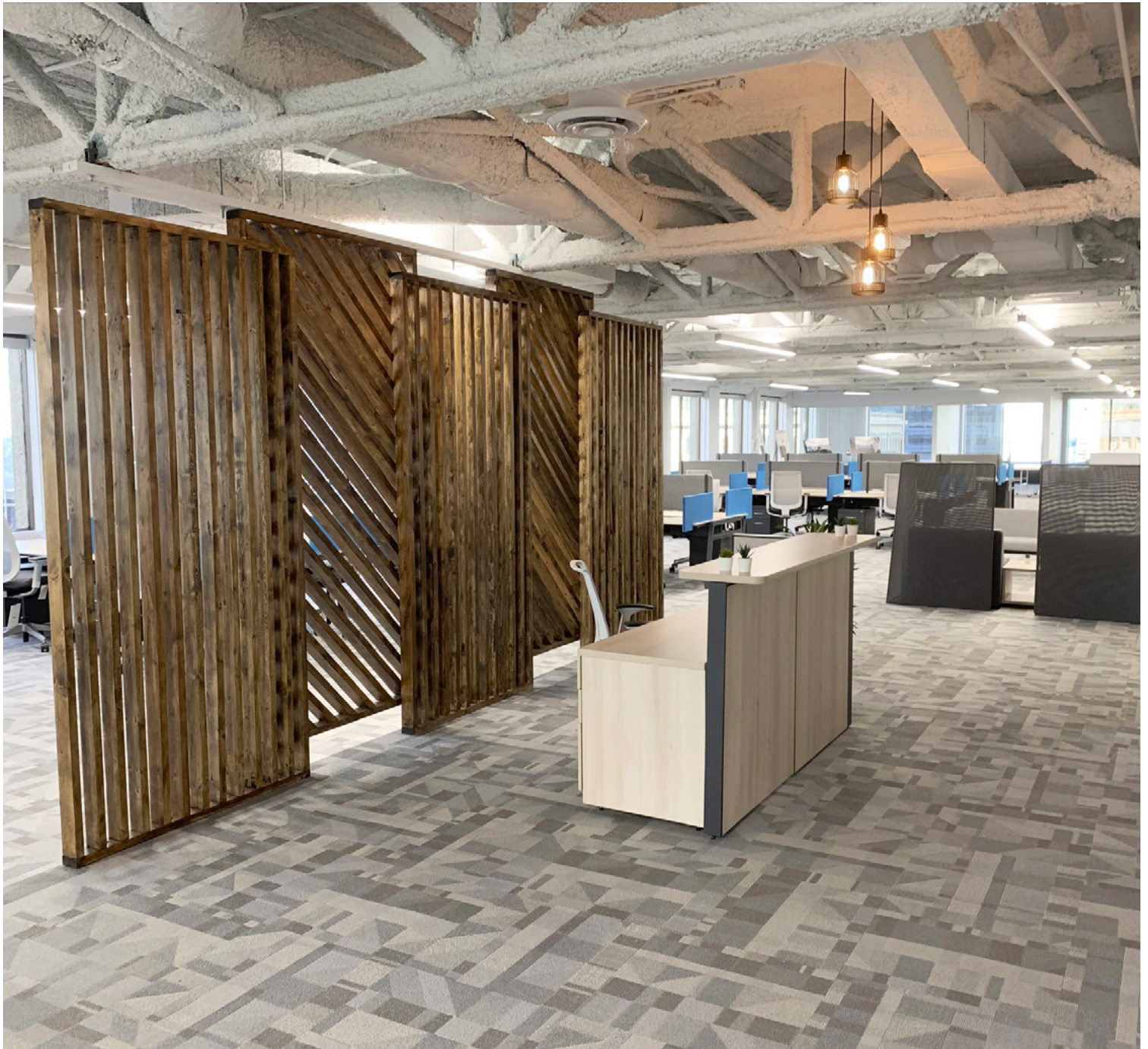




The Jasper

Modern office space
in the heart of downtown



[Click for virtual tour](#)

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.





