

EMPIRE BUILDING

10080 Jasper Avenue,
Edmonton, AB

ICONIC & HISTORIC DOWNTOWN LOCATION

554 SF TO 10,257 SF PROFESSIONAL OFFICE SPACE AVAILABLE



PROPERTY DETAILS

MUNICIPAL ADDRESS	10080 Jasper Avenue, Edmonton, AB
ZONING	CCA (Core Commercial Arts Zone)
NEIGHBOURHOOD	Downtown
BUILDING SIZE	118,781 SF
BUILT	1962
AREA AVAILABLE	Multiple Suites from 554 SF - 10,257 SF
AVAILABILITY	Immediate
LEASE TERM	3 - 10 years
BASE RENT	Starting at \$8.00/SF
OPERATING COSTS	\$12.50/SF (2025 estimate), 2026 budget TBC
FIXTURING PERIOD	Negotiable
TI ALLOWANCE	Negotiable
PARKING	No parking on-site. Several underground and above ground options within close proximity to the building
BUILDING SIGNAGE	Top of building signage and naming rights for a tenant leasing more than a full floor. Rent on signage negotiable

PROPERTY HIGHLIGHTS

Iconic Downtown Corner

Situated at the historic intersection of 101 Street & Jasper Avenue, the Empire Building occupies the former site of the original Empire Block (1905), a cornerstone of early Edmonton commerce, blending heritage significance with modern office presence.

Repositioned Under New Ownership

Recently acquired and under new management, the building is slated for strategic upgrades including a revitalized lobby experience and the planned addition of amenity-driven features such as an upscale coffee bar and fitness-oriented space.

Seamless Connectivity & Transit Access

Directly connected to Edmonton's pedway system with immediate access to LRT, ensuring strong integration with downtown commuter flows and all-weather connectivity.

Professional On-Site Services

On-site security and concierge services enhance tenant comfort, safety, and day-to-day convenience.

Heart of the Downtown Core

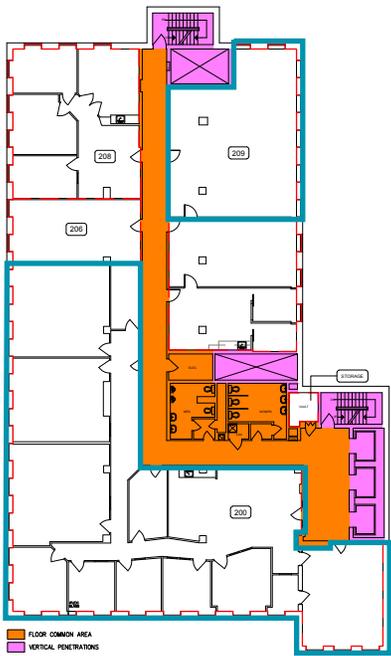
Steps from an extensive mix of retail, dining, professional services, hotels, and government offices, offering unmatched walkability and urban convenience.

