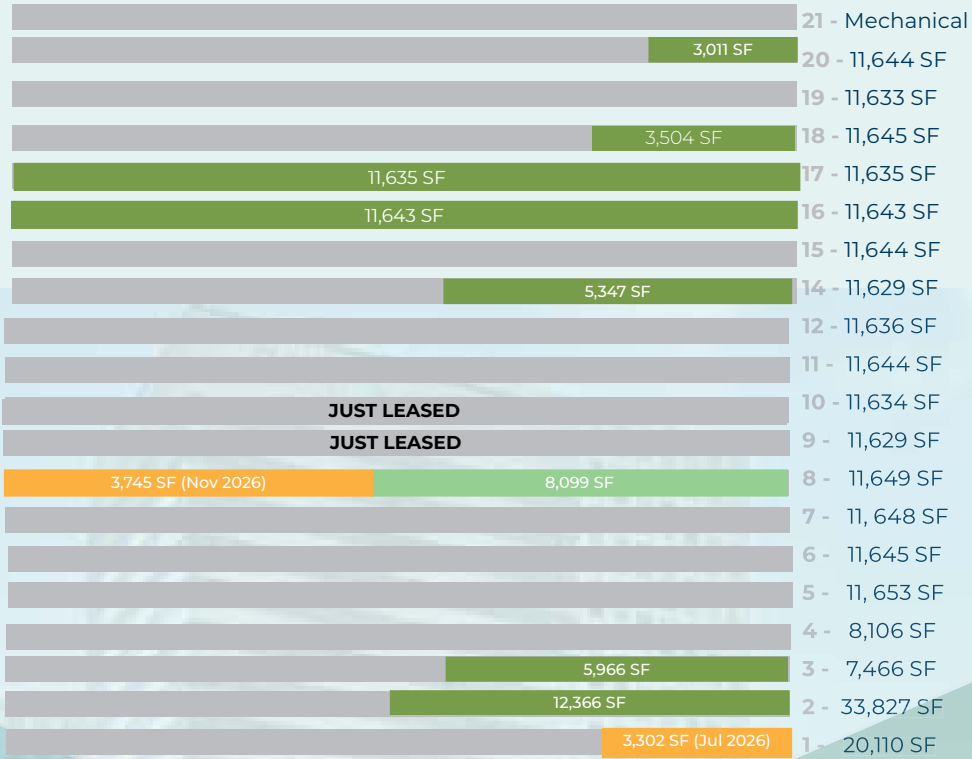
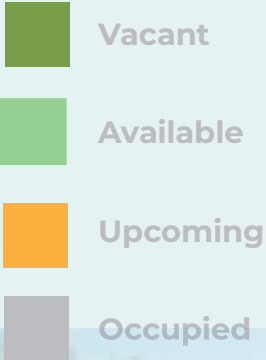


FIRST +
JASPER

GWL REALTY
ADVISORS

10065 Jasper Avenue
Edmonton, AB

FIRST AND JASPER



ANGELA WU-KEMP
 Director, Leasing
 Tel. 587.412.5580
 Cell. 587.930.7814
gwlra.com

FEATURES

COMPLETE ADDRESS

10065 Jasper Avenue

PROPERTY TYPE

Class A

BUILDING SIZE

244,120 sq. ft.

TYPICAL FLOOR PLATE

11,600 sq. ft.

NUMBER OF FLOORS

21 Floors

HOURS OF OPERATION

6:00 am – 6:00 pm
Monday – Friday

PARKING RATIO

1 stall / 1,412SF
\$295 single and \$200 tandem stall / month
2 EV Parking Stalls Available

ANNUAL NET RENT

\$14.00 - \$16.00

OP COSTS & TAXES

\$20.97 per sq. ft. (2026 est.)

CERTIFICATION

BOMA BEST Gold

TECHNICAL

ELEVATORS

7 Elevators

HVAC

6:00 am – 6:00 pm Monday – Friday

LIGHTING

LED Luminaries and Fluorescent

SECURITY

24/7 Building Access and Security
Card Access System

AMENITIES

On-site Security and Operations

LRT Station through parkade access

LRT and Pedway Connections

SafeWalk Program

Secure Bike Room with tools

New Fitness Centre

Conference Room, meeting rooms, and
tenant lounge

FIRST AND JASPER

First and Jasper is ideally located in the financial district of Edmonton. this Class A building has amazing views of the River Valley and the Ice District. Inside the building, you will find a variety of attractive amenities and services. The building boasts a concierge service, brand new fitness and conference centres and a end of trip bicycle storage.

Nestled at the crossroads of two major downtown roads, this building has easy access into and out of the downtown core. It is also easily accessible via Edmonton's LRT system which is accessible via the underground parkade.



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PROPOSED CAFE CRU



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NEW FITNESS CENTRE



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CONFERENCE ROOMS



END OF TRIP FACILITY

BIKE STORAGE & BIKE REPAIR

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FEATURE SUITE



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FEATURE SUITE



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AVAILABLE FEATURE SUITE 800 8,099 SQ. FT.

