



MELCOR

EDMONTON UNLIMITED BUILDING

10117 JASPER AVENUE FOR LEASE



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AVAILABILITIES

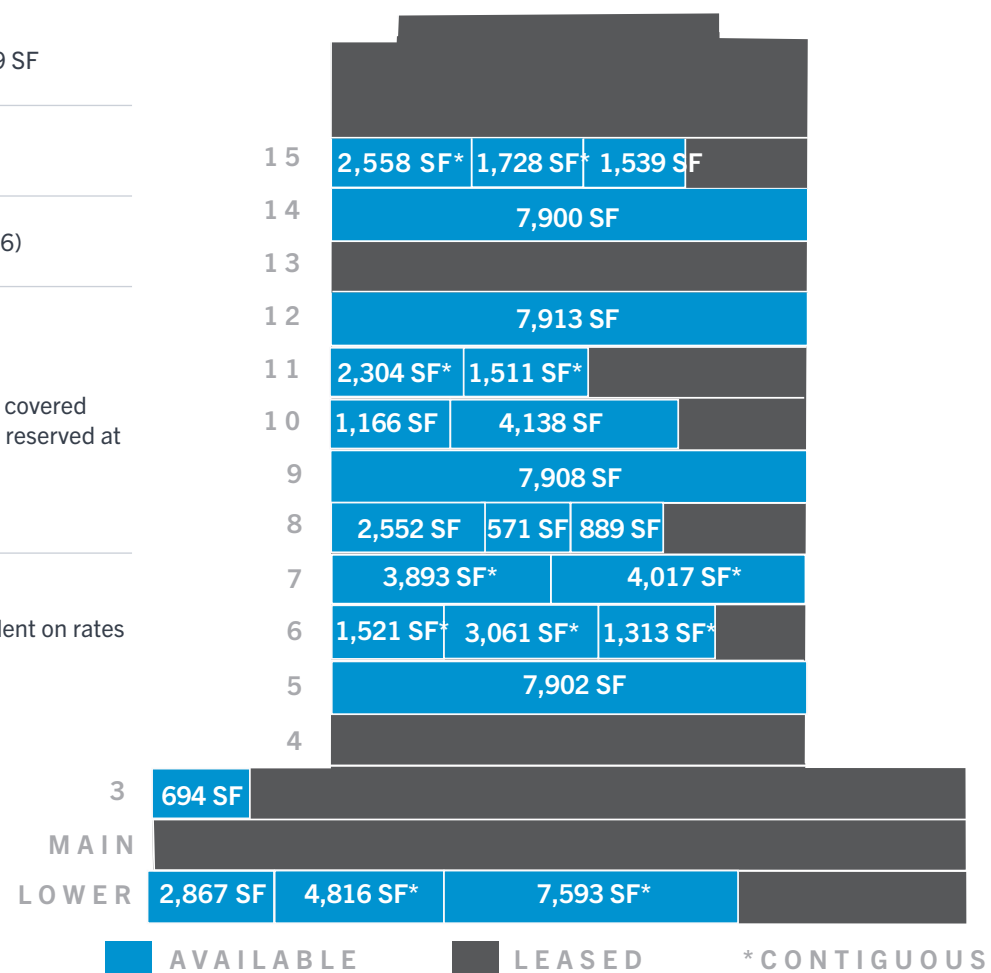
AVAILABILITY (SF) 571 SF to 12,409 SF

ASKING RATE Market

OPERATING COSTS \$17.39/SF (2026)

PARKING RATIO	Rooftop random, covered random, secured reserved at market rates
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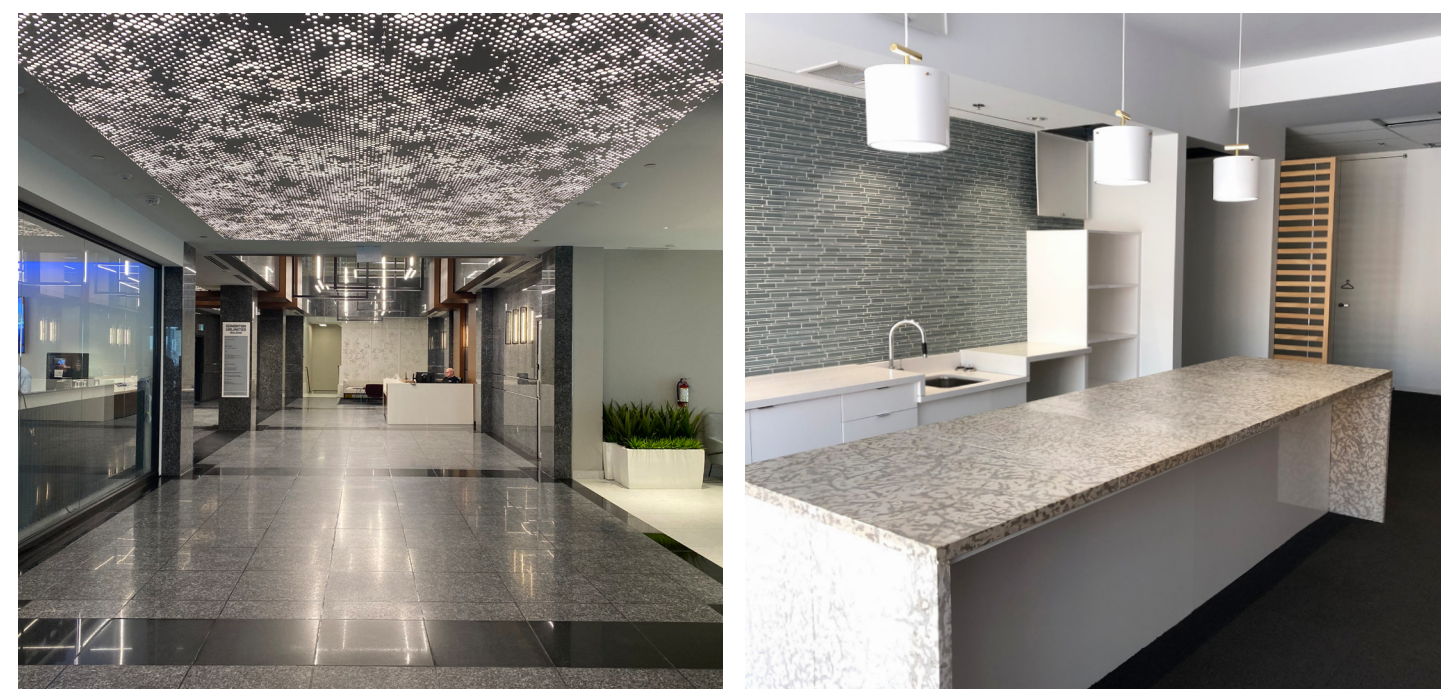
TENANT IMPROVEMENT ALLOWANCE	Available dependent on rates
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BUILDING FEATURES