PROPERTY PHOTOS

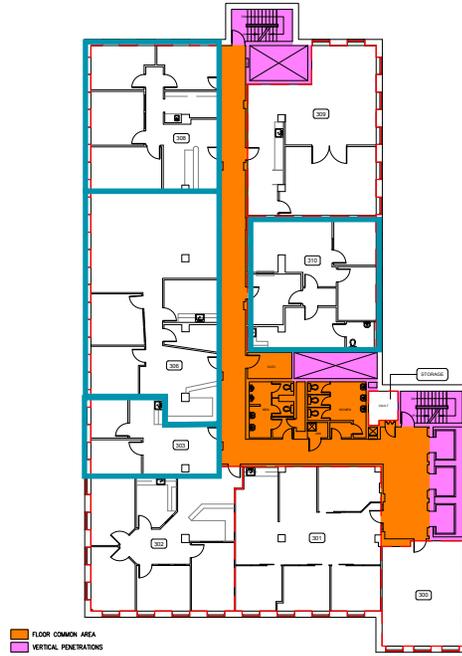
COMMON BOARDROOM & MEETING AREAS



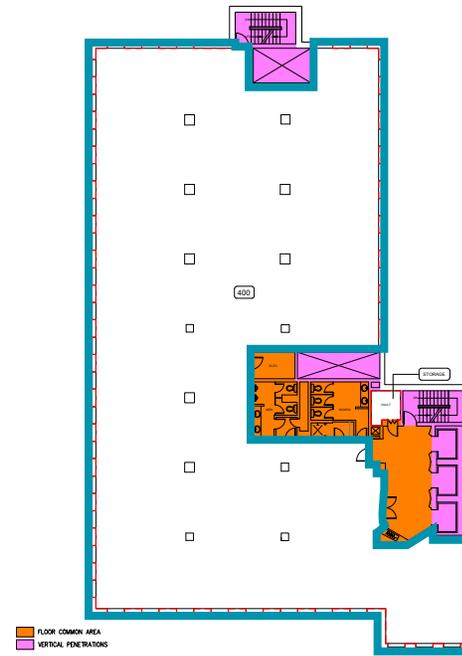
FLOOR PLANS 2-5



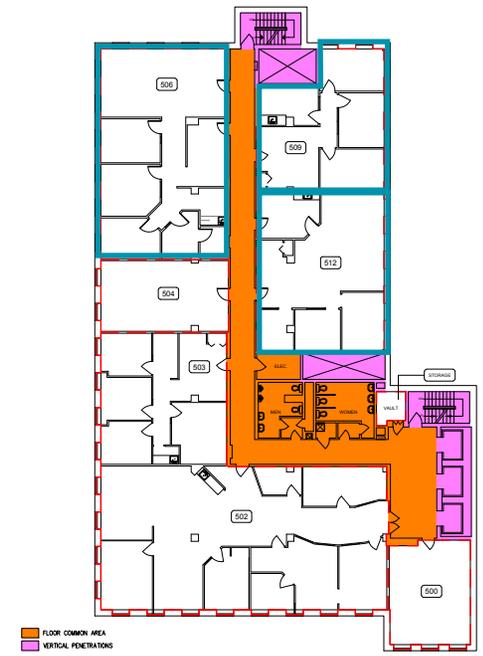
2ND FLOOR



3RD FLOOR

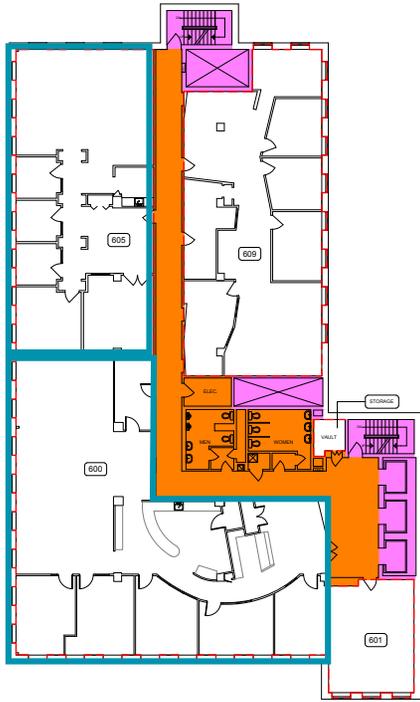


4TH FLOOR



5TH FLOOR