Immediate Availability

Lunchroom

Several Meeting Rooms/
Boardroom

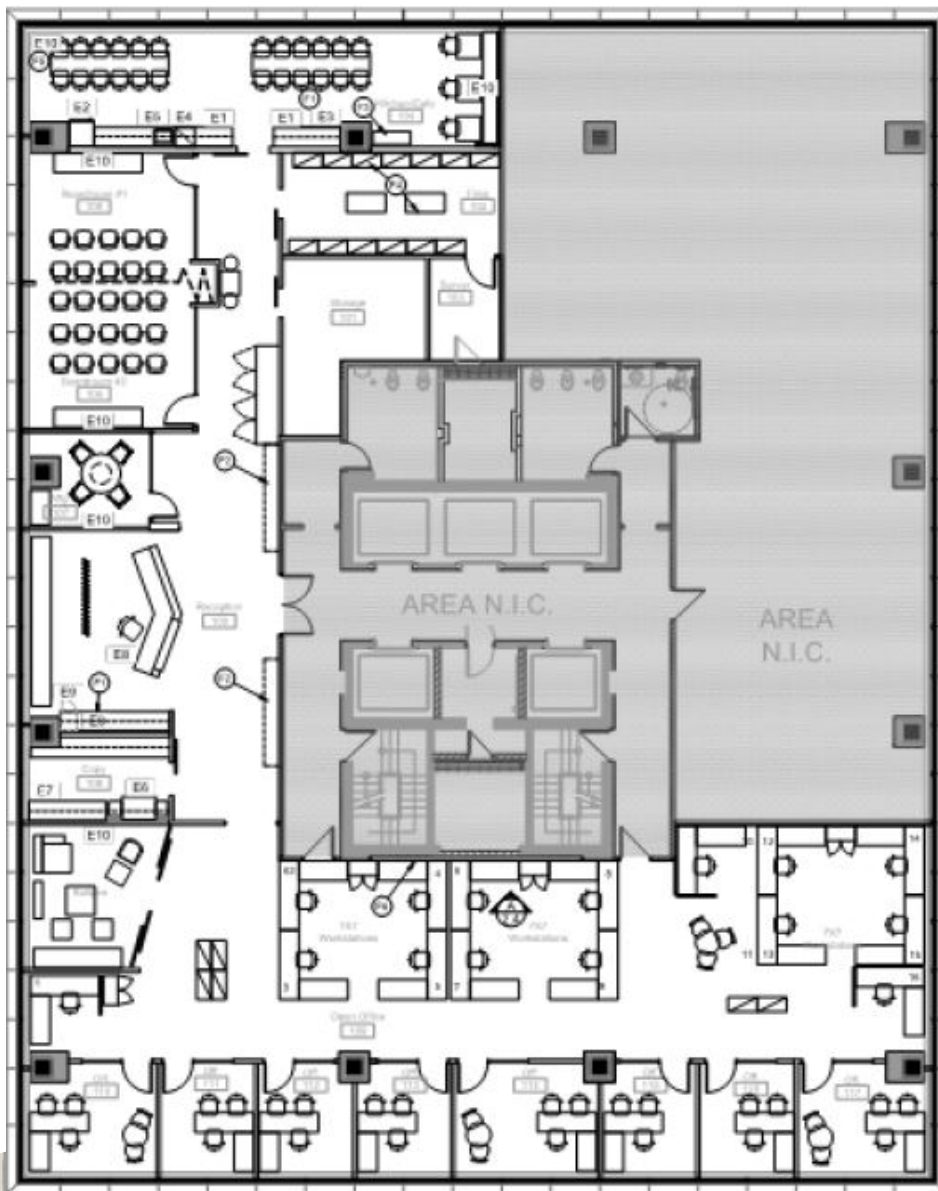
Reception Area

Copy Room

Huddle Room

Perimeter Offices

Open Concept Workstations



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AVAILABLE JULY 2026
MAIN FLOOR
SUITE
3,302 SQ. FT.

