

# The Jasper

Modern office space  
in the heart of downtown



Click for virtual tour

10115 100A Street NW  
Edmonton, AB

## The Jasper

10115 100A Street NW | Edmonton, AB



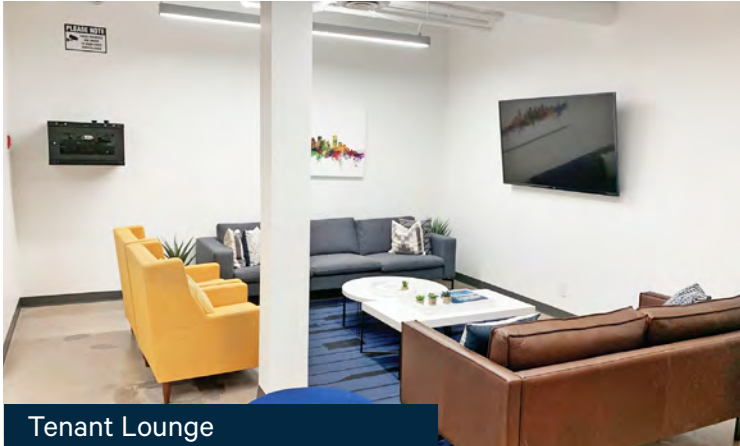
# The Opportunity

## Vibrancy, accessibility, and exceptional amenities

Nestled in the heart of Edmonton, directly adjacent to the lively Rice Howard Way Entertainment District, The Jasper presents an unparalleled opportunity for diverse users seeking a dynamic and thriving environment.

Strategically situated, The Jasper offers seamless access to a multitude of parking options, public transit including LRT right at your doorstep, and Edmonton's extensive pedway system. This prime location ensures convenience and connectivity for all.

The Jasper is designed with your employees' well-being in mind. Enjoy turnkey solutions and newly built tenant amenities such as a stunning rooftop patio, secure bike storage, and a contemporary tenant lounge featuring a games room and a spacious kitchen. These amenities create an inspiring and productive workspace where your team can truly thrive.



Tenant Lounge

Rooftop Patio



On-site Building Operator



Roving Security Patrols



After-hours Card Access



Roof-Top Patio



Tenant Lounge



Secure Bicycle Storage

 Click for virtual tour

 Click for virtual tour

## Leasing Details

**Lease Rates** See below - \$10.00 PSF to \$20.00 GROSS

**Operating Costs** \$12.82 (2025)

**Inducements** Full turnkey options available

**Parking** Preferred rates at Rice Howard Parkade

## Available Suites



Secure Building Lobby

SUITE	SIZE (SF)	CONDITION	LEASE RATE
DEVELOPED SUITES - MOVE IN READY			
200	7,266*	Existing improvements	<b>\$20.00 PSF GROSS</b> on minimum 1 year term
410	1,768	Existing improvements	
420	2,307	Show Suite	
425	3,226	Existing improvements	
500	7,286	Show Suite - Furnished	

SUITE	SIZE (SF)	CONDITION	LEASE RATE
RAW SPACE - READY FOR TENANT IMPROVEMENTS			
300	7,302*	Raw Space	<b>Starting at \$10.00 PSF</b> + operating costs
600	7,286*	Raw Space	



