



**QUALIFIED TENANTS RECEIVE  
UP TO 1 YEAR FREE OF NET RENT\***  
(\*Minimum 5 Year Term, to qualified tenants)



# FOR LEASE



**The Pinnacle**  
12060 Jasper Avenue, Edmonton

# THE PINNACLE DETAILS

12060 Jasper Avenue, Edmonton



The Pinnacle is a mixed-use property featuring an impressive 26-storey residential tower and high-exposure retail fronting Jasper Avenue and 121 Street. Join one of Edmonton’s growing urban neighbourhoods in walking distance to the river valley, Oliver and 124 Street.

Bring your business to life on Jasper Avenue, units are available for immediate occupancy.

## PROPERTY DETAILS

Address:	12060 Jasper Avenue, Edmonton
Legal:	Plan 4423AJ, Block 20, Lot 5-10
Zoning:	DC1 (Direct Control)
Available Space:	3,999 SF (+/-)
Loading:	Double Man Door
Parking:	Customer parking available on property’s rear parking area & street parking
Utilities:	Tenant responsible for utilities
Additional Rent:	\$11.00 / SF (2023)
Reduced Net Lease Rate:	\$19.00 / SF

## PINNACLE PROPERTY HIGHLIGHTS

- Open concept floorplan with high ceilings, 2 washrooms and HVAC ducting throughout
- Join nearby businesses including a new daycare (coming soon), District Studios (coming soon) VA Café, Olia Restaurant, K&K Mart & Family Pizza and Value Liquor Hub
- 1 block from the Oliver Exchange Building and OEX 2
- High vehicle and pedestrian traffic – fronting Jasper Avenue
- Excellent opportunity for retailers, specialty food services, indoor recreation and medical users



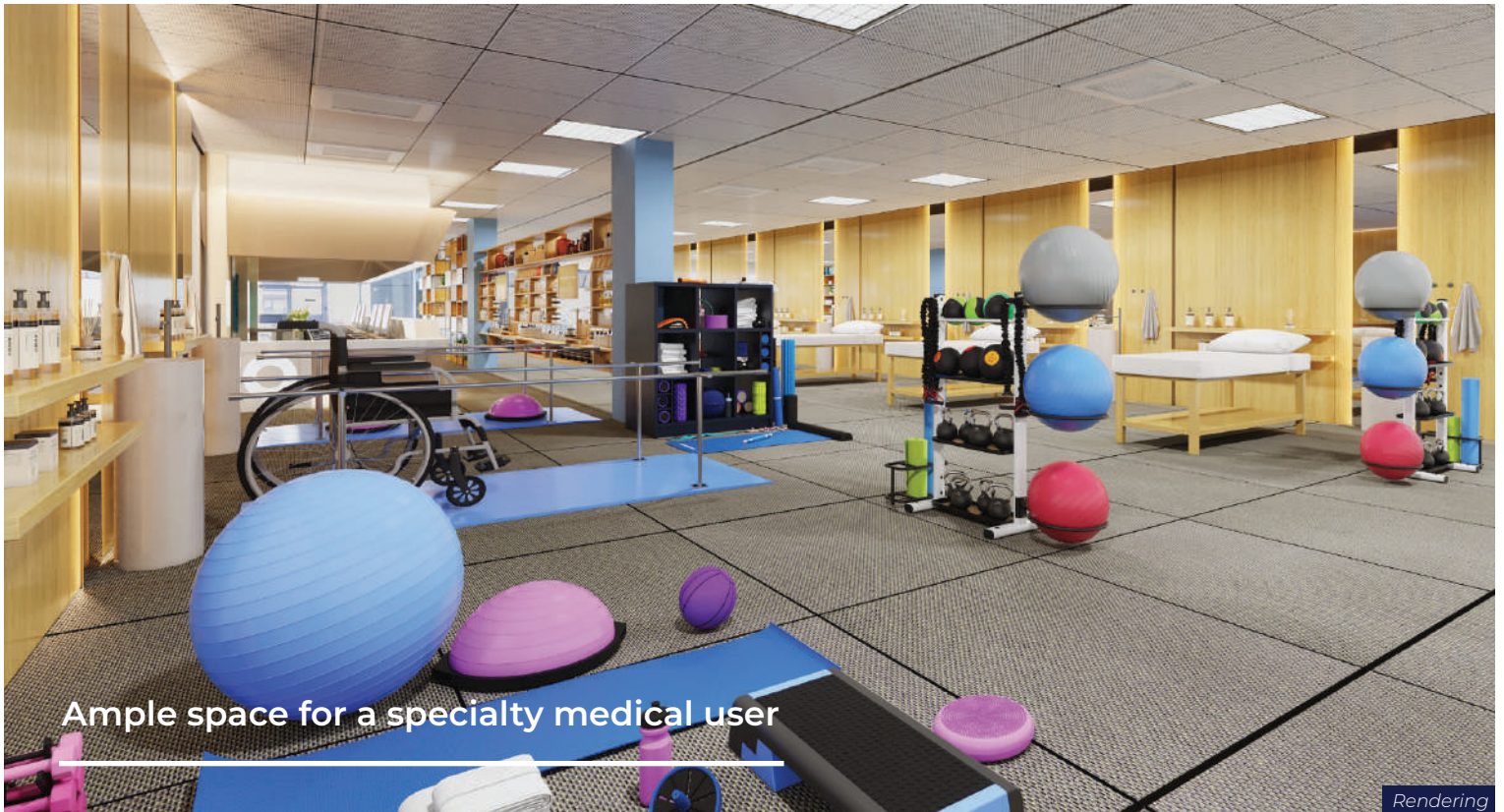
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# The Pinnacle







\*Floor plans for illustrative purposes only

# IMAGINE JASPER AVENUE REVITALIZATION



- ### KEY IMPROVEMENTS ALONG AVENUE
- Trees provided along both sides of the avenue
  - Space created for pedestrian amenities such as seating, bus shelters, planting, garbage cans, etc.
  - Improved lighting along avenue and at intersections, including enhanced street lighting on sidewalks
  - Bike parking distributed along the avenue
  - Continuous pedestrian through-zone, free of obstacles
  - Flex space provides on-street parking and space for patios and other uses
  - Open planting beds with trees and ornamental grasses and shrubs
  - Raised continuous crossings added to select side streets giving pedestrians priority to cross and slowing vehicles

### LEGEND

- Street Tree
- Concrete Sidewalk
- Paving Stones
- Shrub and Perennial Planting
- Sod
- Concrete Curb
- Concrete Seat Wall with Timber Seat
- Traffic Signal Pole
- Combined Street/Pedestrian Light Pole
- Pedestrian Light Pole
- Existing Curbs, Walks, Walls, and Other Features
- Existing Trees to Remain and Be Protected
- Traffic Signal
- Stop Sign
- Bus Stop
- Bus Shelter on Concrete Pad
- Vehicle Access

[CLICK FOR MORE INFORMATION](#)

## THE PINNACLE

Nestled between multiple urban hubs, in a densely populated area, The Pinnacle is a walking distance to the popular shopping district 124 Street, a 5 minute drive to the downtown core and a 3 minute drive to the Brewery District.



POPULATION\*  
**212,182**



DAYTIME POPULATION\*  
**294,796**



AVERAGE HOUSEHOLD INCOME\*  
**\$93,382**



VPD (JASPER AVENUE)\*  
**22,400**  
VPD (121 STREET)\*  
**2,600**

\*5km radius



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