Office or Retail Space

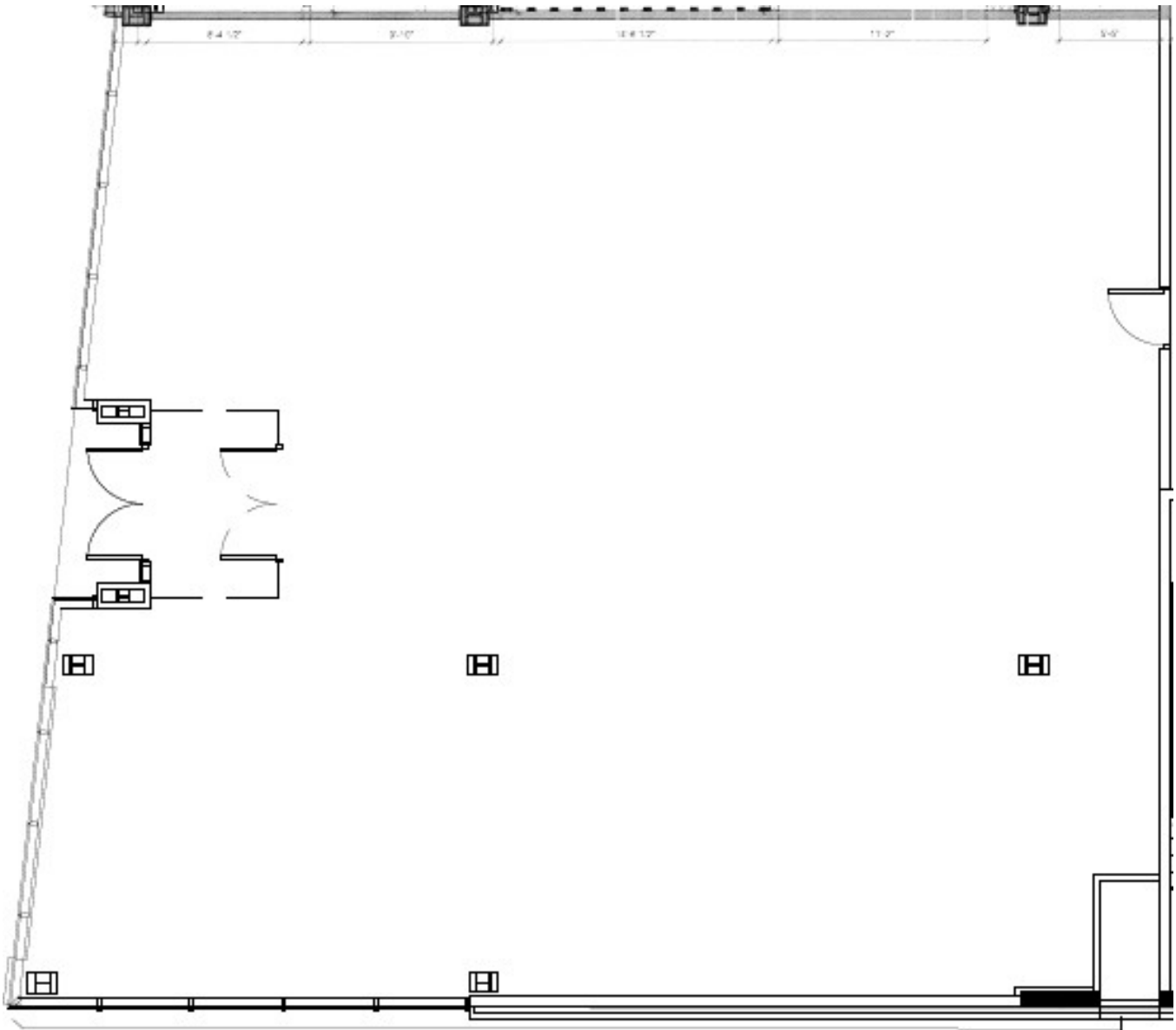
Main Floor/Street Front Access

Flexible Workstations

Multiple Offices

Move in Ready

Attractive Finishes



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AVAILABLE
SUITE 250
21,832 SQ. FT.

Two Storey Glass

Unique Open Plan Office

Landlord will Turnkey

Cafeteria Build-Out - 3,500 sf
*Seperate leasable suite
available

Conference Centre

Lab Space

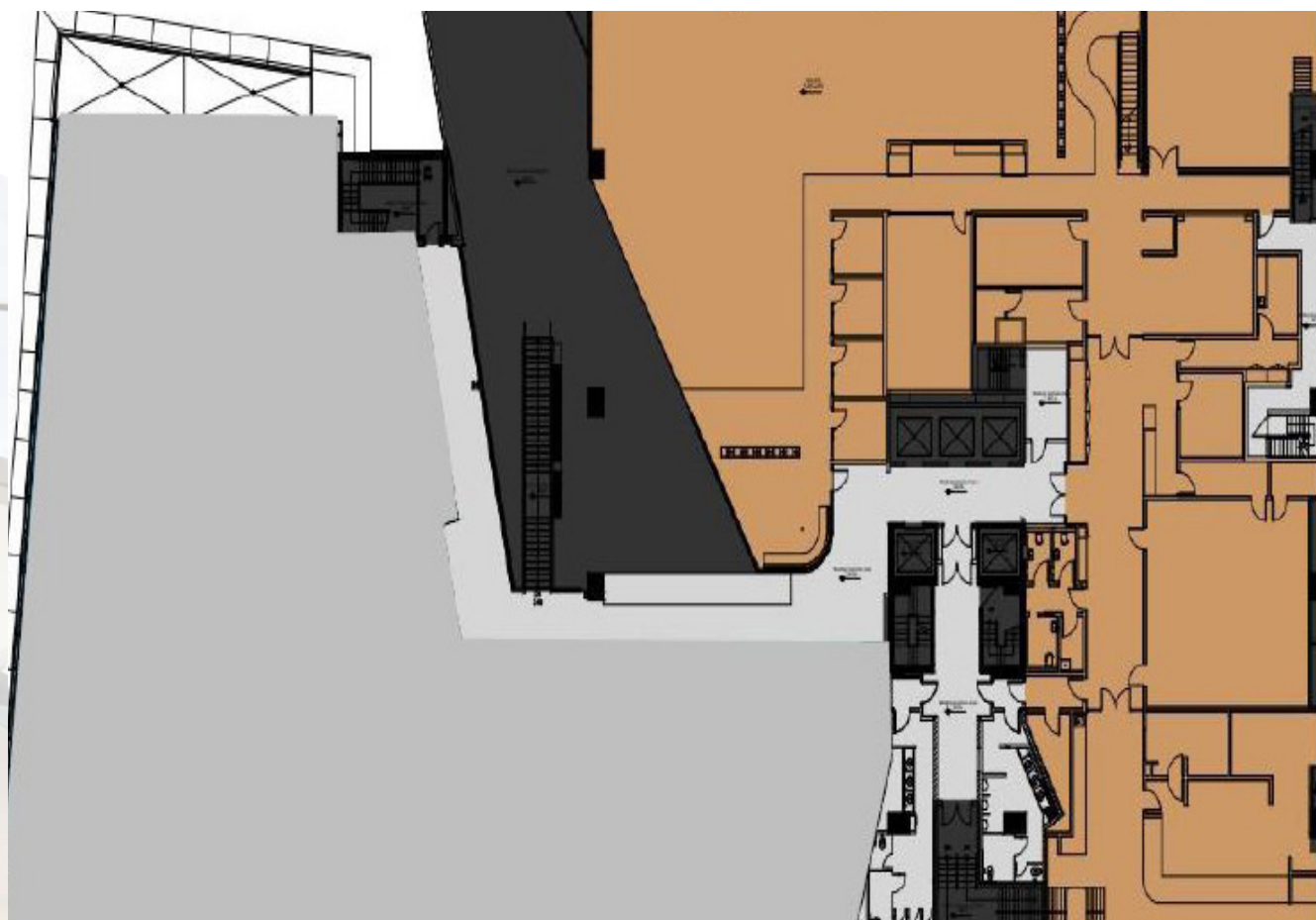
Open Concept Workspace

Interior Offices

Meeting Rooms

Mezzanine Offices

Jasper Avenue Building
Signage Available



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AVAILABLE NOVEMBER 2026

SUITE 801

3,745 SQ. FT.