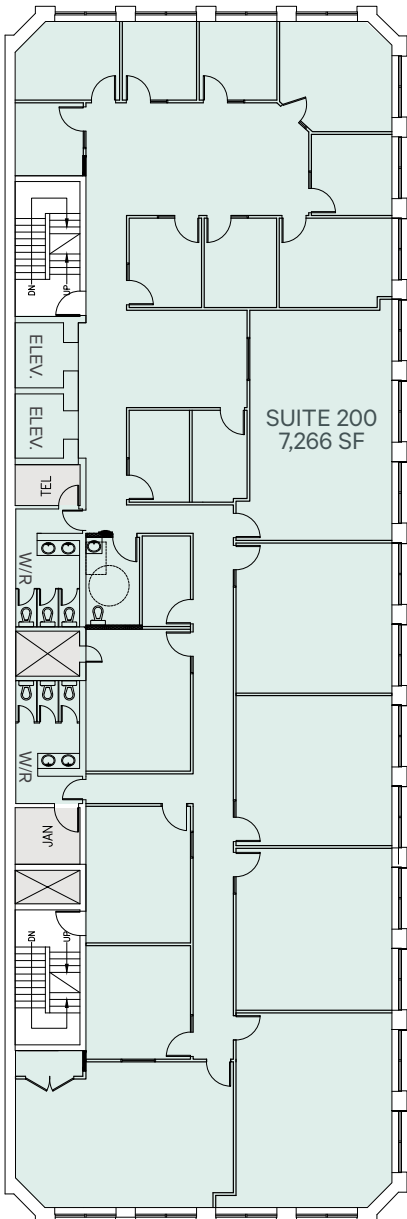
Click for virtual tour of building lobby

**The Jasper**

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# Developed Suites

Move in Ready | \$20.00 PSF GROSS



## Suite 200 - 7,266 SF

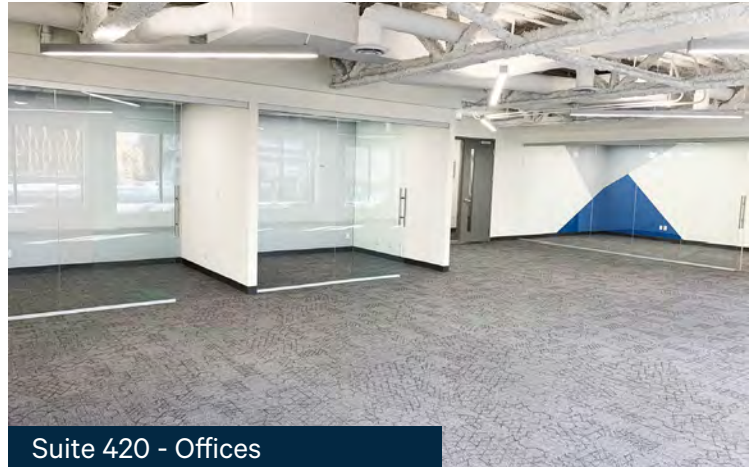
**Move in ready classroom space**

- + Full floor opportunity
- + 12-14 offices
- + 6-8 classrooms
- + Reception area
- + Flexible demising options

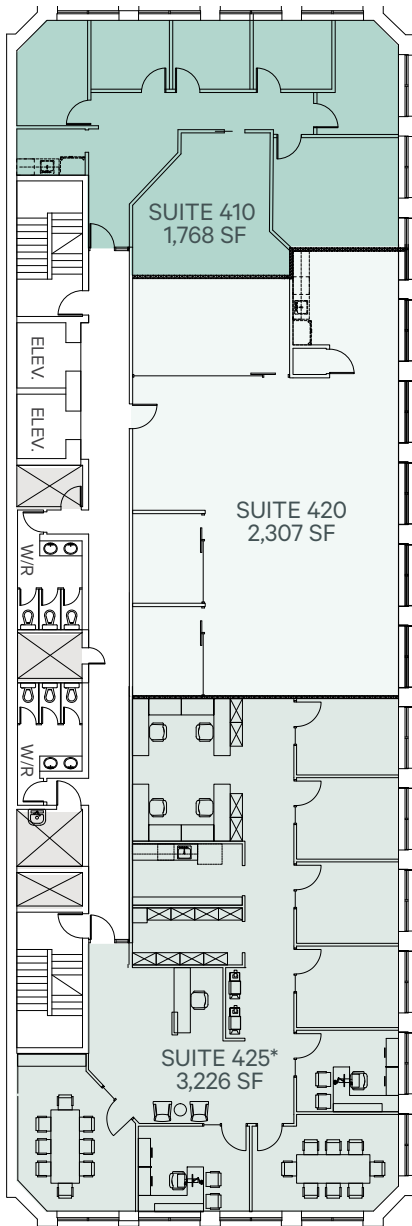
*Available May 1, 2025*



Suite 420 - Show Suite



Suite 420 - Offices



\*Furniture shown for illustration purposes

### Suite 410 - 1,768 SF

- Move in ready with existing improvements
- + Reception area
- + Private offices

