

# WORLD TRADE CENTRE

9990 Jasper Avenue  
Edmonton, AB

**FOR LEASE**

**UP TO 9,161 SF**  
FULL FLOOR  
**OFFICE SPACE**

**Scott Vreeland**  
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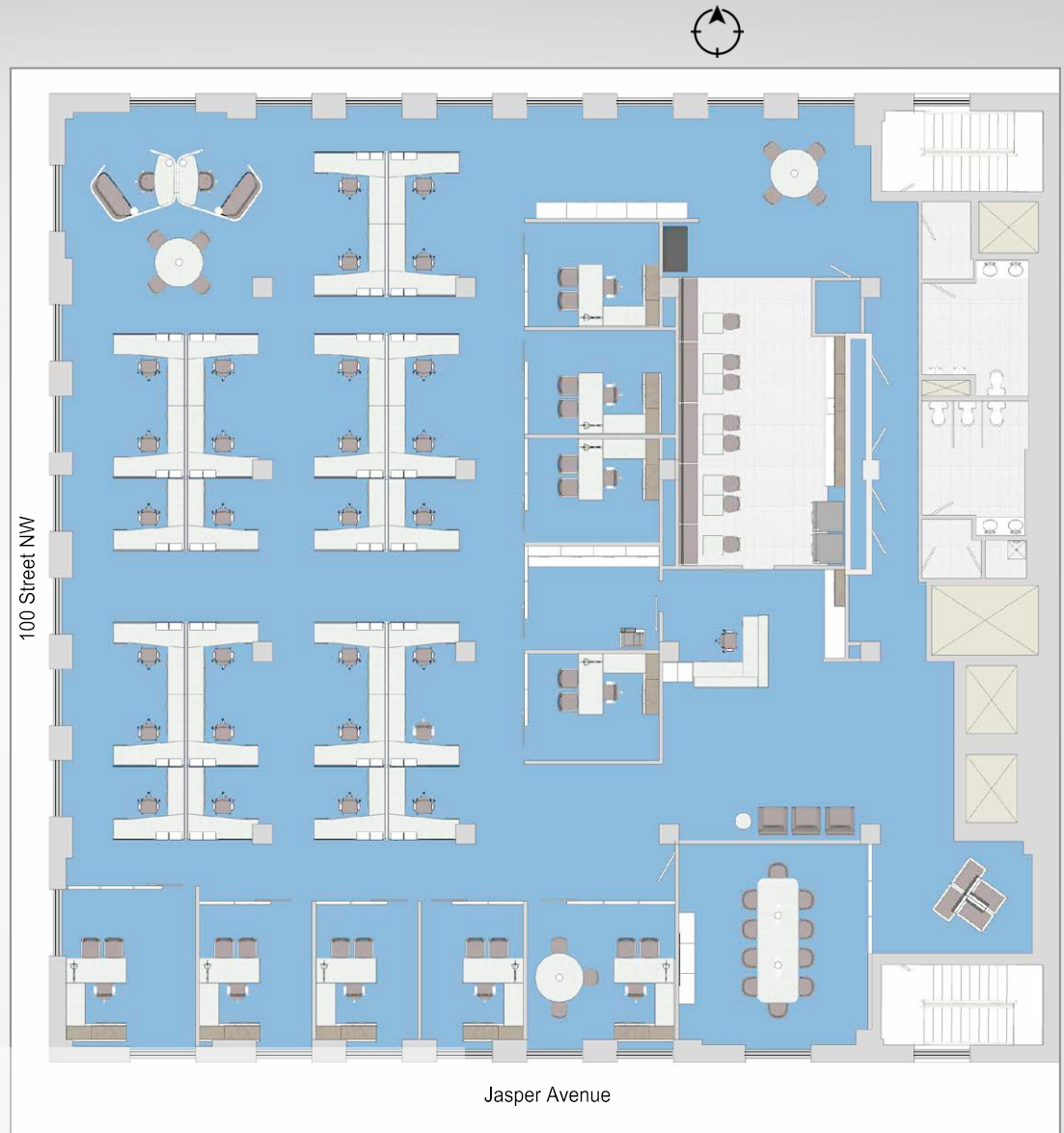
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# THE OPPORTUNITY

- Prime Location on Jasper Avenue. Close to LRT, Pedway and bus routes
- Unique Heritage Building with Character
- Building is professionally owned and managed
- Within short distance to Edmonton Convention Center and Hotel Macdonald
- Close proximity to several food and retail amenities
- Interior bike storage and full time onsite security
- Building signage opportunities available on main level
- Onsite conference center available for rental
- Ample parking available within a one-block radius