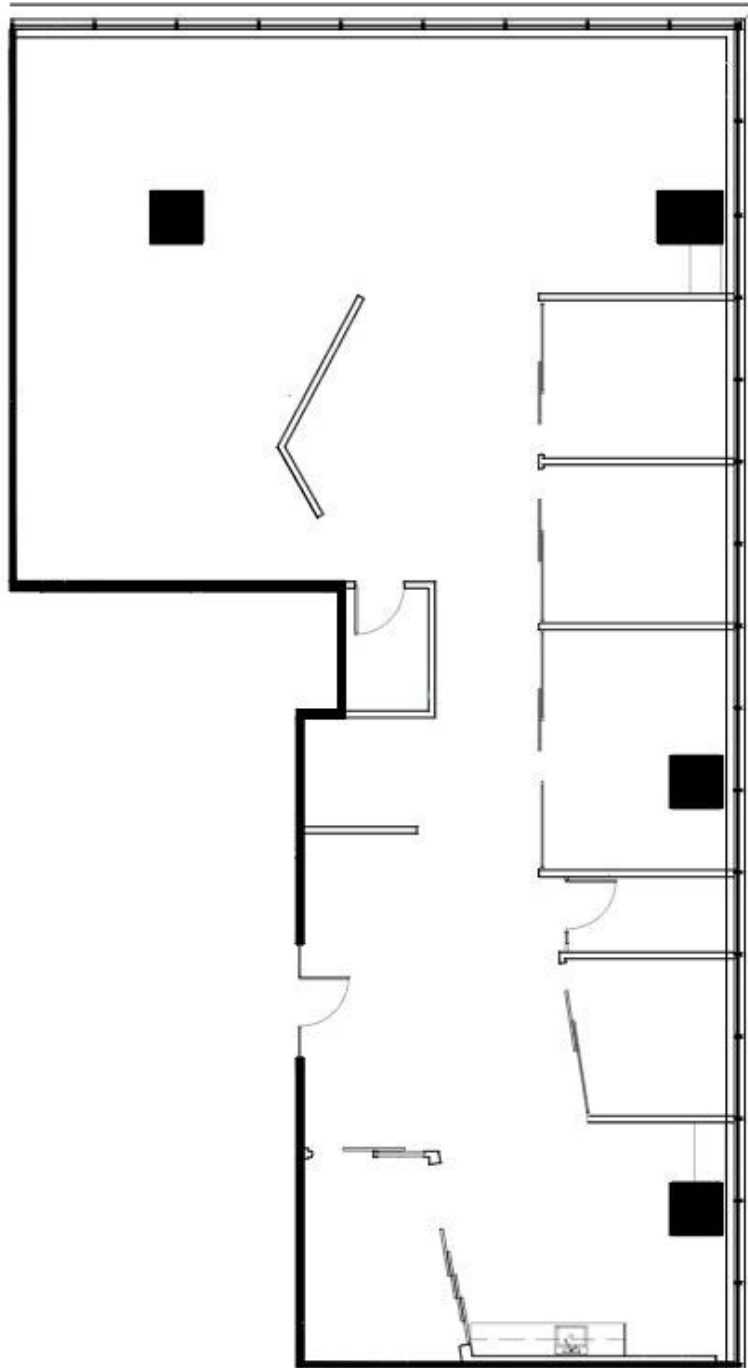
Flexible Workstations

Multiple Offices

Boardroom

Kitchenette

Attractive Finishes



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AVAILABLE

SHOW SUITE COMING SOON

SUITE 1401 **5,347 SQ. FT.**

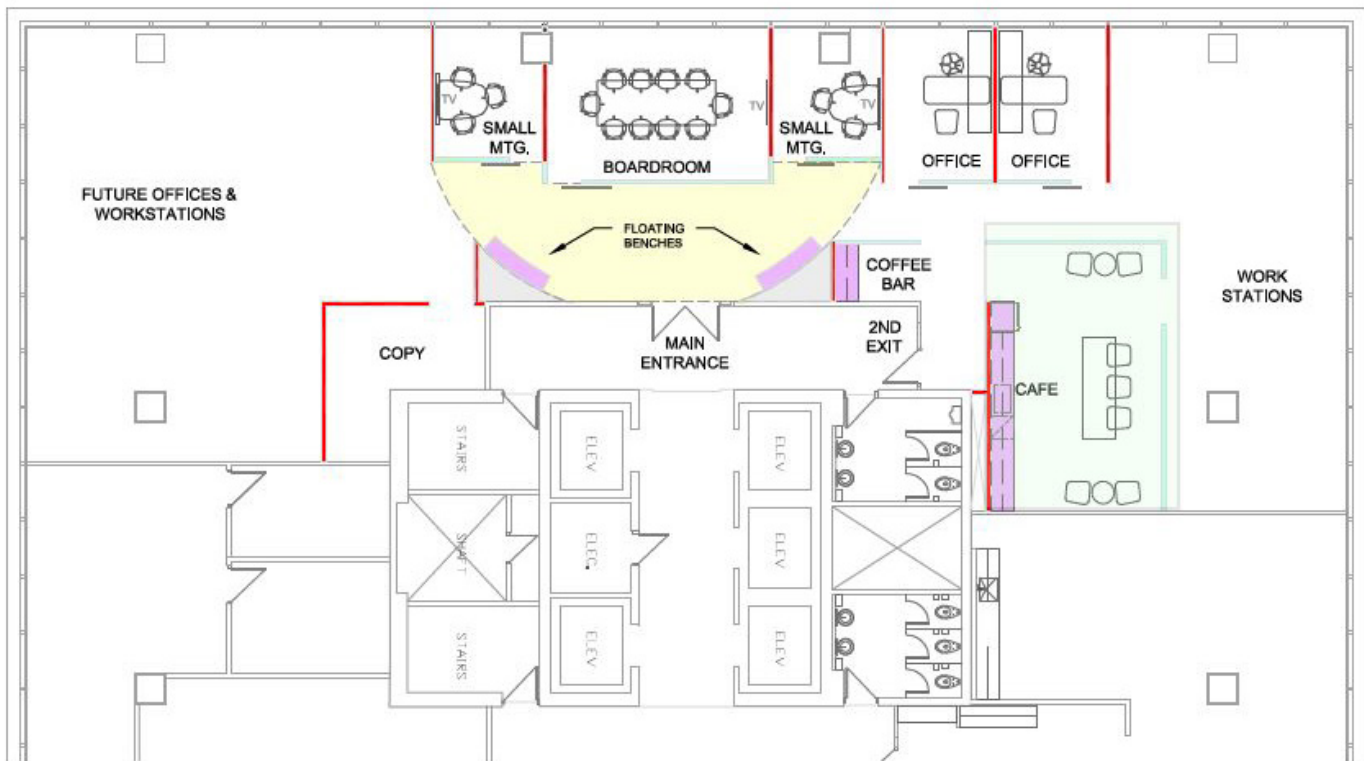
Move in Ready