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	\$16.13 (2026)
Inducements	Full turnkey options available
Parking	Preferred rates at Rice Howard Parkade

Available Suites

SUITE	SIZE (SF)	CONDITION	LEASE RATE
DEVELOPED SUITES - MOVE IN READY			
200	7,266*	Existing improvements	\$20.00 PSF GROSS 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	



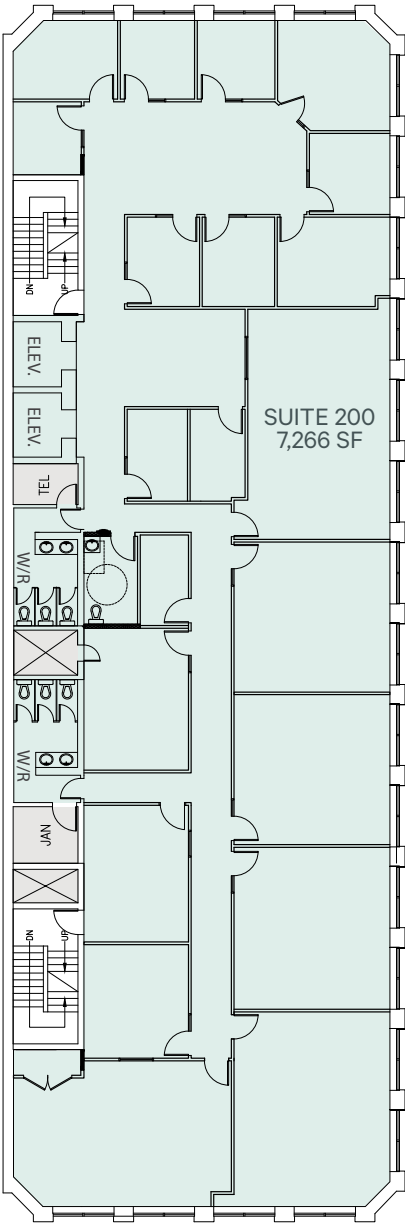
SUITE	SIZE (SF)	CONDITION	LEASE RATE
RAW SPACE - READY FOR TENANT IMPROVEMENTS			
300	7,302*	Raw Space	Starting at \$10.00 PSF + operating costs
600	7,286*	Raw Space	



Click for virtual tour of building lobby

Developed Suites

Move in Ready | \$20.00 PSF GROSS





Classroom Space - Ideal for Educational User Groups

Suite 200 - 7,266 SF

- Move in ready classroom space**
- + Full floor opportunity
 - + 12-14 offices
 - + 6-8 classrooms
 - + Reception area
 - + Flexible demising options

