

# 9TRIPLE8 JASPER



**NEW SHOWSUITE  
NOW AVAILABLE!**

**Colliers**



# HIGHLIGHTS

Perfectly situated in between the tranquil river valley and the thriving downtown core, 9Triple8 Jasper is downtown Edmonton's newly transformed office tower.

- › LEED Gold EB (Existing Building) certification standards with upgraded systems that reduce operating costs for tenants
- › 94% leased, with only 9,400 SF office space remaining available for lease
- › Situated within walking distance to abundant parking options within the building and immediate area
- › Within two blocks of 100th Street ETS Transit Station and a short walk from Churchill LRT Station
- › Redeveloped to include convenient amenities and create an appealing work environment boasting impressive views of the river valley
- › Surrounded by lush parks, the city's trail system, and the beautiful Edmonton river valley

Join an impressive roster of tenants including:





# THE BUILDING

## ON-SITE AMENITIES

- › Newly renovated lobby
- › State-of-the-art fitness centre
- › Conference centre
- › Convenient underground parking
- › Secure bicycle locker room

## ENERGY EFFICIENCY

With an exceptional Energy Star rating of 85, 9Triple8 Jasper uses 61% less energy than the average Canadian office building.

## LEED GOLD

9Triple8 Jasper is proud to have successfully achieved Leadership in Energy and Environmental Design (LEED) Gold Existing Building status.

## AMPLE PARKING OPTIONS

- › Building underground parking
- › Parking available within Canada Place





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## TRANSPORTATION

- › Churchill LRT Station
- › Directly on major bus routes
- › Access to pedway weaving through downtown core
- › Many underground, covered, surface, open-air and heated parkade options



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## ATTRACTIONS

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## FESTIVALS

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## HOTELS & EVENT SPACE

- Shaw Conference Centre
- The Westin
- Fairmont Hotel MacDonald
- Courtyard by Marriott