High Quality Finishes

Open Workstations

Multiple Meeting Rooms

Cafe and Coffee Bar



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AVAILABLE SUITE 1600 11,643 SQ. FT.

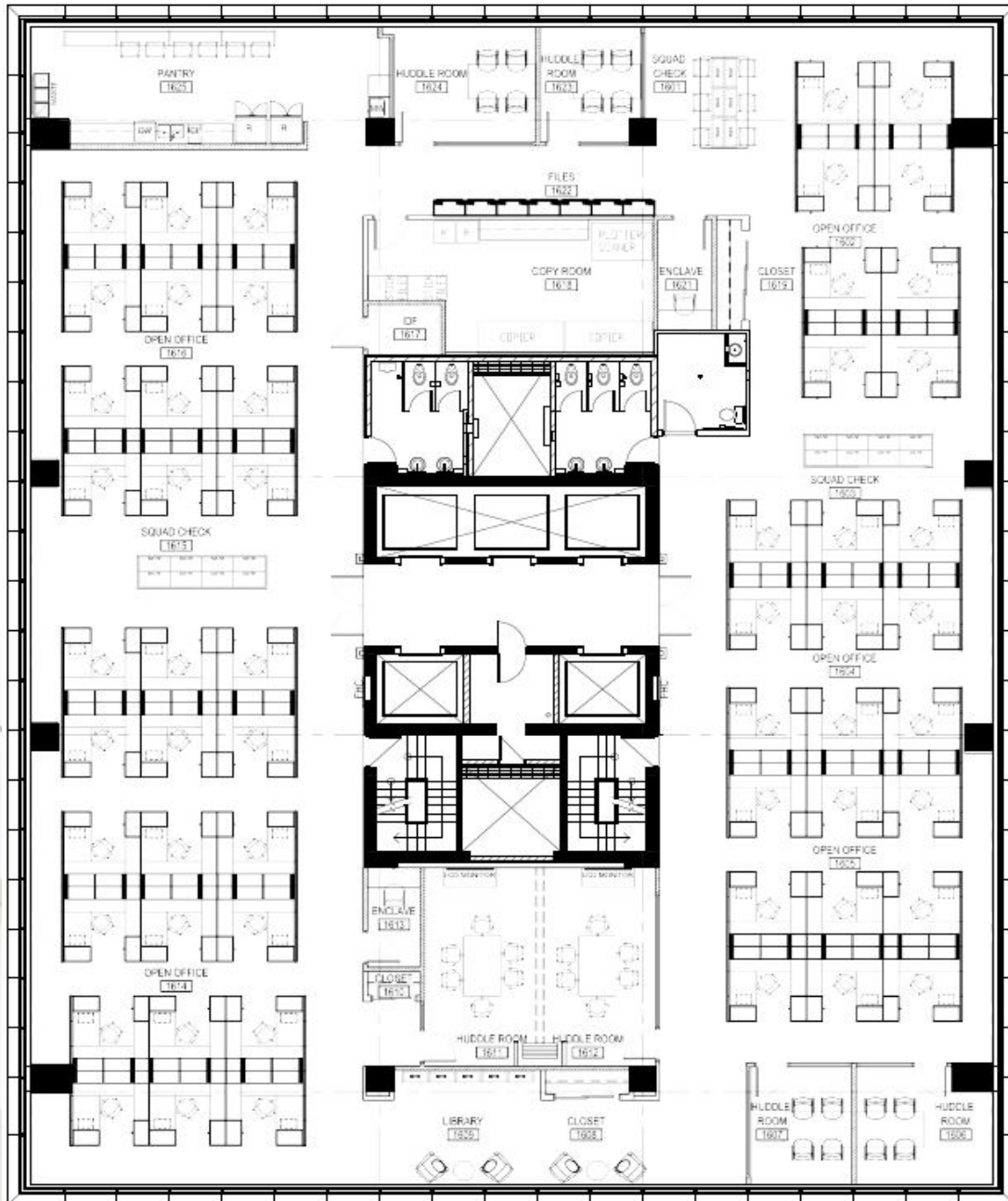
Furnished with Open area workstations

Landlord will demise:
3,000 sq. ft.- 11,643 sq. ft.