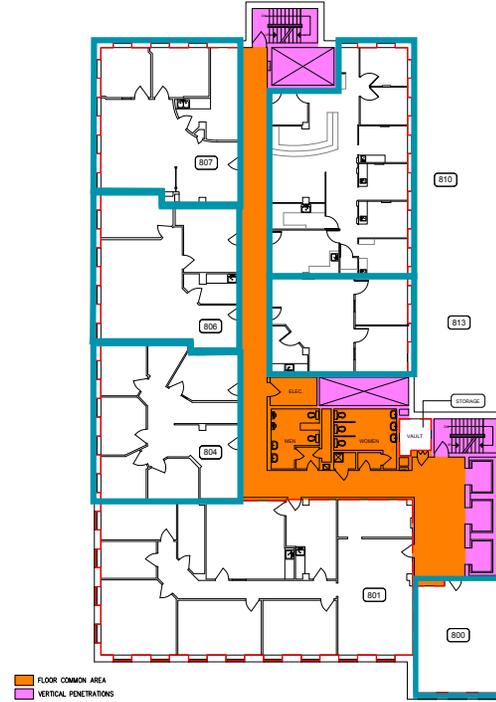
FLOOR PLANS 6-9



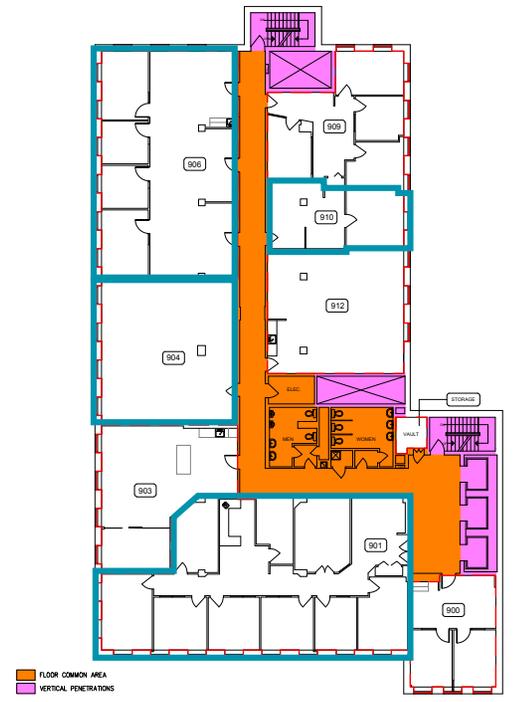
6TH FLOOR



7TH FLOOR



8TH FLOOR



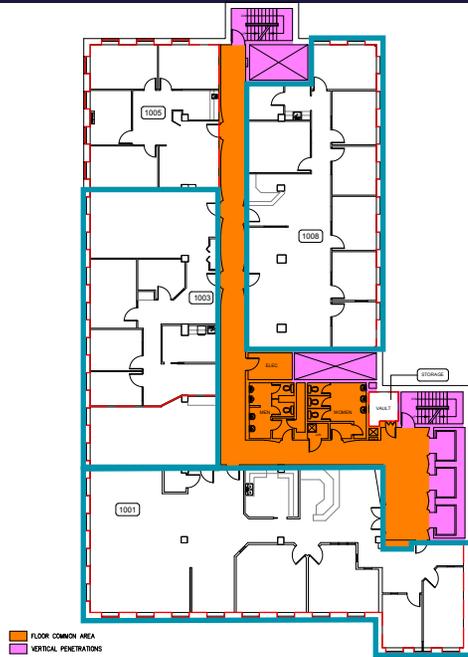
9TH FLOOR

■ FLOOR COMMON AREA
■ VERTICAL PENETRATIONS

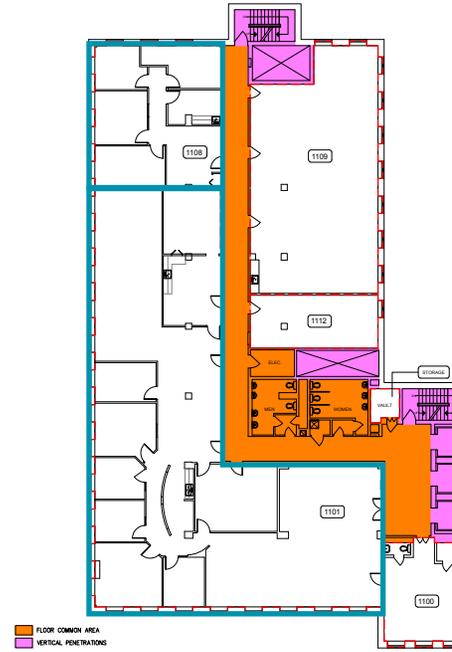
■ FLOOR COMMON AREA
■ VERTICAL PENETRATIONS