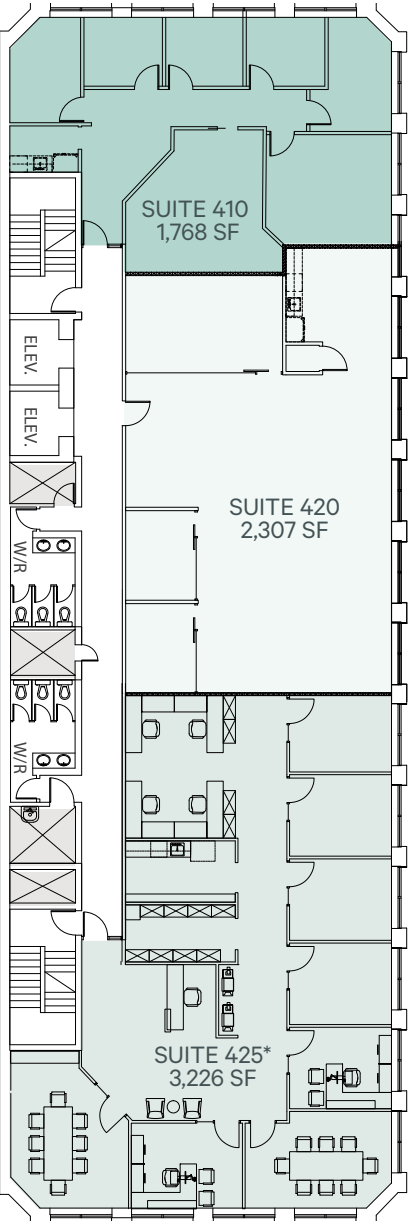
Available immediately



Suite 420 - Show Suite



Suite 420 - Offices



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

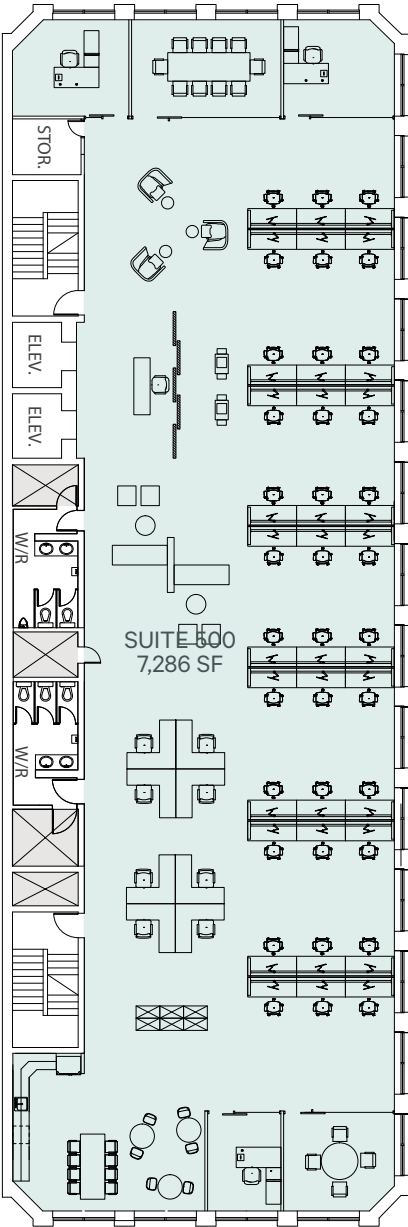


Suite 425 - Developed Office

*Furniture shown for illustration purposes

Developed Suites

Move in Ready | \$20.00 PSF GROSS



Suite 500 - Show Suite



Suite 500 - Kitchen

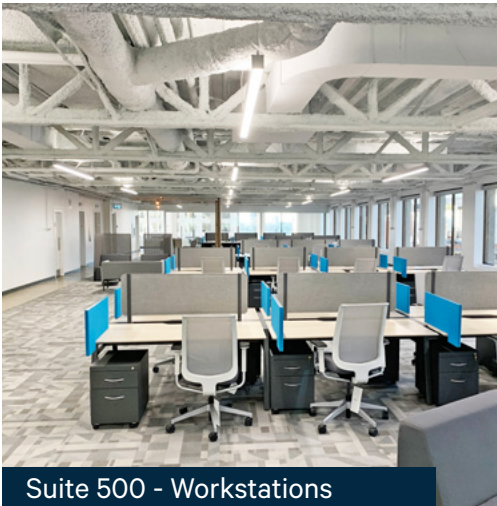
Suite 500 - 7,286 SF

- 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 immediately



Suite 500 - Boardroom



Suite 500 - Workstations

Raw Suites

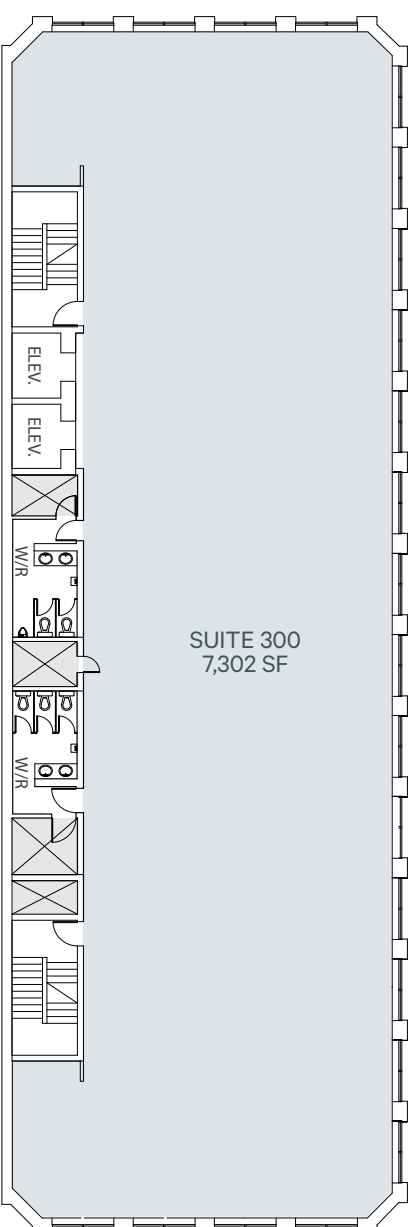
Ready for Tenant Improvements | Starting at \$10.00 PSF + utilities



Suite 300 - Raw Open Space



Suite 600 - Raw Open Space



Suite 300 - 7,302 SF

- Raw space ready for tenant improvements**
- + Full floor opportunity
 - + Flexible demising options
 - + Landlord will turnkey space