- Move-in ready opportunities immediately available
- *Building renovations and upgrades complete!*
- High-profile building with excellent exposure to one of downtown's most prominent intersections – Jasper Avenue and 101 Street
- Conference centres and bike room complete with showers for tenant use
- Direct underground pedway connection with LRT access
- 24/7 security on-site
- High parking ratio for the financial downtown core (2 stalls per 1,000 square feet of leased space), and direct access to the Skypark Parkade
- Excellent views of the Edmonton River Valley and downtown core
- Large variety of retail amenities in the immediate area
- Convenient access to parks and green space, including the river valley and a private enclosed park adjacent to building
- Strong local landlord and management (Melcor)
- BOMA Best Level 2 certification, along with co-generation technology installed in 2011 that supports reduction in energy, water and gas usage

LOBBY RENOVATIONS NOW COMPLETE



FOR LEASE | 10117 JASPER AVENUE, EDMONTON

FLOOR PLANS

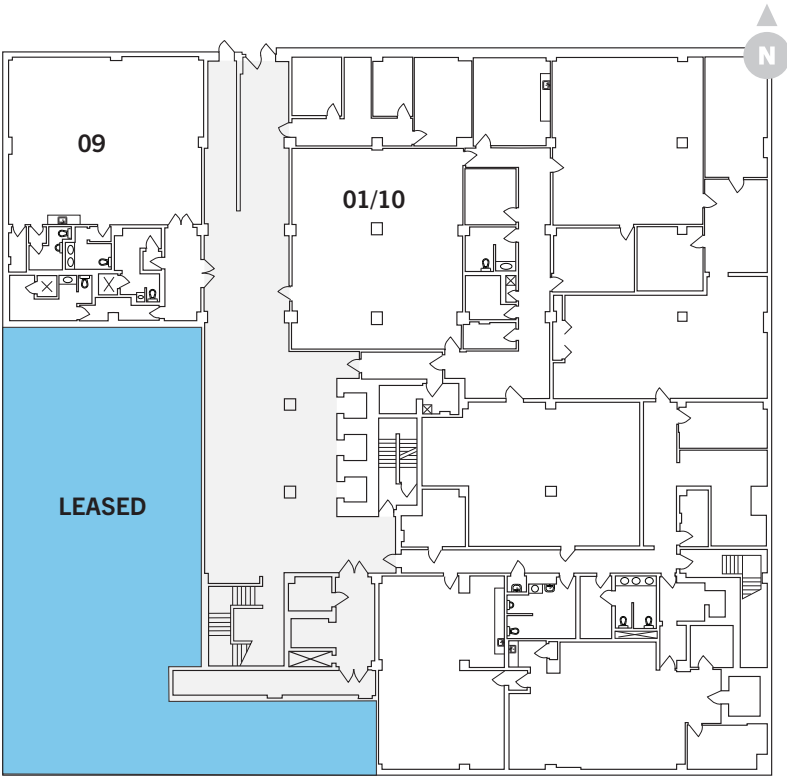
CONCOURSE

SUITE 09

AVAILABILITY (SF) 2,867 SF

SUITE 01/10

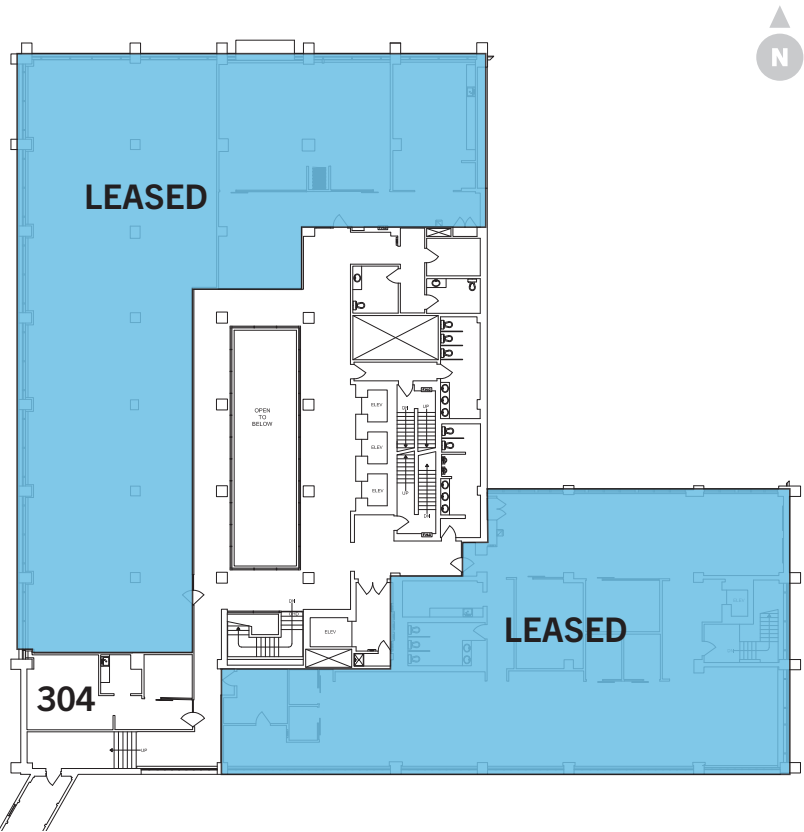
AVAILABILITY (SF) 12,409 SF



3RD FLOOR

SUITE 304

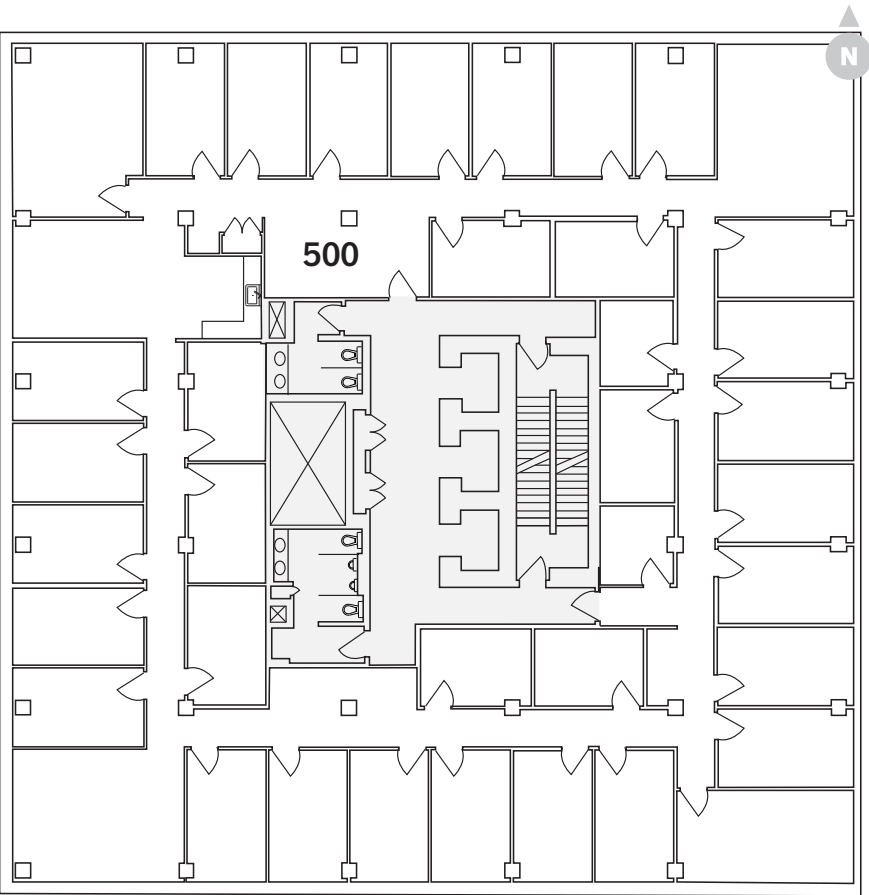
AVAILABILITY (SF) 694 SF



5TH FLOOR

SUITE 500

AVAILABILITY (SF) 7,902 SF



6TH FLOOR

SUITE 600

AVAILABILITY (SF) 1,521 SF

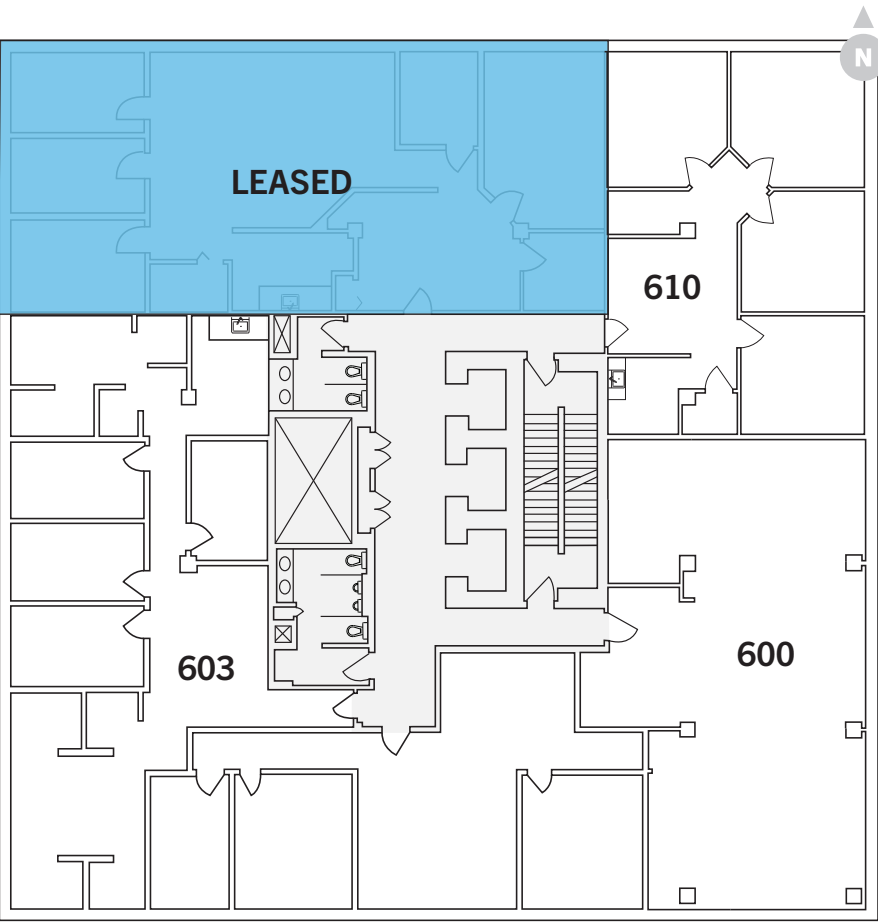
SUITE 603

AVAILABILITY (SF) 3,061 SF

SUITE 610

AVAILABILITY (SF) 1,313 SF