## Property Details

**Municipal Address:** 9990 Jasper Ave

**Zoning:** CCA (Core Commercial Arts Zone)

**Asking Rent:** Starting at \$9.00 per SF

**Operating Costs:** \$14.74 per SF (2019, incl utilities)

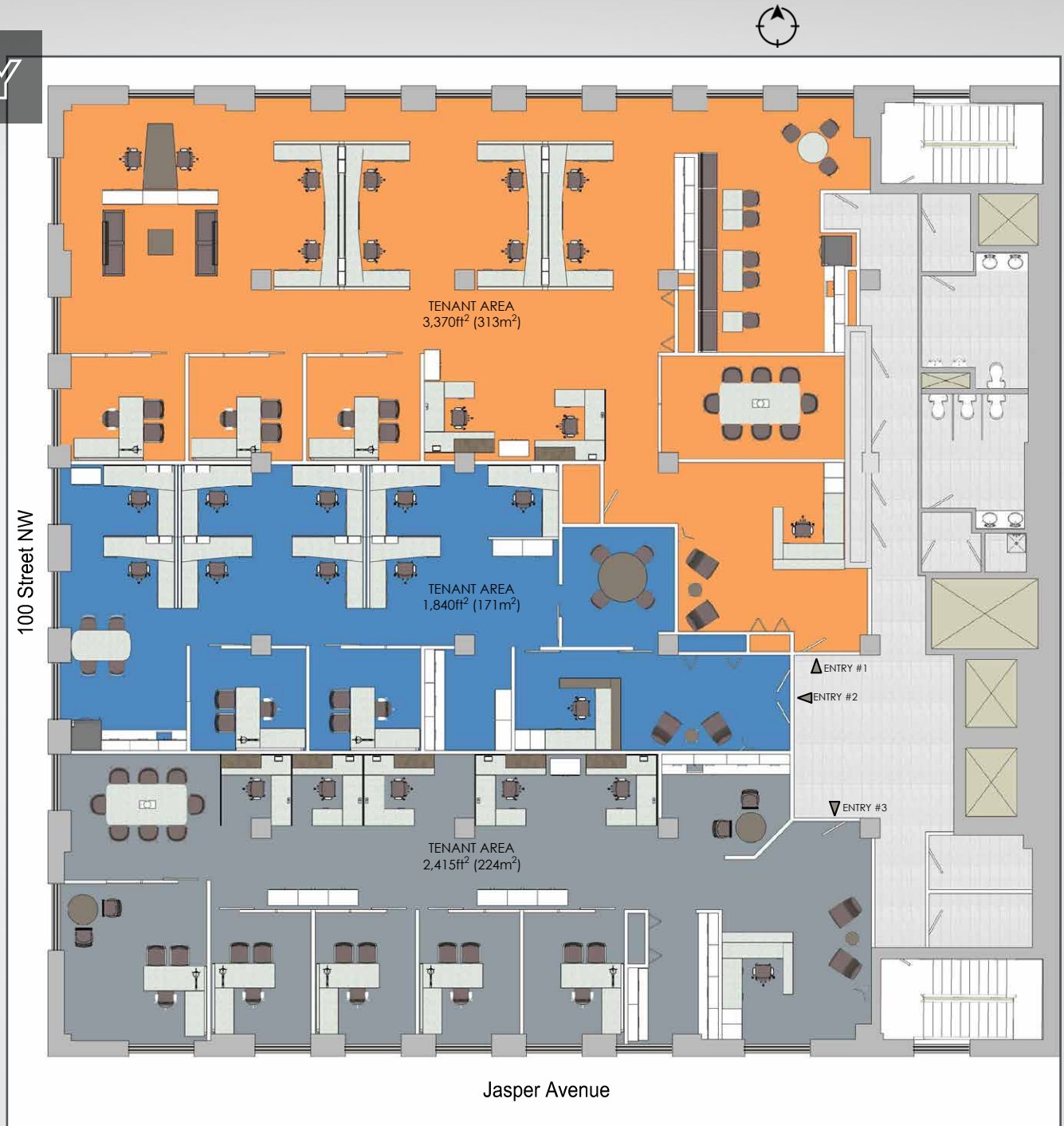
**Tenant Improvement Allowance:** Negotiable

## Potential Single Tenant Floor Plan



# THE OPPORTUNITY

Several demising options  
for smaller tenants



Potential Multi-Tenant Floor Plan



# LOCATION OVERVIEW



**SITE**

CENTRAL STATION

CHURCHILL STATION

LRT NETWORK

SURFACE PARKING

EDMONTON CONVENTION CENTRE

JASPER AVENUE NW

100 STREET NW



# PROPERTY HIGHLIGHTS



### Prime Location

On Jasper Avenue, close to LRT, pedway, & bus routes



### Unique Heritage Building

With character



### Professionally

Owned and Managed building



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## LISTING TEAM

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