

# 9Triple8 Sublease

Move in ready, second floor space

Suite 200, 9888 Jasper Avenue  
Edmonton, AB

Professionally designed with high quality fixtures & finishes | 4,416 sq. ft.



## 9Triple8 Sublease

Suite 200, 9888 Jasper Avenue | Edmonton, AB



Reception & Waiting Area



Executive Office / Meeting Room



Kitchen



Open Work Area

# The Opportunity

Move in ready and professionally designed

This professionally designed, move-in ready office space includes seven private offices (including three large executive offices or meeting rooms), a boardroom, reception and waiting area, kitchen, open work area and a server/stationary room. The layout is ideal for businesses looking for a functional and efficient workspace.

The building, 9Triple8 Jasper avenue, is ideally located with along Jasper Avenue, just steps away from various parking options, LRT and transit access, Edmonton's River Valley and an abundance of surrounding amenities.

# Sublease Details

Availability	4,416 sq. ft.
Op. Costs	\$21.42 per sq. ft. (2024)
Parking	3 Stalls
Expiry	December 31, 2029

**Current headlease rate: \$21.00 per sq. ft.**



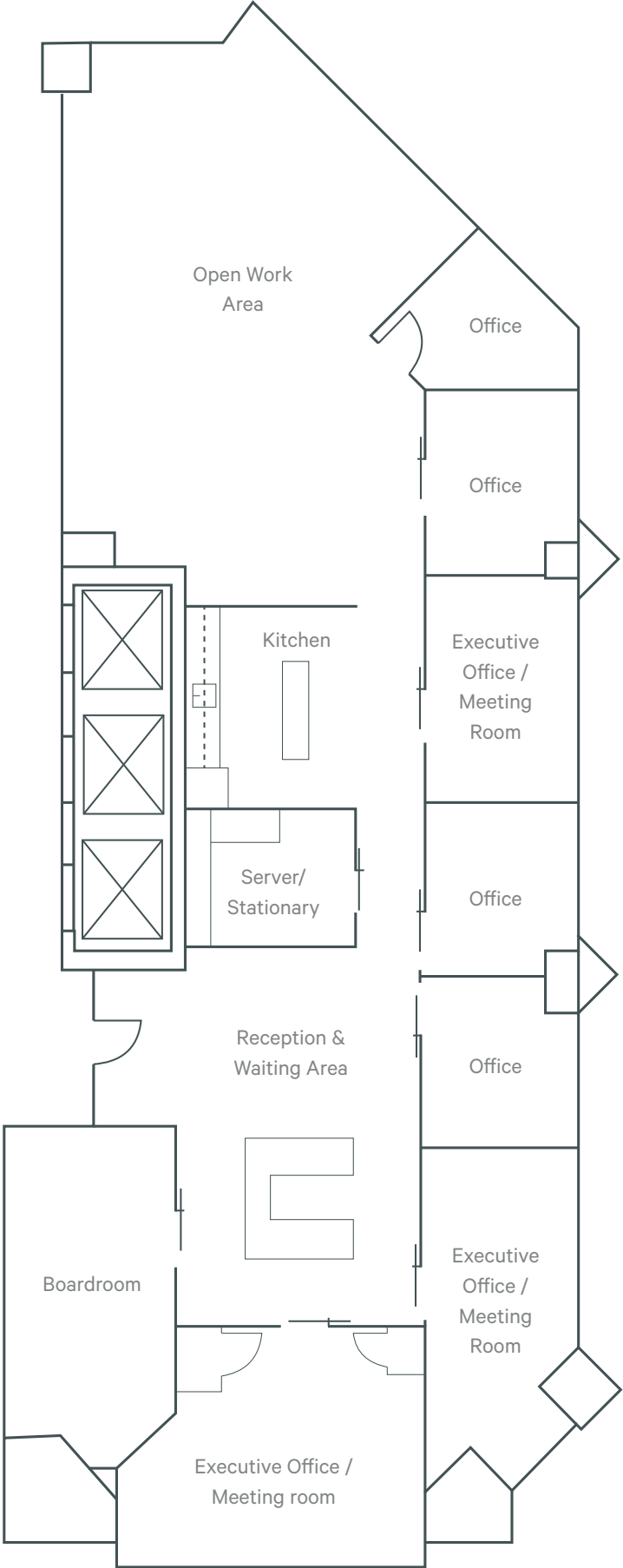
Boardroom



Executive Office / Meeting Room



Executive Office / Meeting Room



# Prominent Downtown Location



## Nearby Major Amenity Centres

### City Centre Mall

- |                |                 |
|----------------|-----------------|
| Press'd        | RBC             |
| A&W            | TD              |
| Tim Horton's   | ATB             |
| Booster Juice  | Shoppers        |
| Edo Japan      | Dollarama       |
| KFC            | Escape Hour     |
| New York Fries | Landmark Cinema |
| Opa!           | Budget Rentals  |
| Purdy's        |                 |

### Ice District

- |                   |               |
|-------------------|---------------|
| Delux Burger Bar  | Subway        |
| Boston Pizza      | Tim Horton's  |
| Canadian Icehouse | City Market   |
| Braven            | National Bank |
| Guru              | RBC           |
| Kindred           | Scotiabank    |
| The Banquet       | TD            |

### Commerce Place

- |              |                    |
|--------------|--------------------|
| Tim Hortons  | Sunterra           |
| Starbucks    | Sweet Lollapalooza |
| Edo Japan    | LUX Steakhouse     |
| Subway       | Lorenzo's          |
| Chopped Leaf | Goodlife Fitness   |

- Parking Lot
- Parkade

## Contact Us

### Mark Anderson

Vice President  
+1 780 229 4652  
mark.anderson2@cbre.com

### Ryan O'Shaughnessy

Senior Associate  
+1 780 229 4686  
ryan.oshaughnessy@cbre.com

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