CONTIGUOUS UP TO 5,895 SF



7TH FLOOR

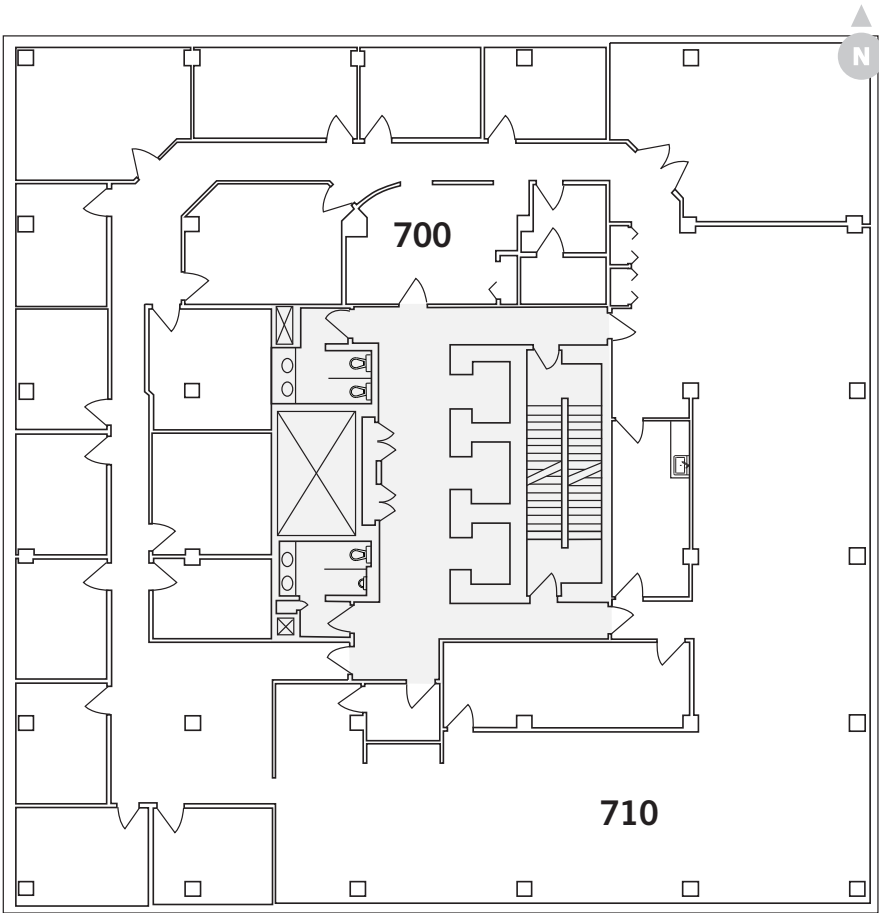
SUITE 700

AVAILABILITY (SF) 4,017 SF

SUITE 710

AVAILABILITY (SF) 3,893 SF

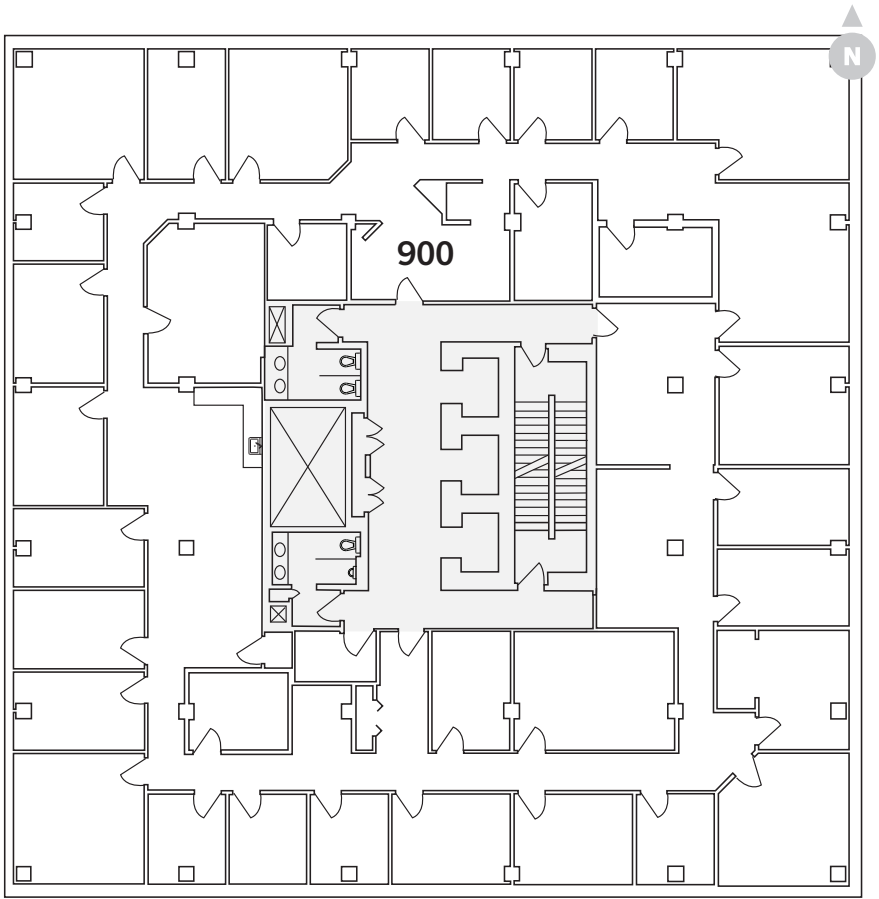
CONTIGUOUS UP TO 7,910 SF



9TH FLOOR

SUITE 900

AVAILABILITY (SF) 7,908 SF



8TH FLOOR

SUITE 800

AVAILABILITY (SF) 889 SF

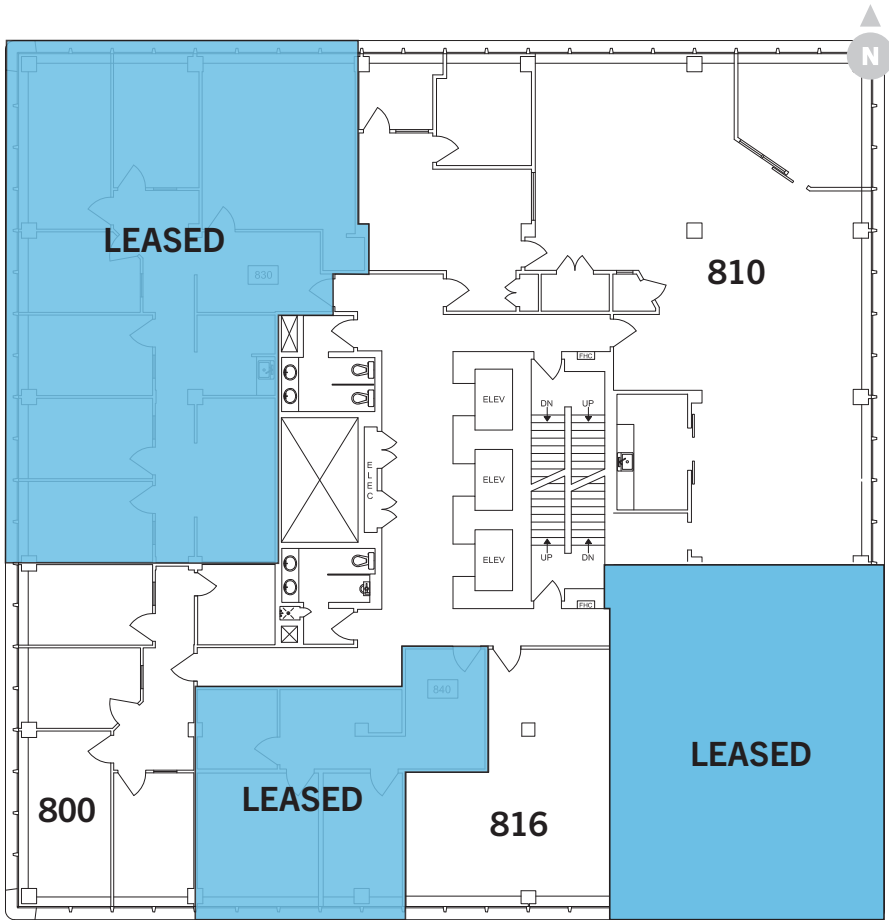
AVAILABLE NOVEMBER 1, 2026

SUITE 810

AVAILABILITY (SF) 2,552 SF

SUITE 816

AVAILABILITY (SF) 571 SF



10TH FLOOR

SUITE 1000

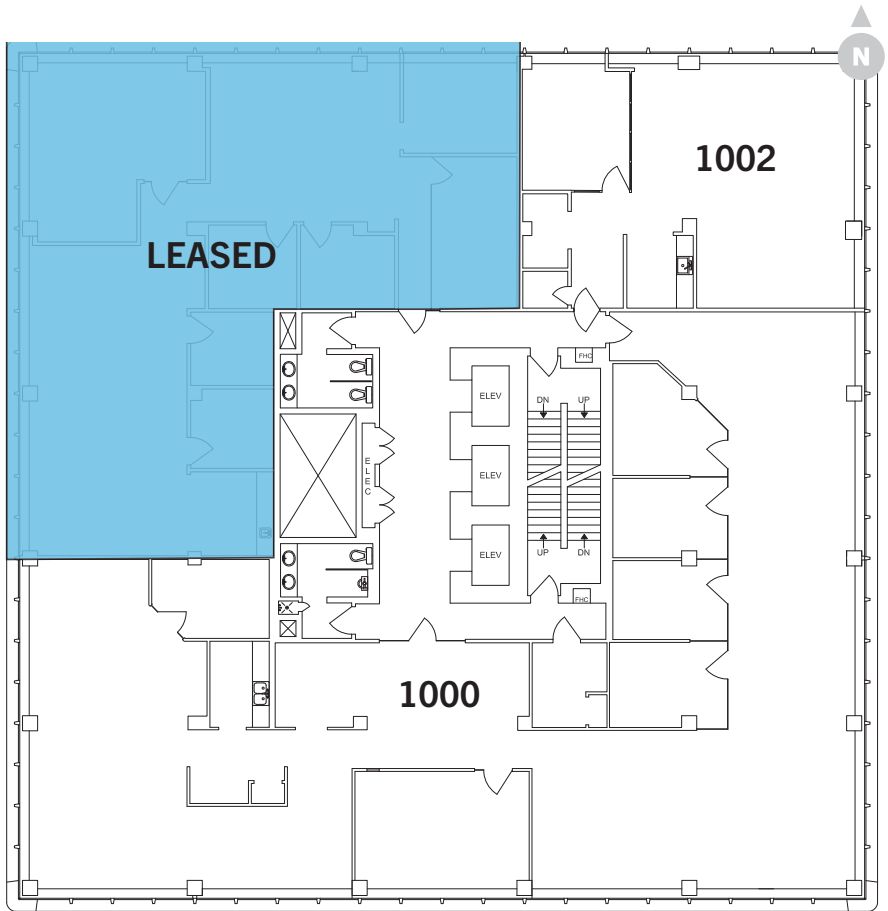
AVAILABILITY (SF) 4,138 SF

AVAILABLE DECEMBER 1, 2026

SUITE 1002

AVAILABILITY (SF) 1,166 SF

CONTIGUOUS UP TO 5,304 SF



11TH FLOOR

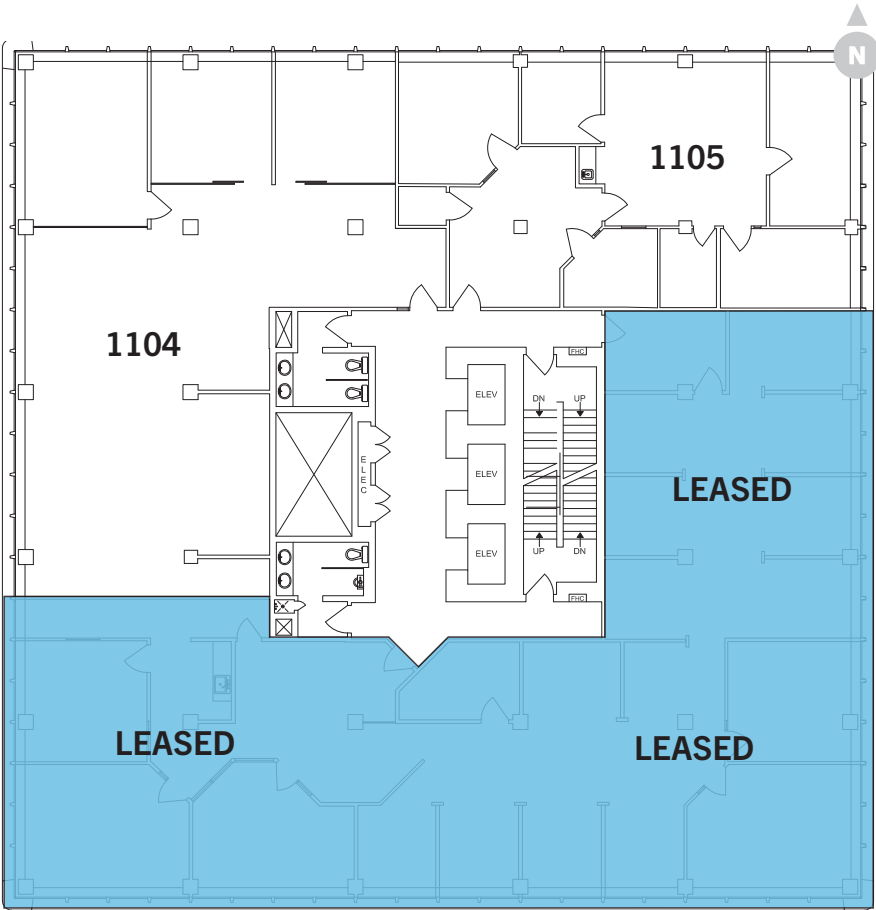
SUITE 1104

AVAILABILITY (SF) 2,304 SF

SUITE 1105

