

# Office For Lease

## Edmonton, Alberta



## The Empire Building

### 10080-Jasper Avenue

- Professional Office Space
- Prominent location on Jasper Avenue
- Property Management and Leasing Representation On Site
- Direct Access to LRT & Downtown Pedway
- Attractive Improvements
- Building Conference Facility Available for Tenants
- Reasonable Rates

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10080-Jasper Avenue

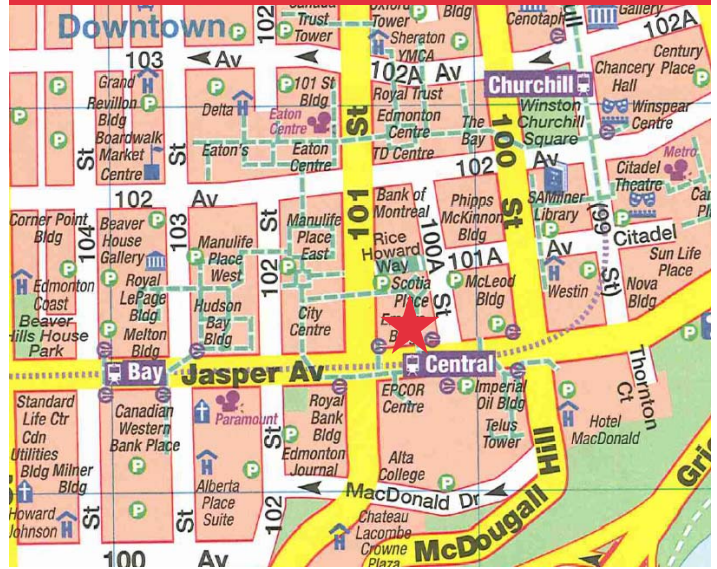
## THE EMPIRE BUILDING

The Empire Building is located on one of Jasper Avenue's most prominent corners. The building is pedway connected allowing for easy access to the surrounding establishments.

The Empire Building offers flexible space-alternatives and nine-foot ceilings to enable a light-filled working environment for staff and clients.

With its reasonable rates and attractive design, the Empire Building continues to be a popular option for many professional tenants in the downtown area.

## LOCATION MAP



## PROPERTY DESCRIPTION

<b>Municipal Address:</b>	10080 Jasper Avenue
<b>Floors:</b>	11 Floors
<b>Building Size:</b>	104,161 sq. ft.
<b>Lease Rate:</b>	\$22.00 - \$24.00
<b>Operating Costs:</b>	\$11.70 (2008 estimate)
<b>Term:</b>	5-10 years
<b>Building Access:</b>	Monday - Saturday 8:00 am - 5:00 pm
	24 hr access with security access card
<b>HVAC Hours of Operation:</b>	Monday - Saturday 6:00 am - 11:00 pm Sunday 10:00 am - 11:00 pm



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