■ FLOOR COMMON AREA
■ VERTICAL PENETRATIONS

FLOOR PLANS 10-11



10TH FLOOR



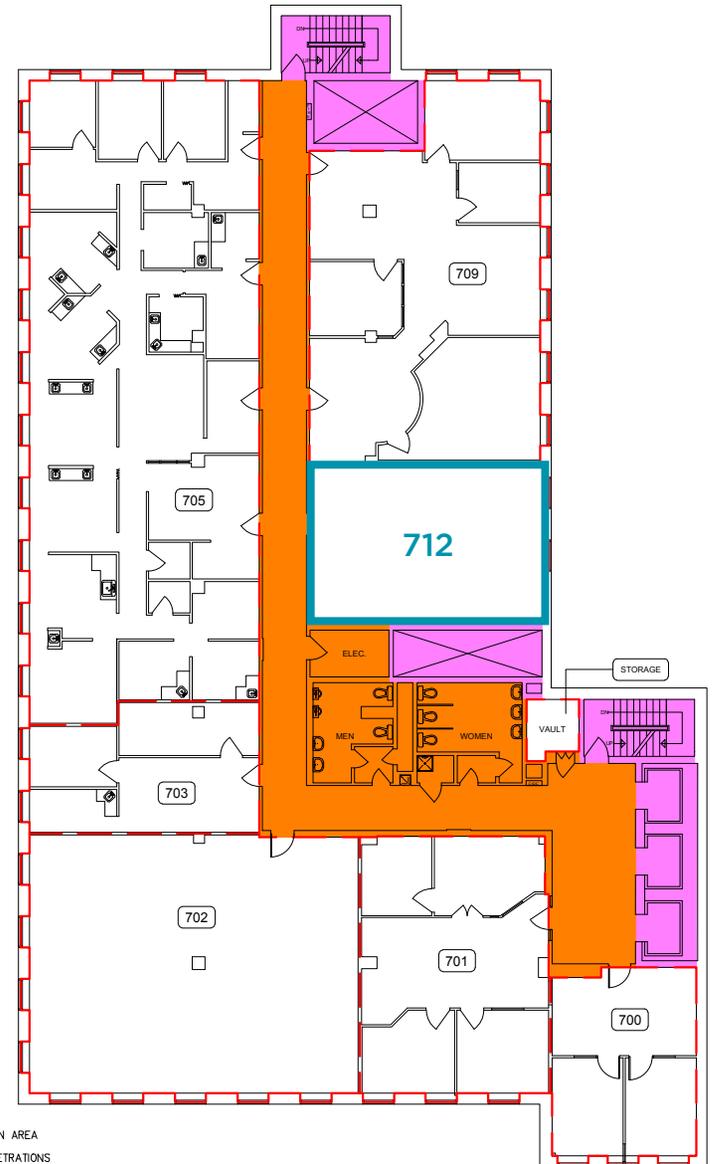
11TH FLOOR

FLOOR	TOTAL SF	TENANT & AVAILABLE SF										
11	10260	Leased	(Suite 1101) Vacant - 5,592 SF							Leased	Leased	Leased
10	10253	Leased		(Suite 1001) Vacant - 3,586 SF			(Suite 1003) Vacant - 1,974 SF		Leased		(Suite 1008) Vacant - 2,636 SF	
9	10266	Leased	(Suite 901) Vacant - 2,672 SF		Leased	(Suite 904) Vacant - 1,266 SF	(Suite 906) Vacant - 2,006 SF		Leased	(Suite 910) Vacant - 554 SF	Leased	
8	10263	(Suite 800) Vacant - 612 SF	Manucci Allen LLP			(Suite 804) Vacant - 1330 SF	(Suite 806) Vacant - 1272 SF	(Suite 807) Vacant - 1322 SF *contiguous with Suite 806 for 2,594 SF		(Suite 810) Vacant - 1,811 SF	(Suite 813) Vacant - 826 SF	
7	10262	(Suite 700) Vacant - 611 SF	Leased	(Suite 702) Vacant - 1,941 SF		(Suite 703) Vacant - 637 SF	Leased			(Suite 709) Vacant - 2,645 SF	(Suite 712) Vacant - 826 SF	
6	10262	Leased	(Suite 601) Vacant - 4,265 SF				(Suite 605) Vacant - 2,675 SF *Contiguous with Suite 601 for 6,940 SF			Leased		
5	10270	Leased	Leased		Leased	Leased	(Suite 506) Vacant - 1,986 SF	(Suite 509) Vacant - 1,151 SF	(Suite 512) Vacant - 1,501 SF			
4	10257	(Suite 400) Vacant - 10,257 SF										
3	10269	Leased	Leased	Leased	(Suite 303) Vacant - 614 SF	(Suite 306) Vacant - 2,012 SF		(Suite 308) Vacant - 1,361 SF	Leased	(Suite 310) Vacant - 1,233 SF		
2	10257	(Suite 200) Vacant - 5,542 SF				Leased	Leased		(Suite 209) - Vacant - 2,643 SF			
M	14742	Leased	Leased	Leased	Leased	Leased	Vacant (main flr & mezzanine) - 2,370 SF		Leased			
B	5343	Leased				Vacant - 550 SF			Leased			

