



The Jasper

Modern office space
in the heart of downtown



[Click for virtual tour](#)

10115 100A Street NW
Edmonton, AB

The Jasper

10115 100A Street NW | Edmonton, AB



Tenant Lounge - Kitchen Area

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.

For Lease



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 \$12.82 (2025)

Inducements Full turnkey options available

Parking Preferred rates at Rice Howard Parkade

Available Suites

SUITE	SIZE (SF)	CONDITION	LEASE RATE
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DEVELOPED SUITES - MOVE IN READY

200	7,266*	Existing improvements
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410	1,768	Existing improvements
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420	2,307	Show Suite
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425	3,226	Existing improvements
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500	7,286	Show Suite - Furnished
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**\$20.00 PSF
GROSS**
on minimum 1 year
term



SUITE	SIZE (SF)	CONDITION	LEASE RATE
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RAW SPACE - READY FOR TENANT IMPROVEMENTS

300	7,302*	Raw Space
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600	7,286*	Raw Space
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**Starting at
\$10.00 PSF**
+ operating costs



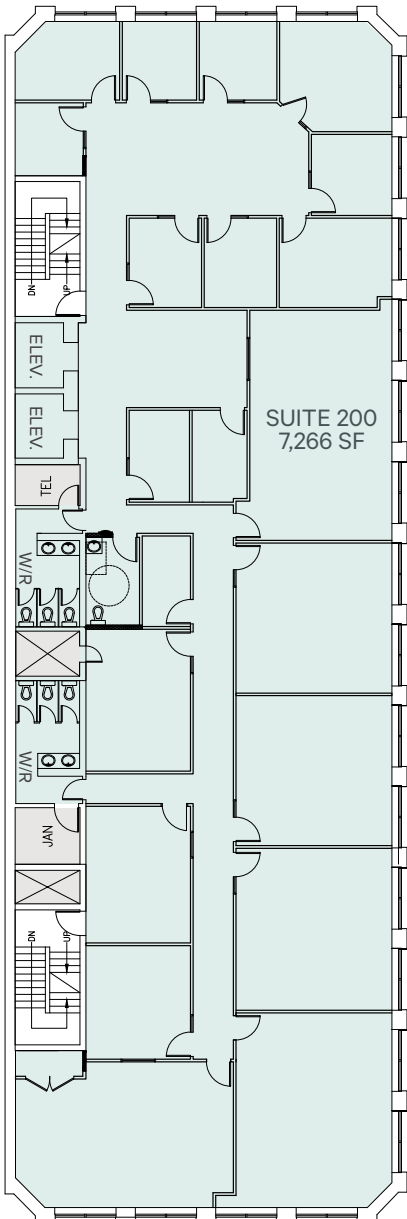
Click for virtual tour of building lobby

The Jasper

10115 100A Street NW | Edmonton, AB

Developed Suites

Move in Ready | \$20.00 PSF GROSS



Suite 200 - 7,266 SF

Move in ready classroom space

- + Full floor opportunity
- + 12-14 offices
- + 6-8 classrooms
- + Reception area
- + Flexible demising options

