

**AVISON  
YOUNG**

**FOR LEASE**

# Intact Building

10830 Jasper Avenue, Edmonton, AB



# INTACT BUILDING

## PROPERTY SUMMARY

<b>Vacancy summary</b> <i>Demising options available</i>	Second Floor:	22,668 SF
	Third Floor:	21,717 SF
	Fourth Floor:	21,376 SF






**Asking net rent** \$16.00 PSF

**Additional rent** \$13.00 PSF (2026)

**Parking** 1 stall per 1,000 SF  
\$250 per stall/month

**Tenant incentives** Turnkey packages available

### Building highlights:

-  Secure underground parking for tenants and visitors
-  Dedicated conference centre available for tenant use
-  Professionally managed on-site
-  Bicycle storage and tenant change room facilities
-  On-site amenities include Subway, Oodle Noodle, Quesada, Illusion Bar + Kitchen, and Rexall



LEED GOLD  
CERTIFICATION



O-day'min Park  
NOW OPEN

# INTACT BUILDING

## LOCATION OVERVIEW

**Intact Building** is ideally situated along Jasper Avenue in the heart of the education district, just steps from the government district. The location offers a convenient commute while maintaining seamless access to Edmonton's stunning river valley, perfect for a midday walk or fresh-air break. The property remains closely connected to the energy and amenities of downtown. Complementing the on-site amenities is an exceptional selection of nearby dining and coffee options, including Bar Oro Caffé & Roastery, The Marc, Coffee Bureau, Olly Fresco's, Cora, Lock Stock Coffee, Starbucks, and more.

**Commuters** will also appreciate the convenient walking distance to both the Corona and Bay/Enterprise Square LRT stations.

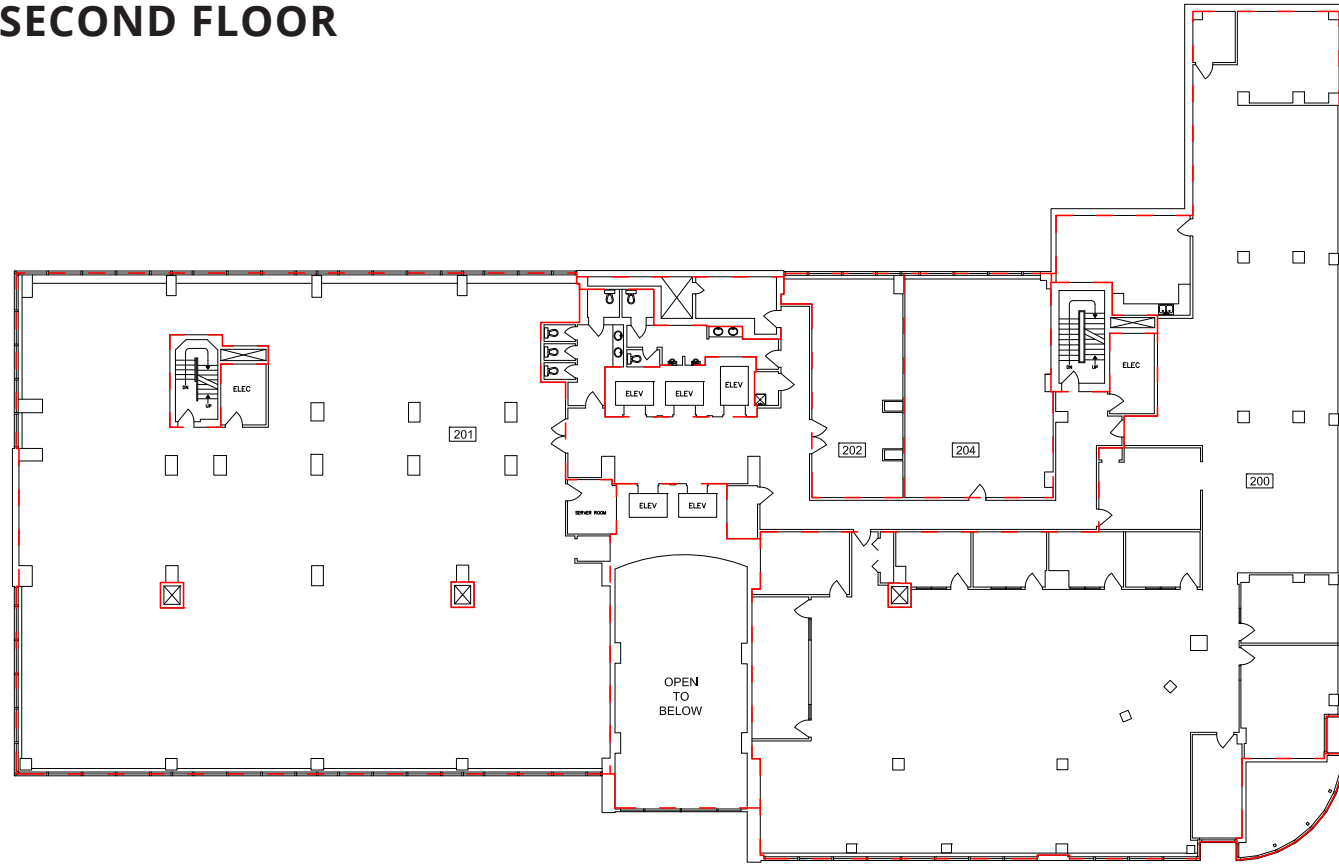
**Steps away** employees will find the recently completed O-day/min Park. The 1.81 hectares park measures nearly four-and-a-half NFL football fields and features large open spaces, a green lawn with a hill, an off-leash dog park, a basketball court, an exercise area, a playground and a gathering space with fire pits and public washrooms.