STACKING PLAN

PROPERTY PHOTOS

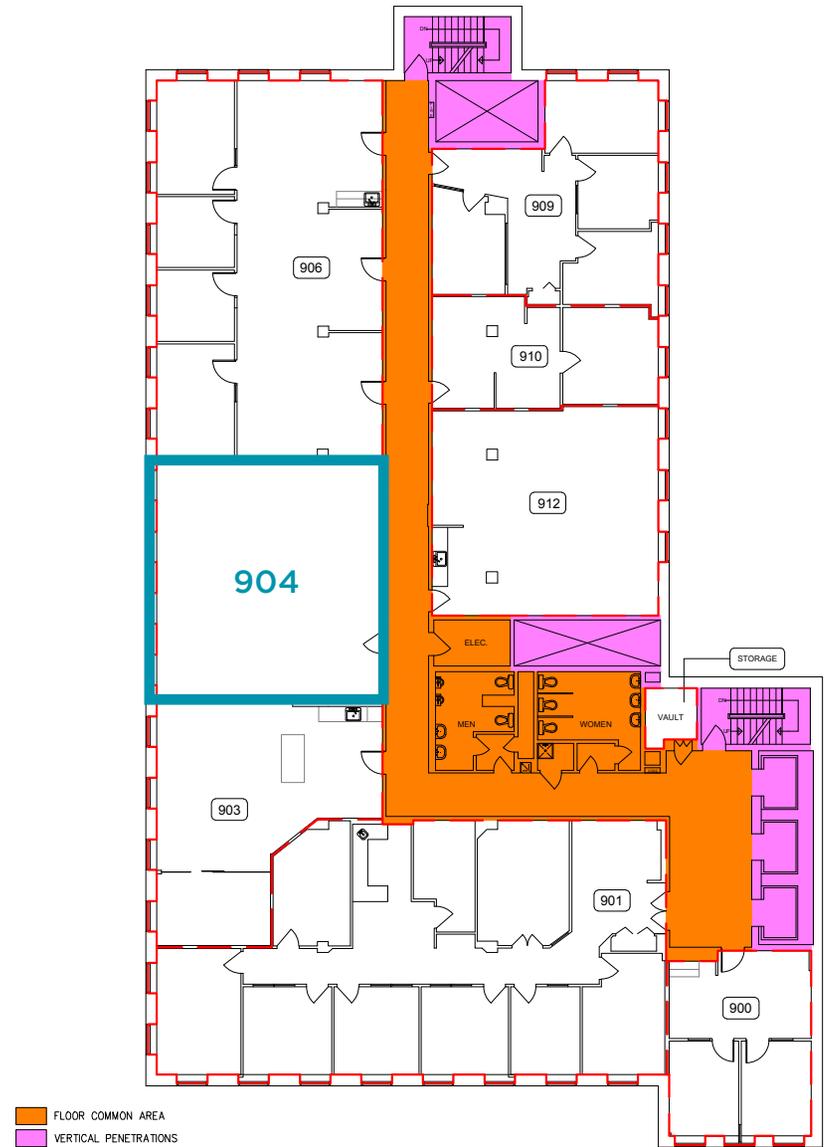
SUITE 712



7TH FLOOR

PROPERTY PHOTOS

SUITE 904