Move in Ready

Meeting Rooms/Private Offices

Kitchen/Lunchroom



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AVAILABLE SUITE 1700 11,635 SQ. FT.

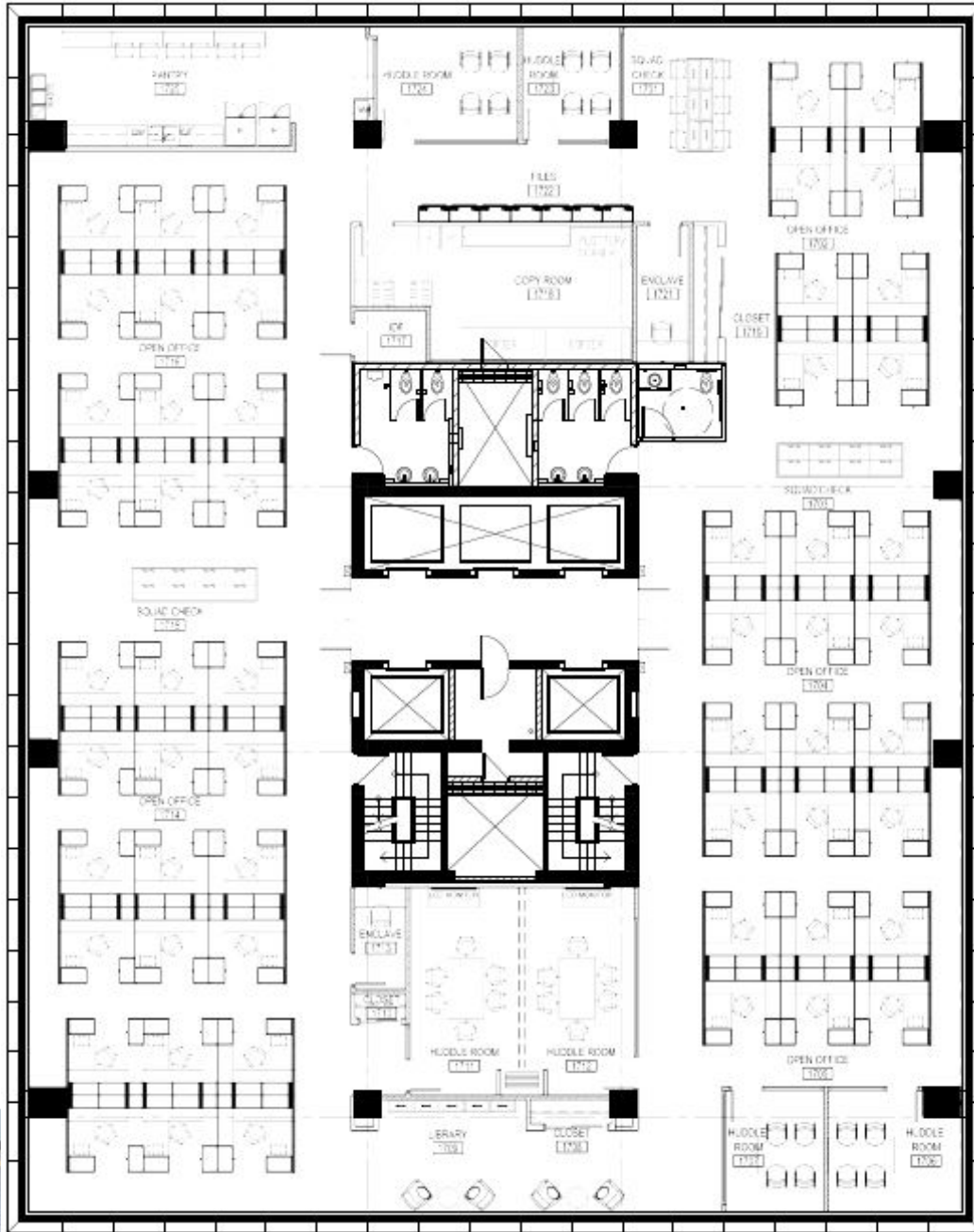
Furnished with Open area workstations

Landlord will demise:
3,000 sq. ft.- 11,635 sq. ft.