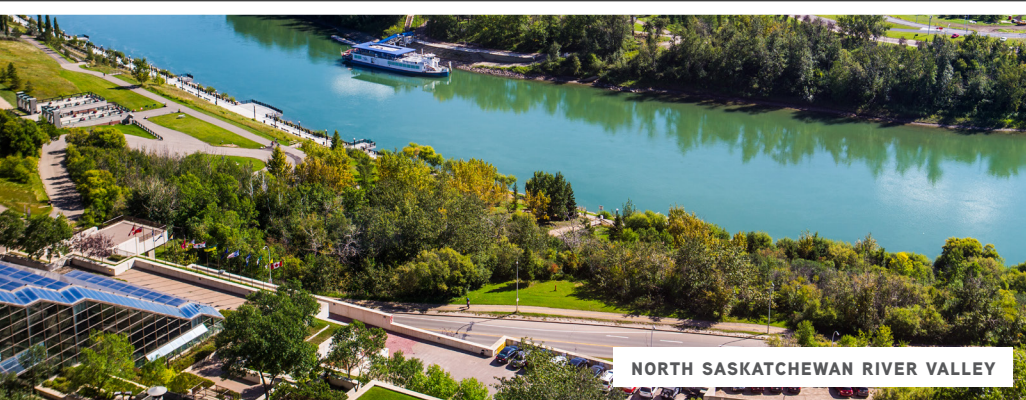
# THE AMENITIES



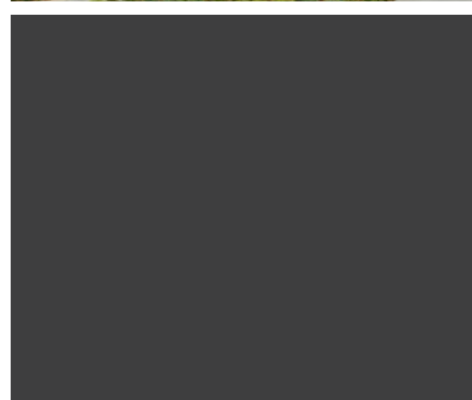
ROYAL ALBERTA MUSEUM



FAIRMONT HOTEL MACDONALD



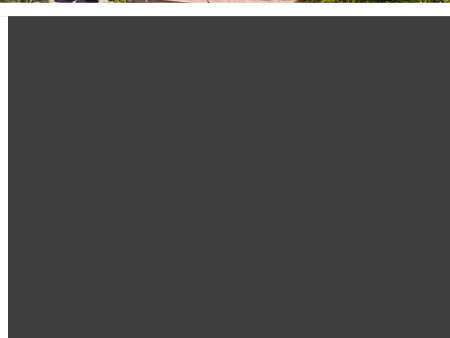
NORTH SASKATCHEWAN RIVER VALLEY



ART GALLERY OF ALBERTA



ICE DISTRICT



CHURCHILL SQUARE



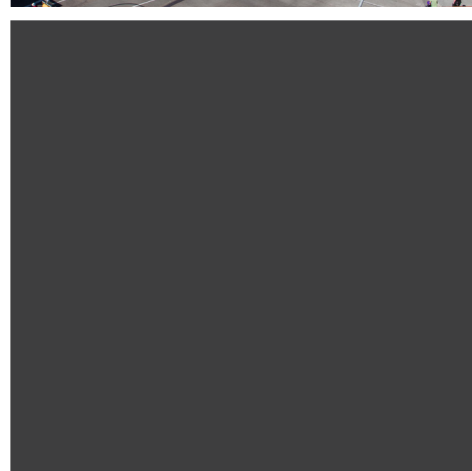
WINSPEAR CENTRE



ALBERTA HOTEL PARK



MUTTART CONSERVATORY



SHAW CONFERENCE CENTRE





# LEASE TERMS

## AREA

- › Floor 11: 1,523 SF (showsuite), 2,447 SF (raw space)  
Up to 3,970 SF of contiguous space
- › Floor 12: 5,211 SF (demisable)

## OPERATING COSTS

- › \$21.42 / SF (2024)

## LEASE TERM

- › 5 - 10 Years

## NET RENT

- › \$18.00 / SF

## IMPROVEMENT ALLOWANCE

- › Negotiable, with full turnkey options available on raw space

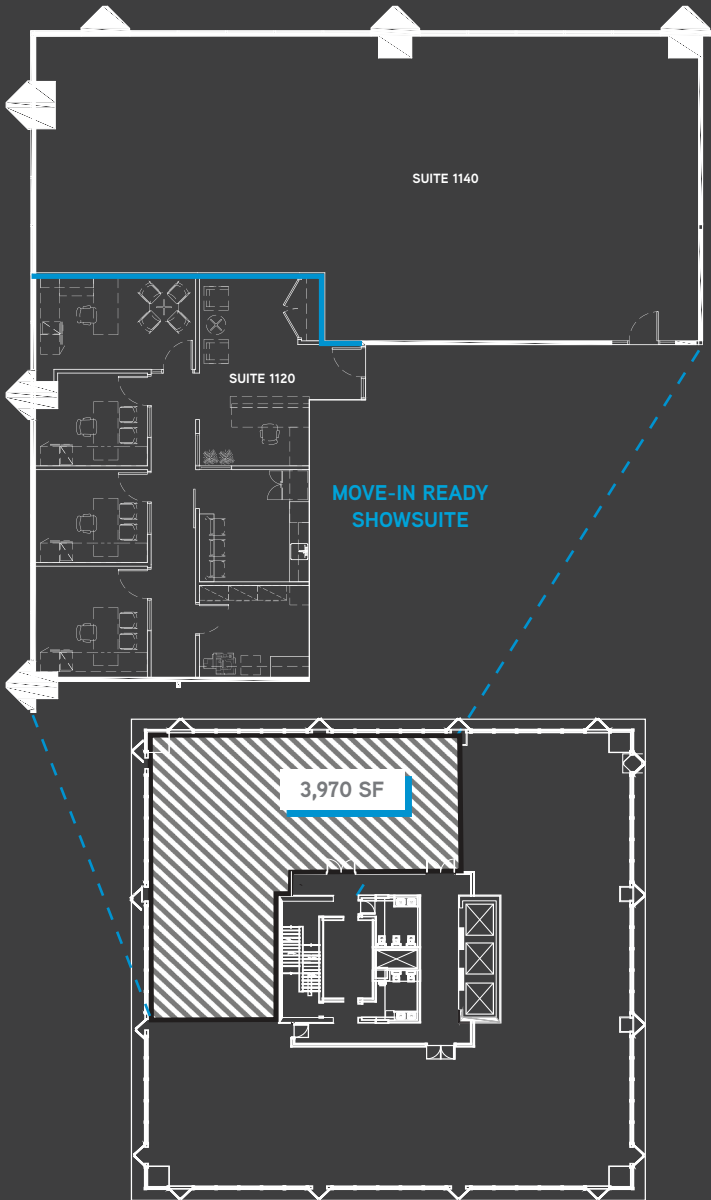
## PARKING

- › 4 stalls per 1,000 SF leased
- › Available underground at 9Triple8 or in Canada Place