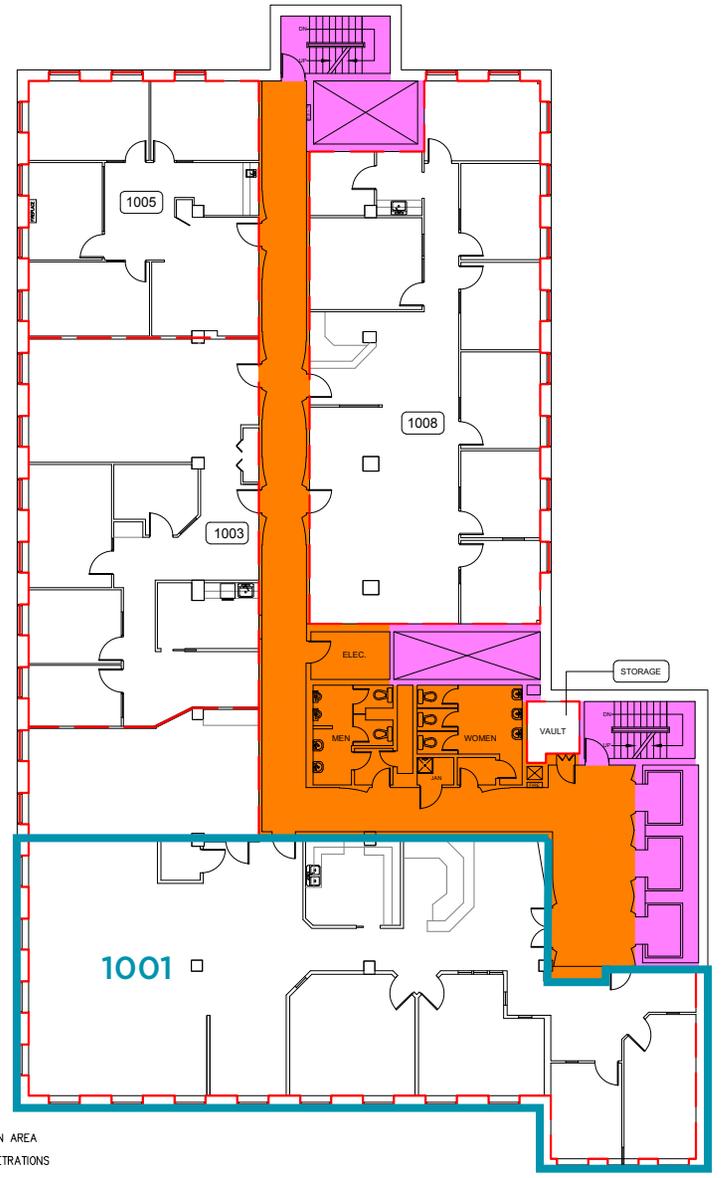


9TH FLOOR

PROPERTY PHOTOS



SUITE 1001

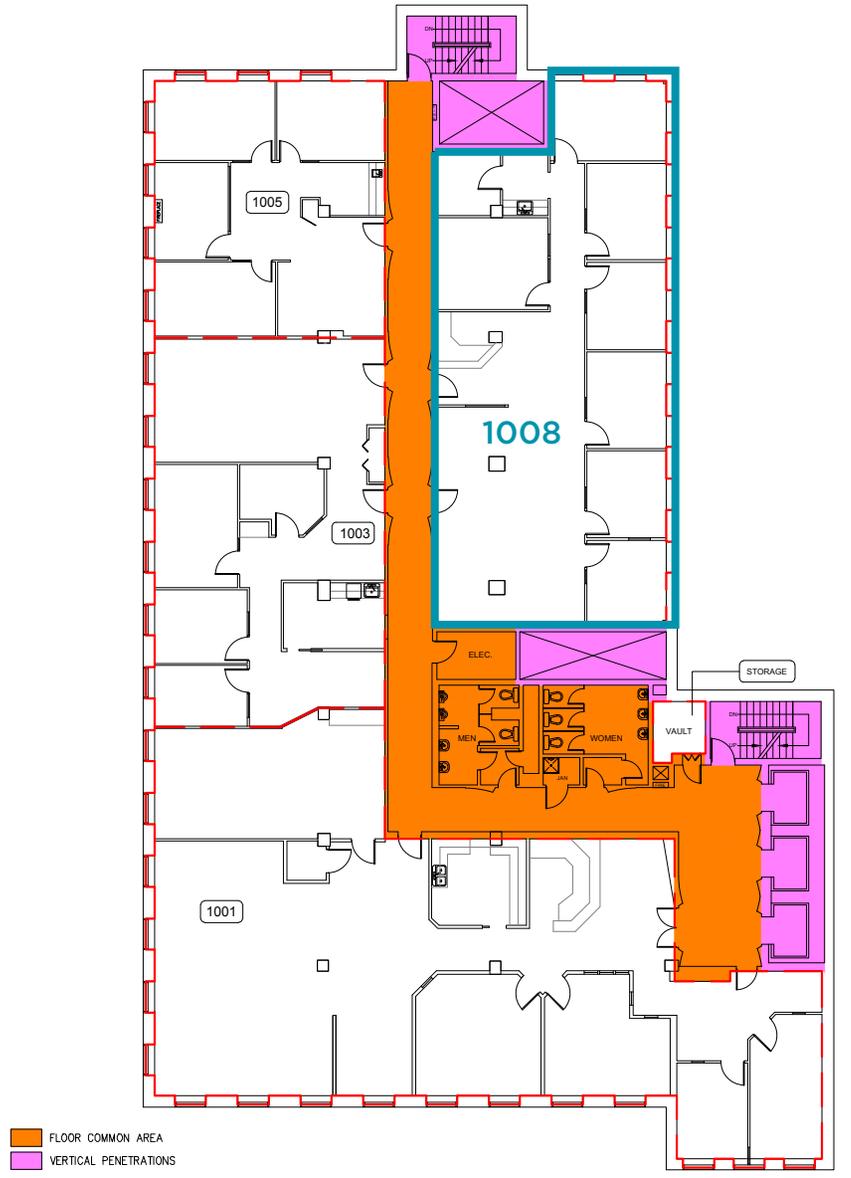


10TH FLOOR

PROPERTY PHOTOS