Available Immediately



Click for virtual tour

### Suite 420 - 2,307 SF

- Show Suite
- + Modern & bright space
- + Open ceiling
- + Reception area
- + 2 glass walled offices
- + 1 glass walled boardroom
- + Open work area
- + Kitchenette

Available immediately



Click for virtual tour

### Suite 425 - 3,226 SF

- Move in ready with existing improvements
- + Reception area
- + Boardroom
- + Private offices
- + Open work area
- + Kitchenette

Available immediately



Click for virtual tour



Suite 420 - Boardroom



Suite 425 - Developed Office

The Jasper

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# Developed Suites

Move in Ready | \$20.00 PSF GROSS



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virtual tour



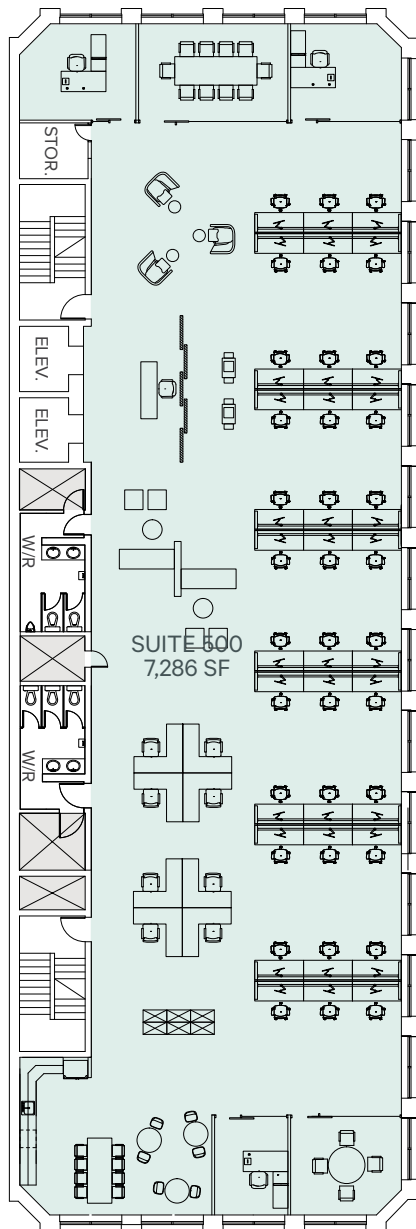
Suite 500 - Show Suite



Suite 500 - Kitchen



Suite 500 - Boardroom

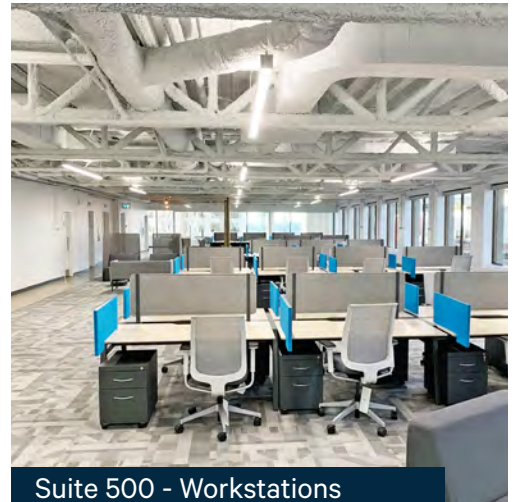


## Suite 500 - 7,286 SF

### 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

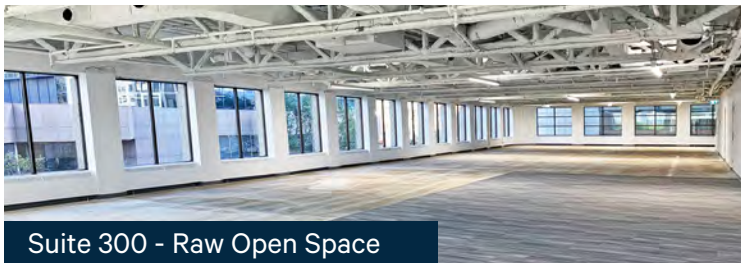
Available February 1, 2026



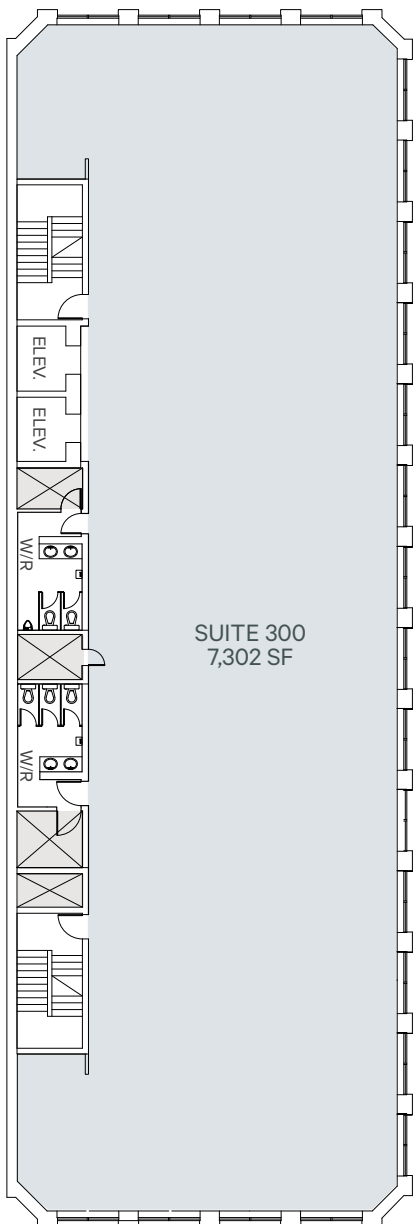
Suite 500 - Workstations

# Raw Suites

Ready for Tenant Improvements | Starting at \$10.00 PSF + utilities



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## Suite 300 - 7,302 SF

Raw space ready for tenant improvements