Move in Ready

Meeting Rooms/Private Offices

Kitchen/Lunchroom



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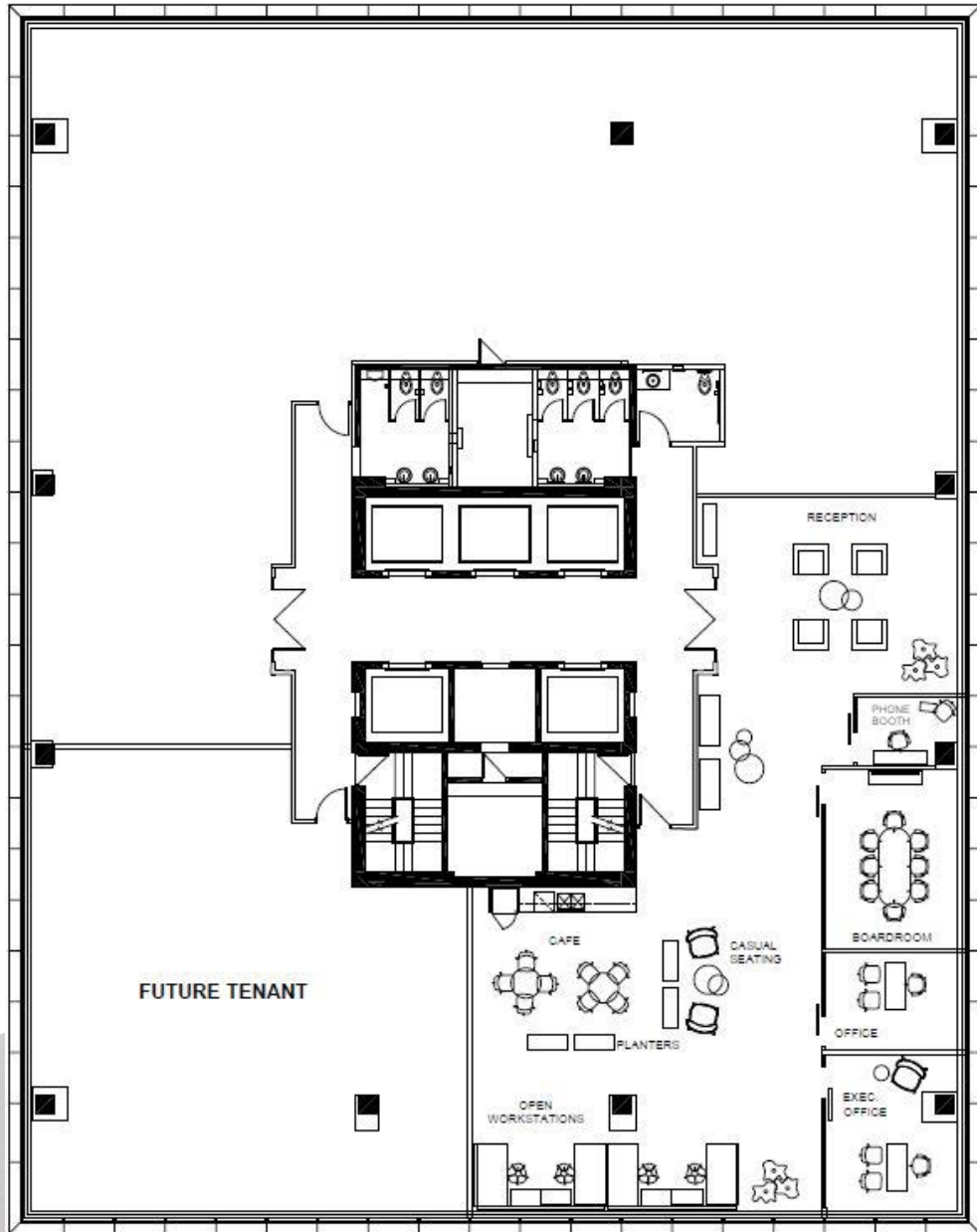
NEW SHOW SUITE - MOVE IN READY

SUITE 1802

3,504 SQ. FT.

Open Layout - Flexible Design

New construction: meeting rooms, offices, reception and cafe seating



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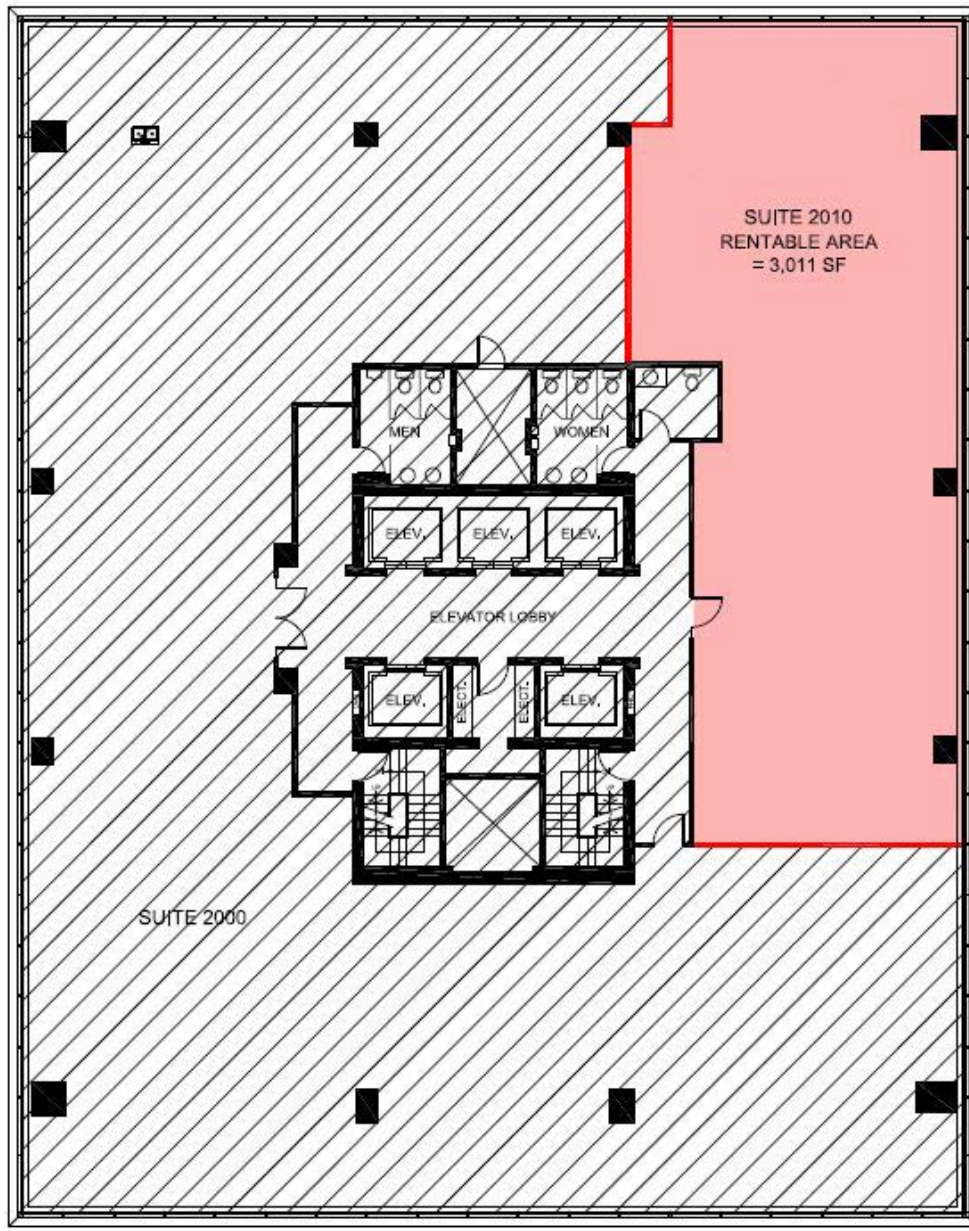
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AVAILABLE
SUITE 2010
3,011 SQ. FT.