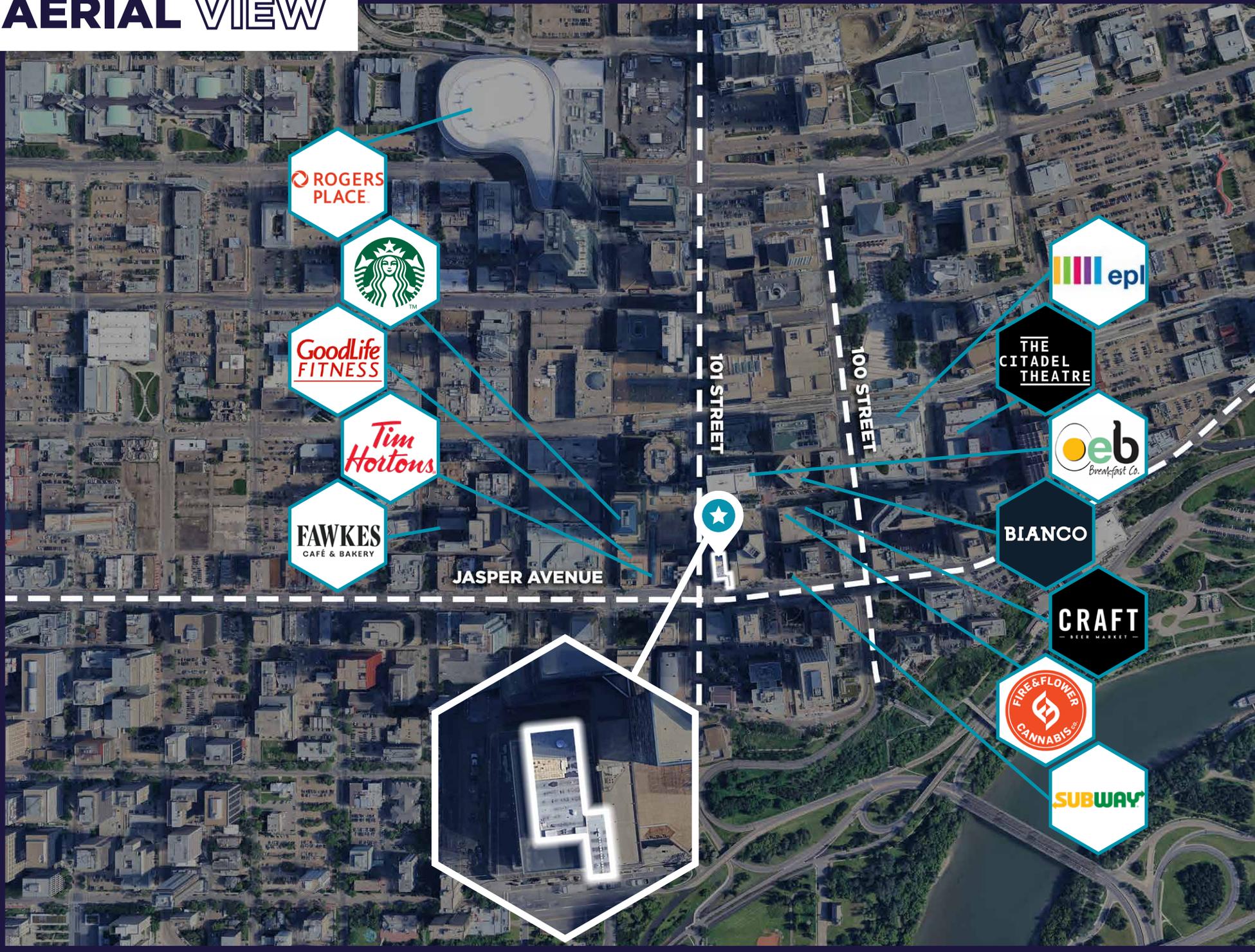


SUITE 1008



10TH FLOOR

AERIAL VIEW



KEEP IN TOUCH



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