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

Available immediately

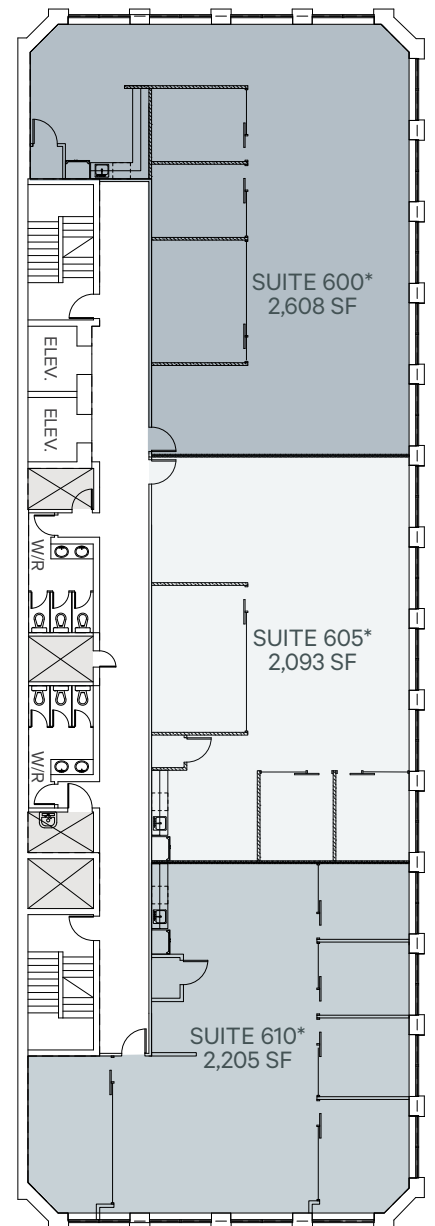


## Suite 600\* - 7,286 SF

Raw space ready for tenant improvements

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

Available immediately

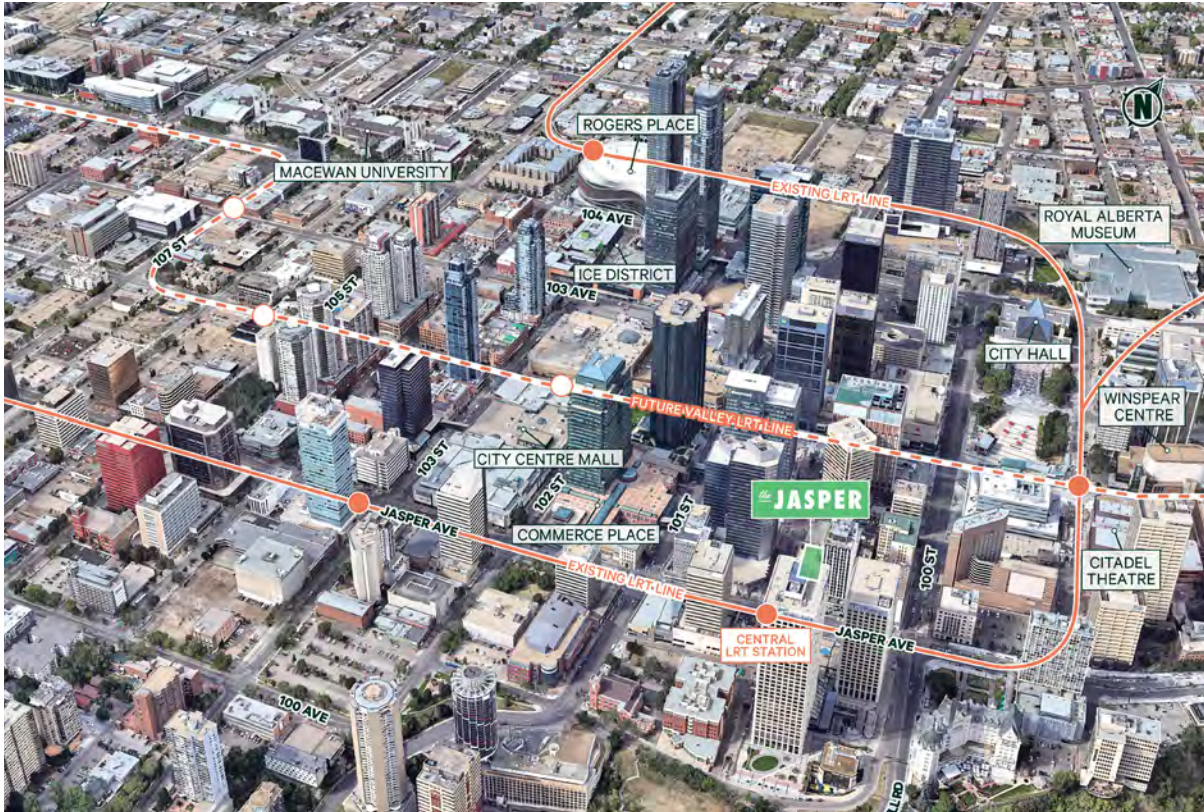


\*Floor plan shown with demising options

# The Jasper

10115 100A Street NW | Edmonton, AB

# For Lease



  
**96**  
 Walker's Paradise

  
**89**  
 Excellent Transit

  
**86**  
 Very Bikeable

## Ideally located in the heart of downtown

High visibility building signage is available along Jasper Avenue.



## Contact Us

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