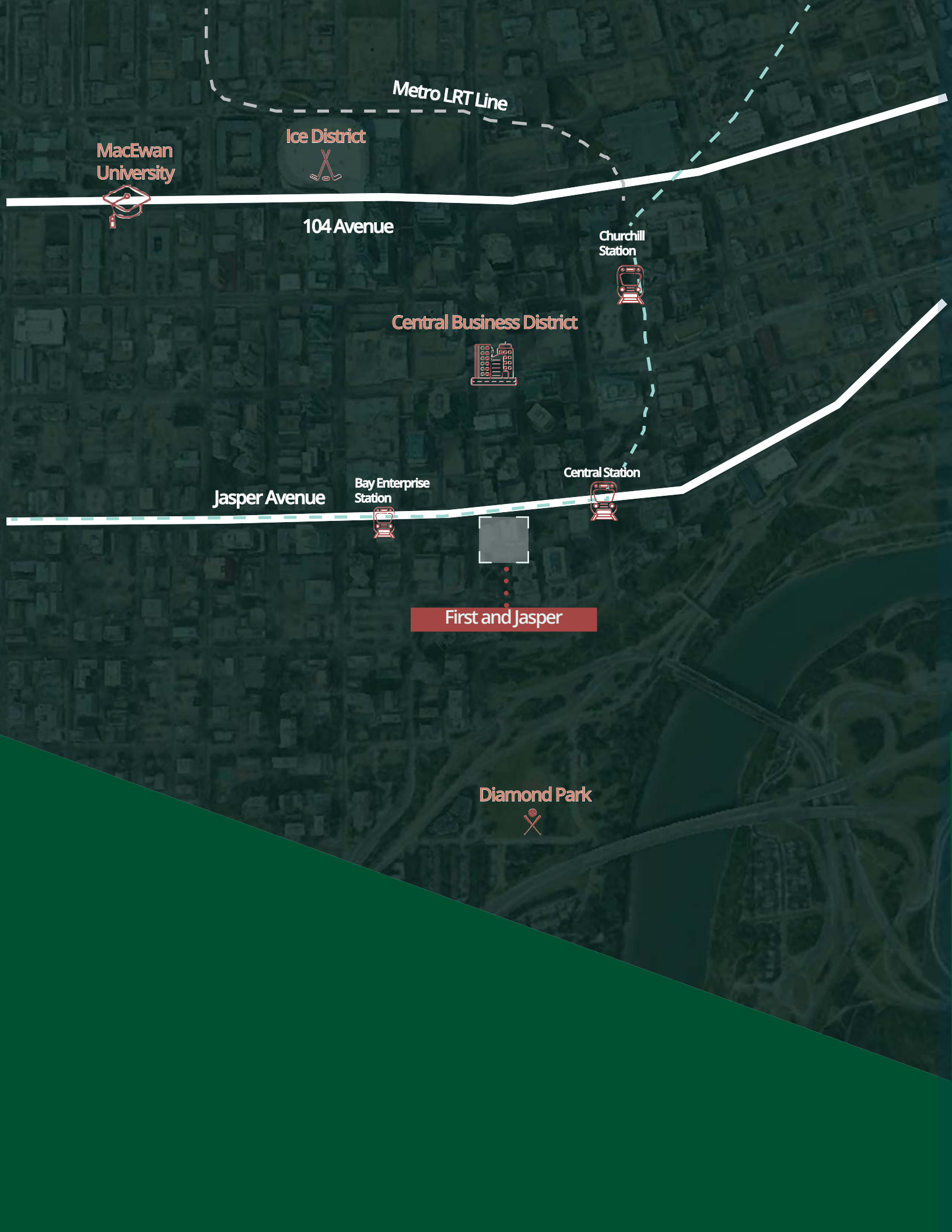
Office build-out available

Top of Building Views

Move in Ready



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Metro LRT Line

MacEwan University



Ice District



104 Avenue

Churchill Station



Central Business District



Jasper Avenue

Bay Enterprise Station



Central Station



First and Jasper

Diamond Park



ABOUT GWL REALTY ADVISORS

Year over year, GWL Realty Advisors has experienced portfolio growth, a tribute to sound investment counsel, strong client relationships and innovative thinking. Our teams have extensive experience in all facets of real estate investment, management and development across the office, multi-residential, industrial and retail classes.

As a trusted real estate investment advisor, we are known for delivering results, strong corporate governance, management of clients' assets, and a commitment to sustainability and outstanding customer service. The breadth of our expertise is reflected in the full complement of investment, development and real estate management services we offer.

We earn and maintain the trust of our clients by understanding their investment objectives and helping them to reach their goals by leveraging the power of our collective real estate knowledge. Our diverse teams located in core markets work together to understand and meet our clients' objectives.

For further information visit gwlr.com or contact:

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