



ATTIA BUILDING

10525 Jasper Avenue, Edmonton, AB

# FOR LEASE

## PROPERTY HIGHLIGHTS

- Building renovated in 2019
- Professional office space located with direct exposure to Jasper Avenue
- Easy access to all of downtown's amenities
- Including the 104 St Promenade, Roger's Arena,
- Shaw Conference Centre and City Centre Mall
- Centrally located with access to transit
- Ideal for professional tenant groups requiring a central downtown location

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

**780.488.0888**

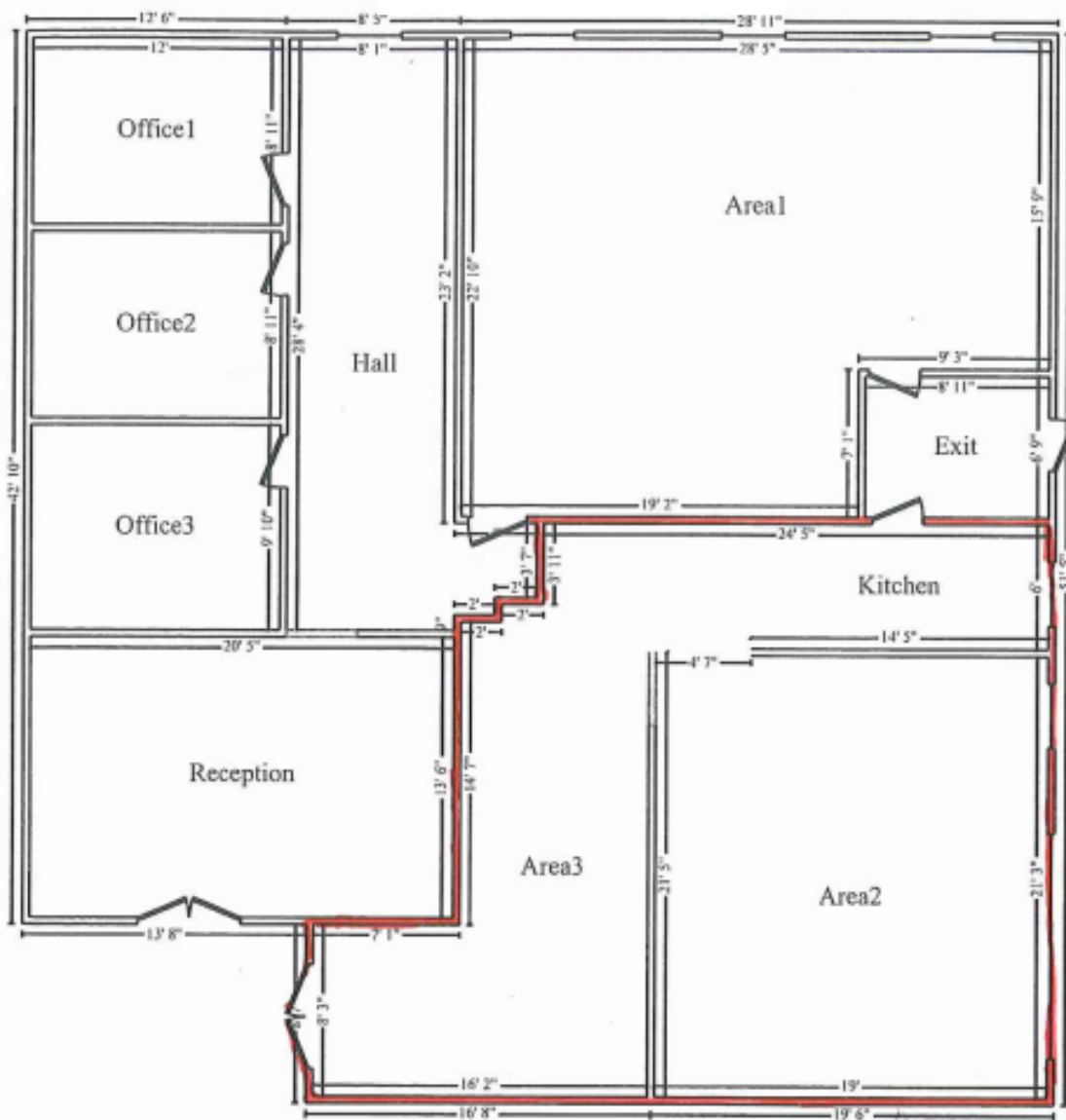
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#1200, 10117 Jasper Avenue Edmonton, AB T5J 1W8

# ATTIA BUILDING MAIN FLOOR FOR LEASE



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## FLOOR PLAN



**UNIT 204**  
**AVAILABLE**

# ATTIA BUILDING MAIN FLOOR FOR LEASE

## PROPERTY INFORMATION

<b>MUNICIPAL ADDRESS:</b>	10525 Jasper Avenue, Edmonton, AB
<b>LEGAL ADDRESS:</b>	Plan NB, Block 5, Lots 62-64
<b>SIZE:</b>	2,850 Sq.Ft (+/-) contiguous second floor office; 6,100 Sq.Ft (+/-) basement space
<b>SIZE BREAKDOWN:</b>	
#100: 1,637 - 3,000 Sq.Ft.	B1: 1,028 Sq.Ft <b>LEASED</b>
#205: 1,092 Sq.Ft <b>LEASED</b>	B2: 1,077 Sq.Ft <b>LEASED</b>
#203: 2,900 Sq.Ft <b>LEASED</b>	B3-B4: 2,500 Sq.Ft
#204: 835 Sq.Ft	B5: 1,500 Sq.Ft
<b>ZONING:</b>	JAMSC (Jasper Avenue Main Street Commercial Zone)
<b>YEAR BUILT:</b>	1960
<b>PARKING:</b>	Negotiable
<b>POSSESSION:</b>	Immediate
<b>OP.COSTS:</b>	\$10.50/Sq.Ft
<b>LEASE RATE:</b>	\$12.00-\$14.00/Sq.Ft

## MORE INFORMATION

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