AVAILABILITY (SF) 1,511 SF

CONTIGUOUS UP TO 3,815 SF



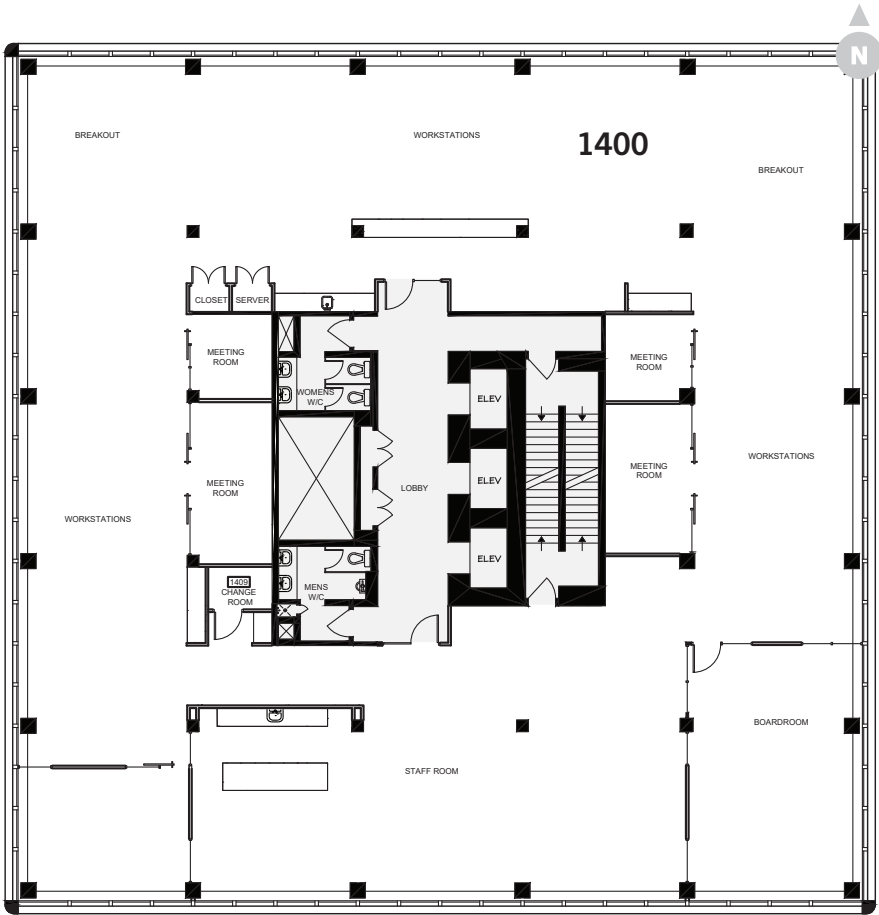
14TH FLOOR

SUITE 1400

AVAILABILITY (SF) 7,900 SF

SUITE 1400
VIRTUAL TOUR

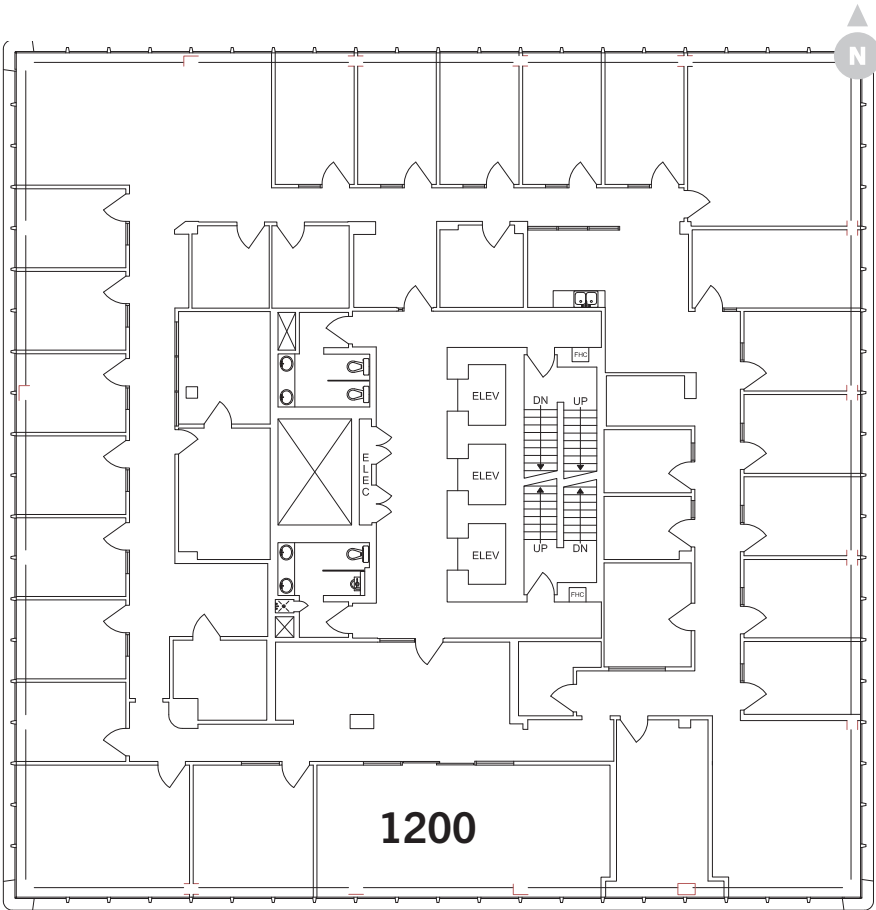
360°



12TH FLOOR

SUITE 1200

AVAILABILITY (SF) 7,913 SF



15TH FLOOR

SUITE 1500

AVAILABILITY (SF) 1,539 SF

AVAILABLE SEPTEMBER 1, 2026

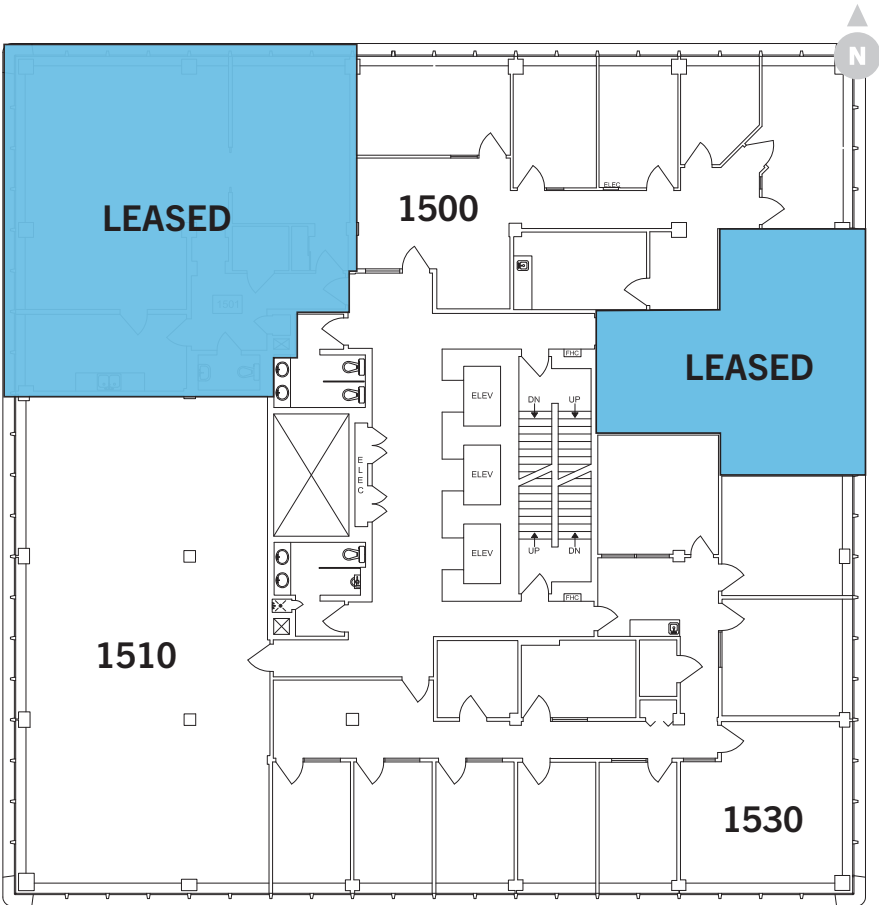
SUITE 1510

AVAILABILITY (SF) 1,728 SF

SUITE 1530

AVAILABILITY (SF) 2,558 SF

CONTIGUOUS UP TO 4,286 SF



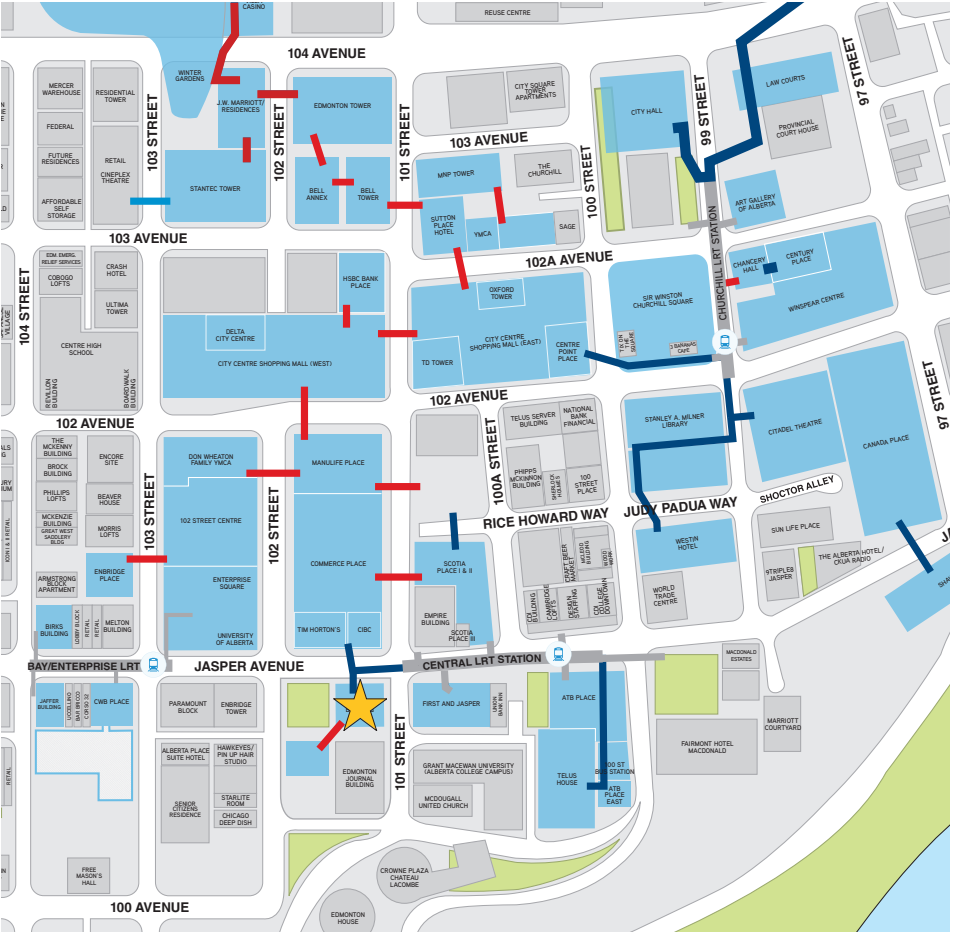
STAY CONNECTED



THE LOCATION

The Edmonton Unlimited Building is optimally located on the corner of 101 Street and Jasper Avenue providing unparalleled exposure and access to the downtown core. Nestled in the Financial