Available immediately

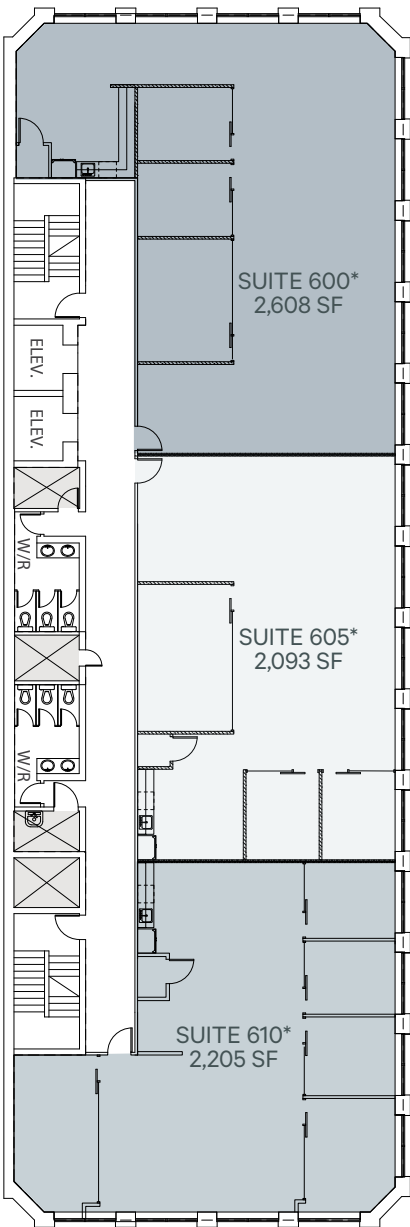


Suite 600 - South Facing View

Suite 600* - 7,286 SF

- Raw space ready for tenant improvements**
- + Full floor opportunity
 - + Flexible demising options*
 - + Landlord will turnkey space

Available immediately

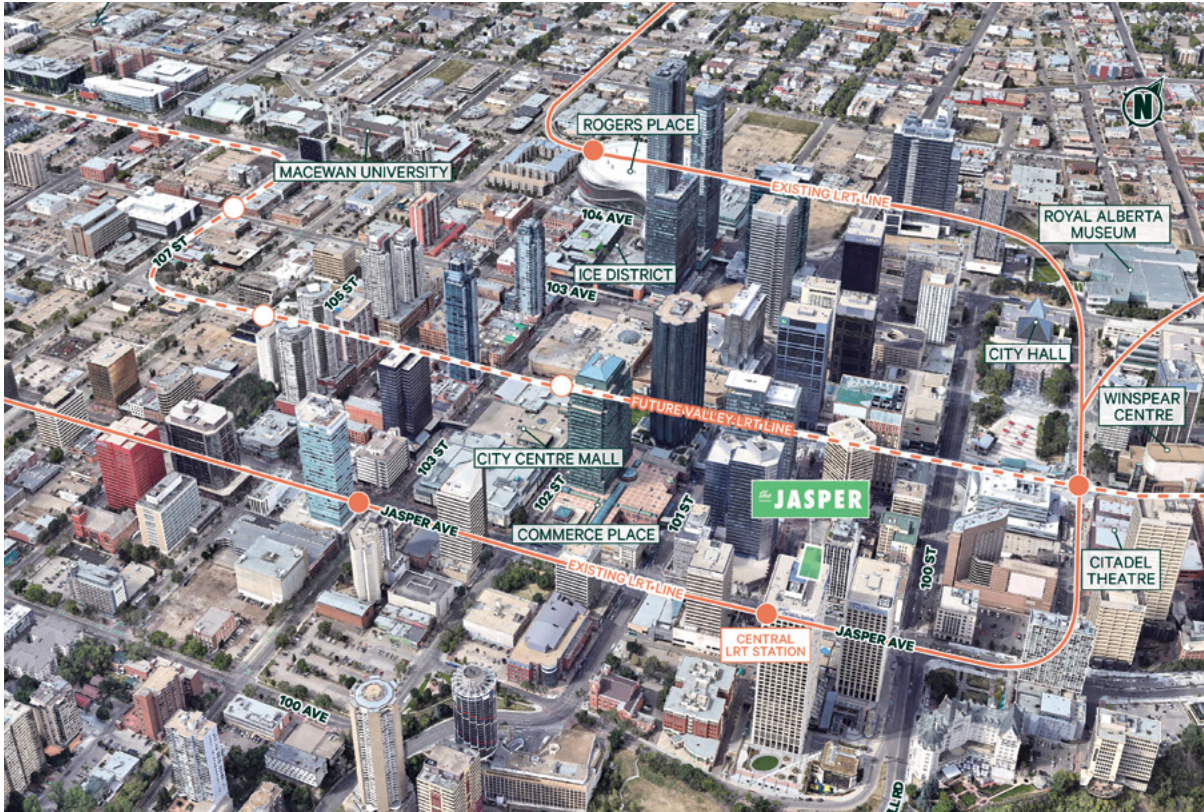


*Floor plan shown with demising options

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

Ryan O'Shaughnessy

Senior Associate

+1 780 229 4686

ryan.oshaughnessy@cbre.com

Sarah Henderson

Associate Vice President

+1 780 917 4636

sarah.henderson@cbre.com



This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

www.cbre.ca

CBRE