

UP TO 2,958 SF RETAIL SPACE AVAILABLE

FOR LEASE

# EMPIRE BUILDING

Corner Unit with Excellent  
Exposure to Jasper  
Avenue Available

10080 Jasper Avenue,  
Edmonton, AB

Cushman & Wakefield Edmonton  
Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
cwedm.com

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# PROPERTY HIGHLIGHTS

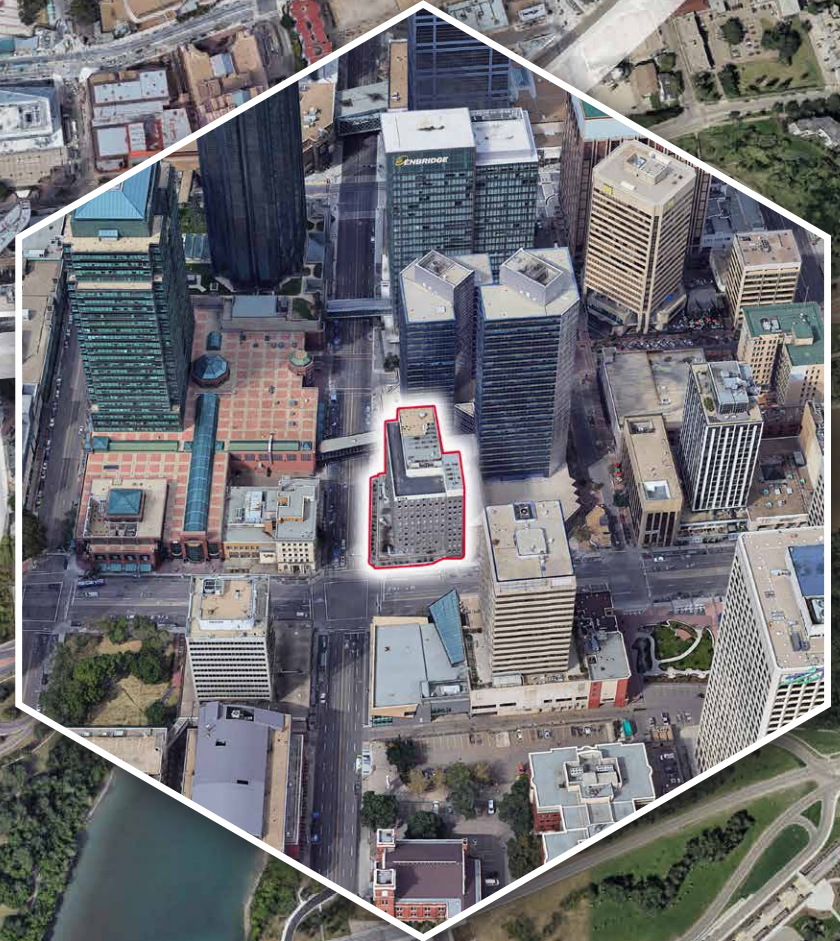
- Mixed-use 12 floor office tower built above a retail podium
- Excellent frontage to Jasper Avenue
- High visibility intersection of Jasper Avenue and 101 Street NW
- Surrounded by Commerce Place, Enbridge Centre, First & Jasper, Manulife Place and Rice Howard Place. Boasting nearly 2.3 million SF of office space
  - Provides access to high day-time population
- Underground and covered parking options available

**SITE**

101 AVENUE (VDP: 12,500)

100 AVENUE (VDP: 21,900)

JASPER AVENUE (VDP: 22,200)





# PROPERTY DETAILS

**MUNICIPAL ADDRESS**  
10080 Jasper Avenue,  
Edmonton, AB

**ZONING**  
CC (Core Commercial Arts Zone)

**NEIGHBOURHOOD**  
Downtown

**BUILDING SIZE**  
108,984 SF

**SIZE AVAILABLE**  
Up to 2,958 SF

**ELECTRICAL**  
200 Amp

**REAR LOADING**  
Rear loading and  
access through private  
service corridors

**BASIC RENT**  
Market

**OPERATING COSTS**  
\$12.68 / SF  
(est. 2024)


CORNER UNIT INTERIOR



SITE PLAN




# DEMOGRAPHICS




POPULATION		
1km	3km	5km
13,806	105,615	209,311



DAYTIME POPULATION
18,108 at MacEwan University 14,439 at NorQuest College 2,154 at Centre High Campus Enrollment Est. 64,865 Office Jobs downtown



HOUSEHOLDS		
1km	3km	5km
8,440	57,462	102,068



AVERAGE INCOME		
1km	3km	5km
\$94,001	\$93,574	\$105,860



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