district, the property benefits from close proximity to major transportation arteries, including public transit options and convenient access to main thoroughfares. Major arterial roads near-by include Jasper Avenue, 101 Street/Bellamy Hill Road, 104 Avenue, 105 Street and 109 Street. Public transportation options are located within walking distance from the property, including multiple bus stops, five minute walk from 102 Street Valley Line LRT Station and pedway connected Central LRT Station. For commuters that prefer to drive, there is direct access to the Skypark Parkade from the building. This prime location ensures that businesses can effortlessly connect with clients, partners, and employees from across the city.

In addition to its on-site amenities, the Edmonton Unlimited Building offers tenants access to a wealth of conveniences and attractions at their doorstep. Just within a 0.5 kilometre radius, there are over sixty-five amenities including banking, restaurants, fast food, cafes, hotels, shopping, medical, personal services and more! The ideally located building ensures that tenants can easily access a diverse range of dining, entertainment, and retail options, enhancing work-life balance and making working downtown enticing.



Stay connected to several buildings in the downtown core through the use of the pedway system.

Enjoy direct underground access to the pedway system, including easy access to the LRT.

-  **BUILDING LOCATION**
-  **BUILDINGS WITH PEDWAY ACCESS**
-  **UNDERGROUND PEDWAY**
-  **FUTURE ABOVE GROUND PEDWAY**
-  **EXISTING ABOVE GROUND PEDWAY**



DINING

- VONS Steak House
- Bistro Praha
- De Dutch
- LUX Steak House
- Bar Bricco
- OEB Breakfast
- Bianco
- Craft Beer Market
- Woodwork



HOTELS

- The Westin
- Fairmont Hotel Macdonald
- Sutton Place Hotel
- Chateau Lacombe Hotel
- Delta Hotel
- Crash Hotel
- JW Marriott



ATTRACTIONS

- ICE District and Rogers Place
- The Citadel Theatre
- Royal Alberta Museum
- Churchill Square
- Art Gallery of Alberta
- Winspear Centre
- Edmonton Convention Centre



FITNESS STUDIOS

- Goodlife Fitness
- YMCA William Lutsky
- GYMVMT Fitness Club
- Energizer Fitness



CONTACT US

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Colliers

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