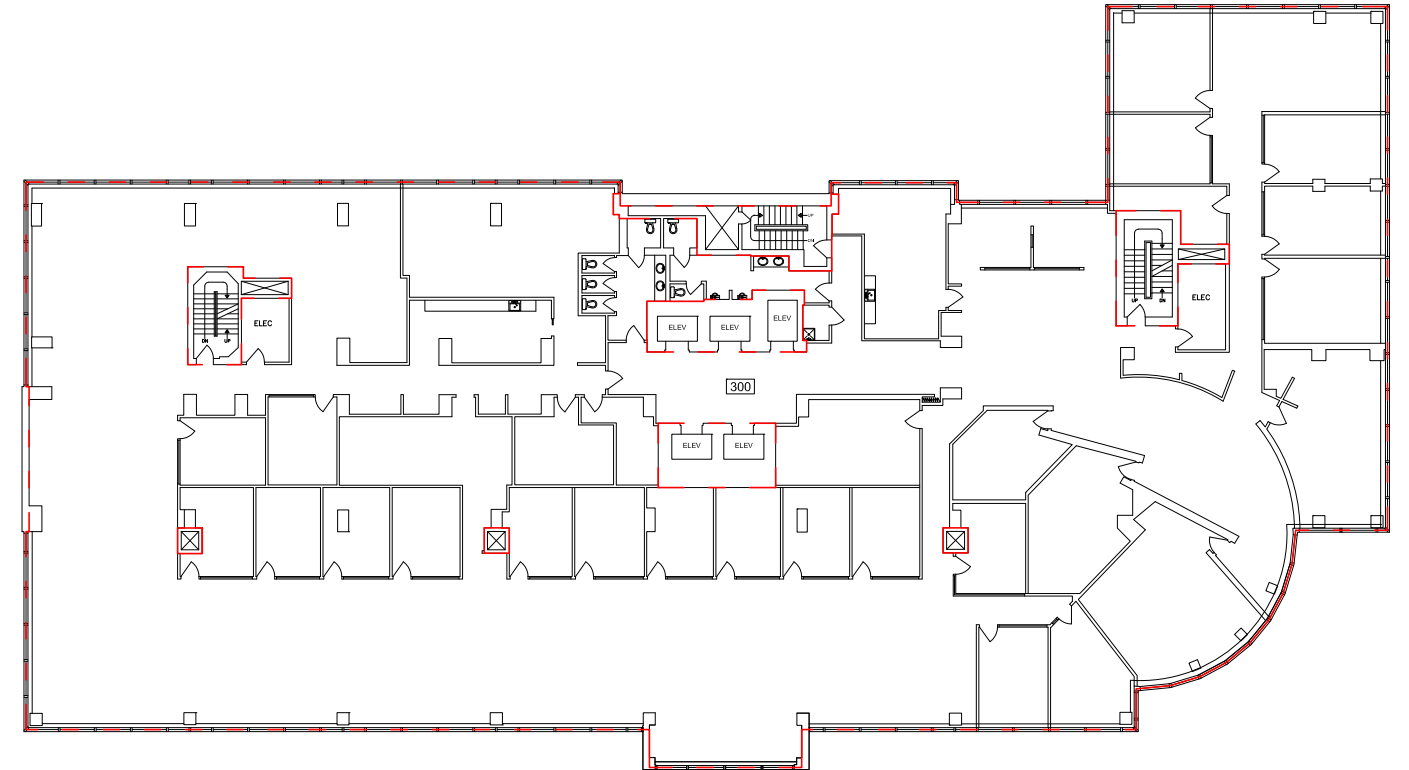
# INTACT BUILDING

## FLOOR PLANS

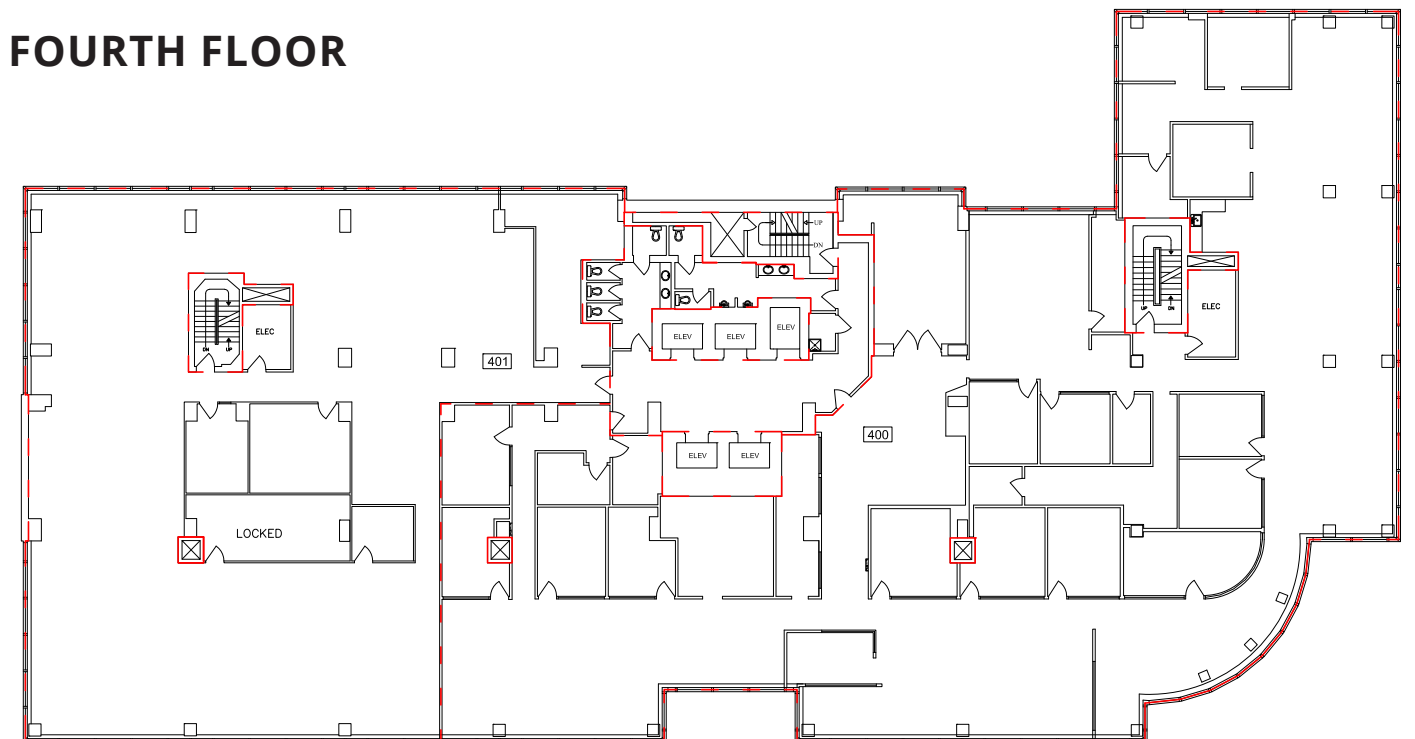
### SECOND FLOOR



### THIRD FLOOR



### FOURTH FLOOR





# INTACT BUILDING

10830 Jasper Avenue, Edmonton, AB

## Get in touch

### **Cory Wosnack**

Principal, Managing Director  
+1 780 909 7850  
cory.wosnack@avisonyoung.com

### **Tori Sara**

Team Lead, Client Services, Alberta  
+1 780 429 7561  
tori.sara@avisonyoung.com

---

**AVISON  
YOUNG**

---

Visit us online  
[avisonyoung.com](https://www.avisonyoung.com)

---

©2026 Avison Young Commercial Real Estate Services, LP, Commercial Real Estate Agency. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.