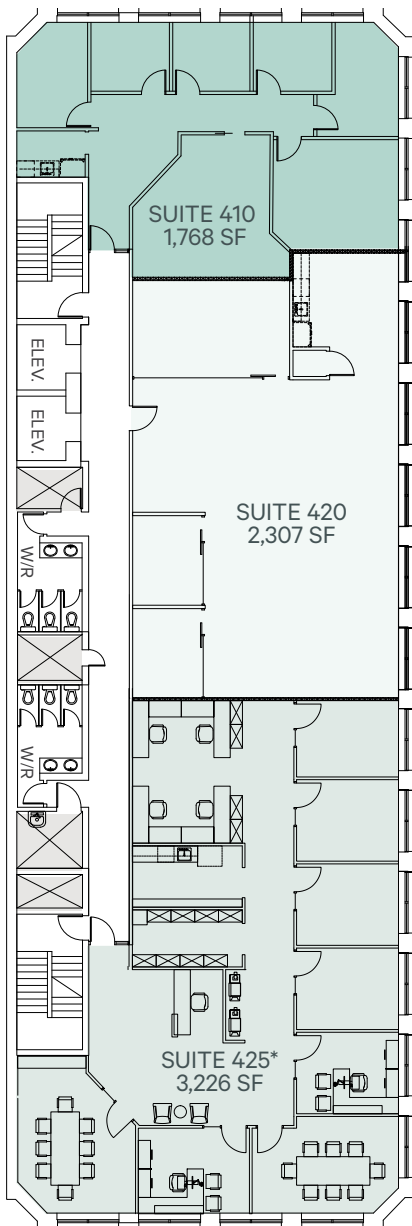
Available May 1, 2025



Suite 420 - Show Suite



Suite 420 - Offices



*Furniture shown for illustration purposes

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

The Jasper

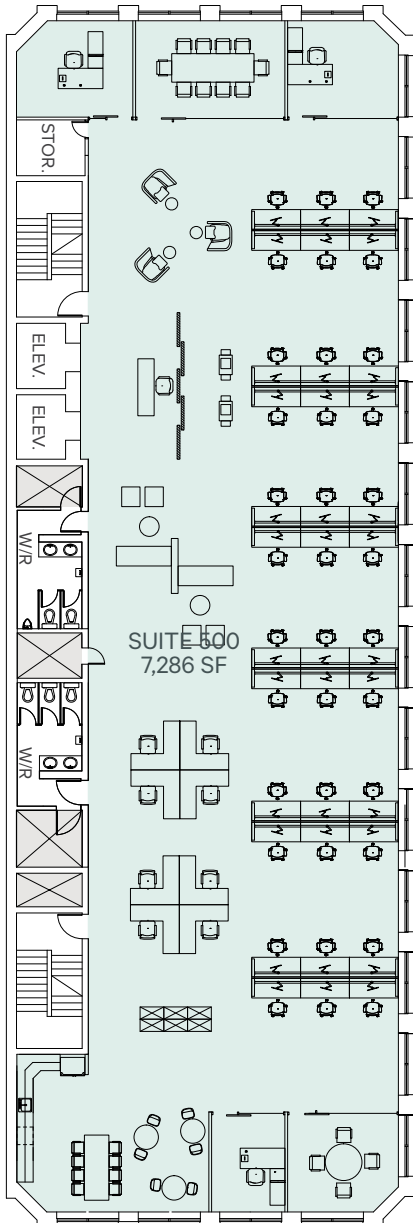
10115 100A Street NW | Edmonton, AB

Developed Suites

Move in Ready | \$20.00 PSF GROSS



Click for
virtual tour



Suite 500 - Show Suite



Suite 500 - Kitchen



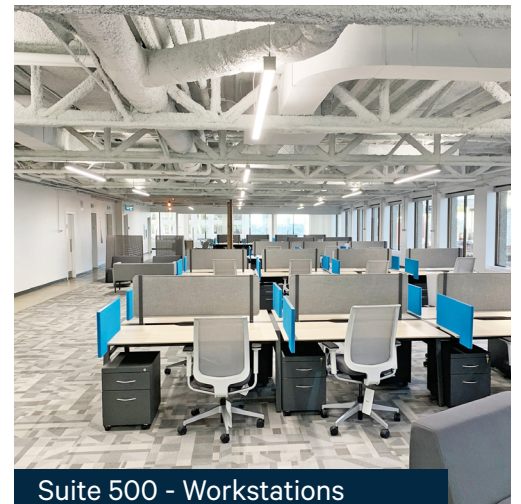
Suite 500 - Boardroom

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 February 1, 2026



Suite 500 - Workstations

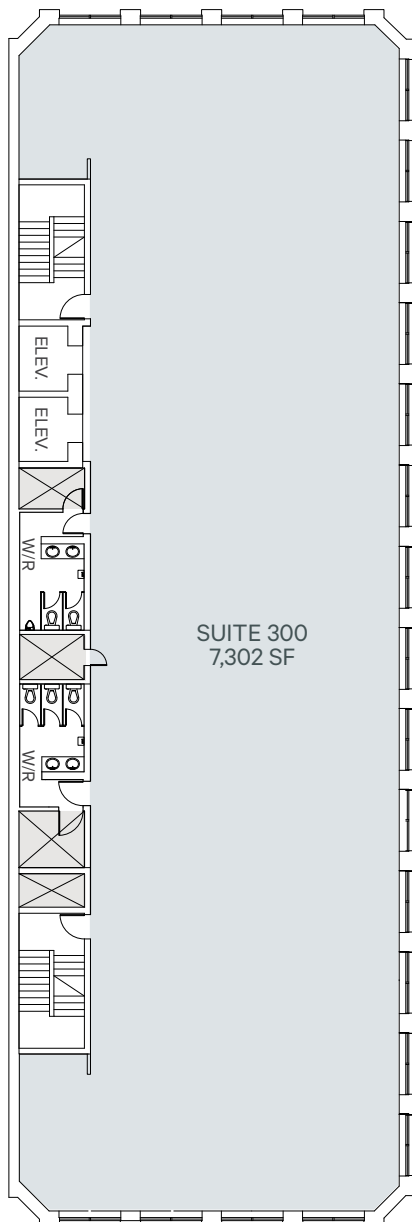
For Lease

Raw Suites

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



Click
for
virtual
tour



Suite 300 - 7,302 SF

Raw space ready for tenant improvements

- + Full floor opportunity
- + Flexible demising options
- + Landlord will turnkey space

Available immediately

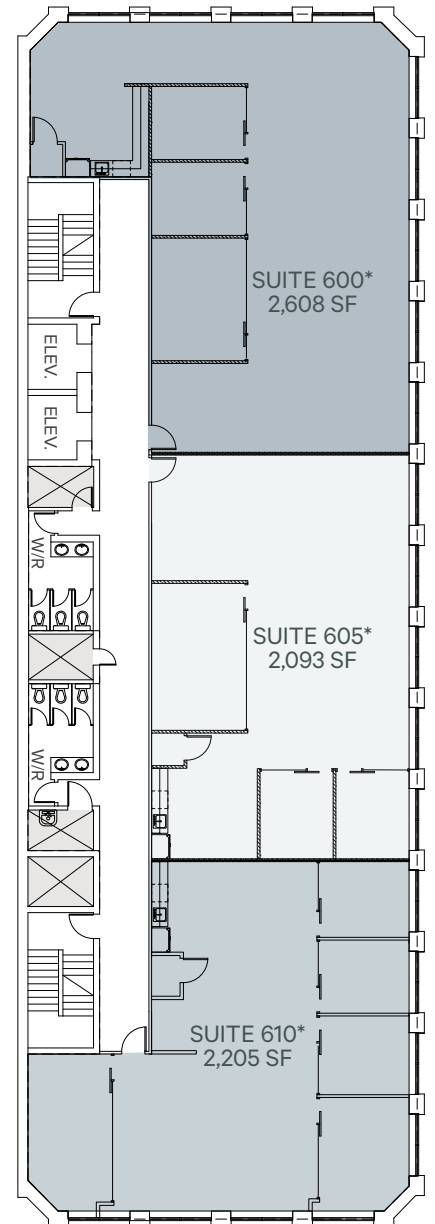


Suite 600* - 7,286 SF

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

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