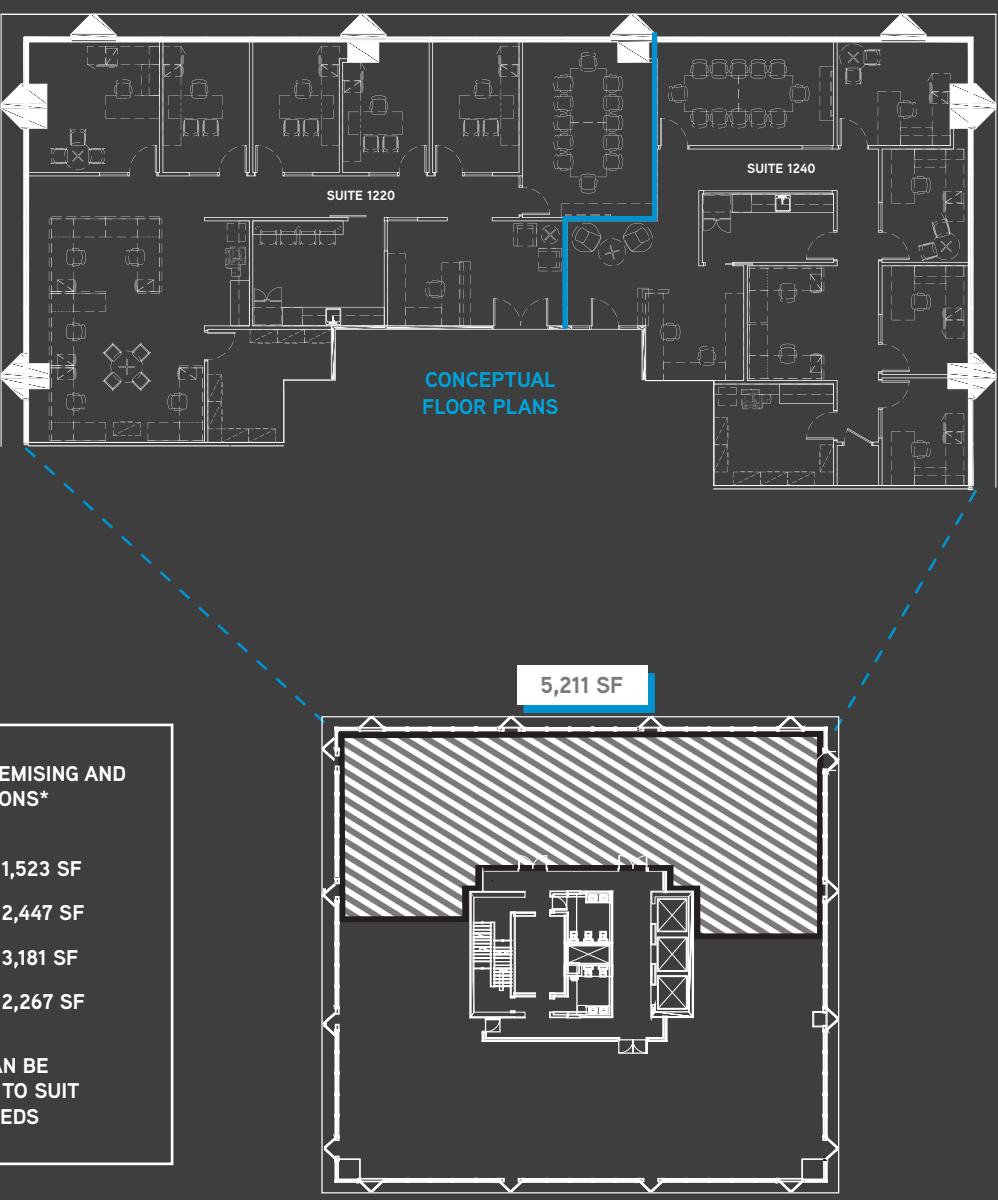


# AVAILABILITY

## FLOOR 11



## FLOOR 12



POTENTIAL DEMISING AND LAYOUT OPTIONS\*

SUITE 1120	1,523 SF
SUITE 1140	2,447 SF
SUITE 1220	3,181 SF
SUITE 1240	2,267 SF

\*LAYOUTS CAN BE CUSTOMIZED TO SUIT BUSINESS NEEDS



# 9TRIPLE8 JASPER

## **TAYLOR RIAR**

Vice President

780 969 3022

[taylor.riar@colliers.com](mailto:taylor.riar@colliers.com)

## **FAHAD SHAIKH, CPA, CA**

Senior Vice President

780 969 3008

[fahad.shaikh@colliers.com](mailto:fahad.shaikh@colliers.com)



### **COLLIERS MACAULAY NICOLLS INC.**

2210 Manulife Place, 10180 101 Street

Edmonton, AB T5J 3S4

T: 780 420 1585

F: 780 424 7830