

9TRIPLE8 JASPER



NEW SHOWSUITE
NOW AVAILABLE!



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:



PCRM

Pacific Centre
for Reproductive
Medicine

da capo



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

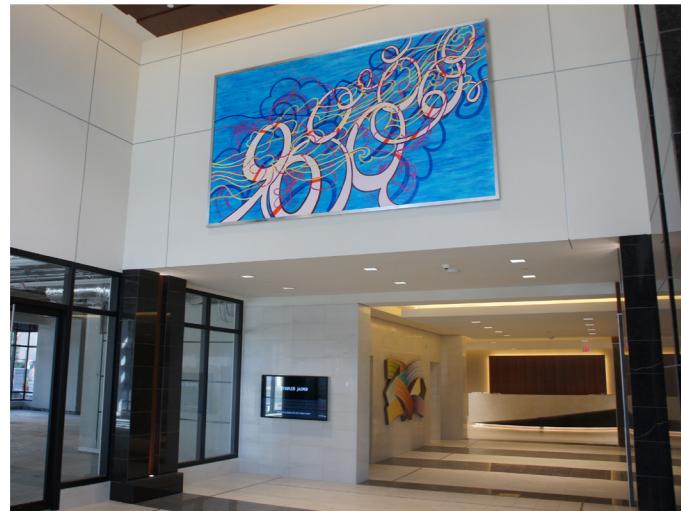
With an exceptional Energy Star rating of 85, 9Triple8 Jasper uses 61% less energy than the average Canadian office building.

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



THE LOCATION



THEATRE

- > Citadel Theatre
- > Winspear Centre



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



RETAIL

- > Edmonton City Centre
- > Manulife Place
- > 4th Street Promenade
- > Holt Renfrew



ATTRACTI0NS

- > Churchill Square
- > Ice District
- > Art Gallery of Alberta
- > Royal Alberta Museum



FESTIVALS

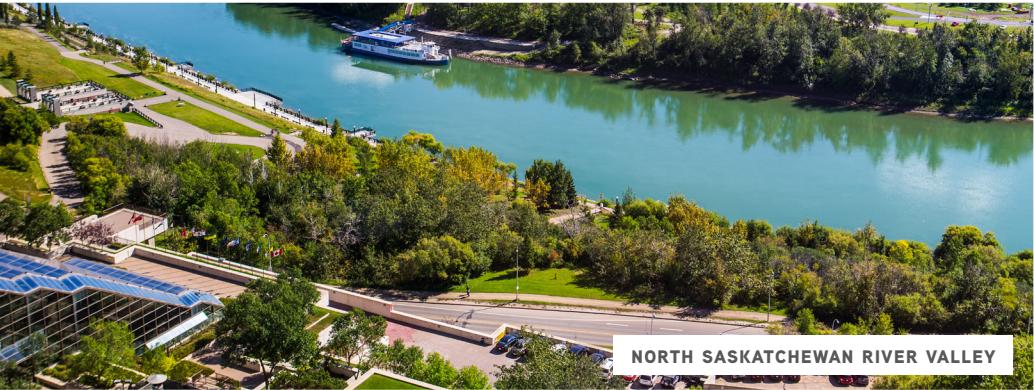
- > International Street Performers
- > Cariwest Caribbean Arts
- > Edmonton Beerfest
- > The Works Art & Design



HOTELS & EVENT SPACE

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

THE AMENITIES



NORTH SASKATCHEWAN RIVER VALLEY



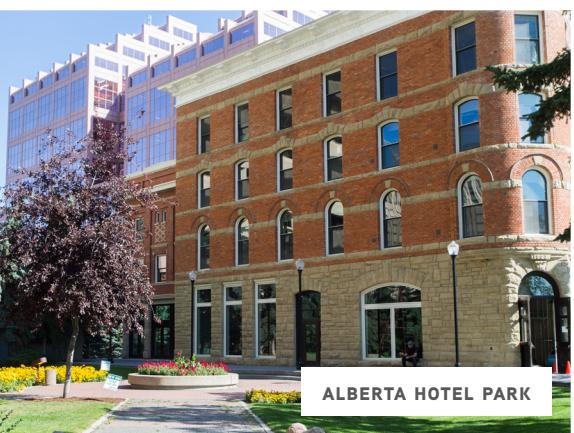
ICE DISTRICT



CHURCHILL SQUARE



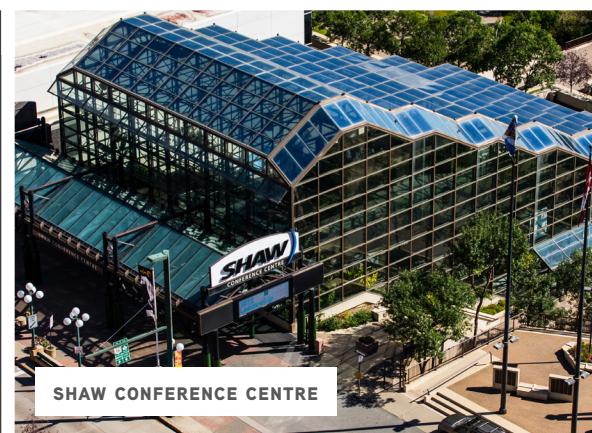
WINSPEAR CENTRE



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

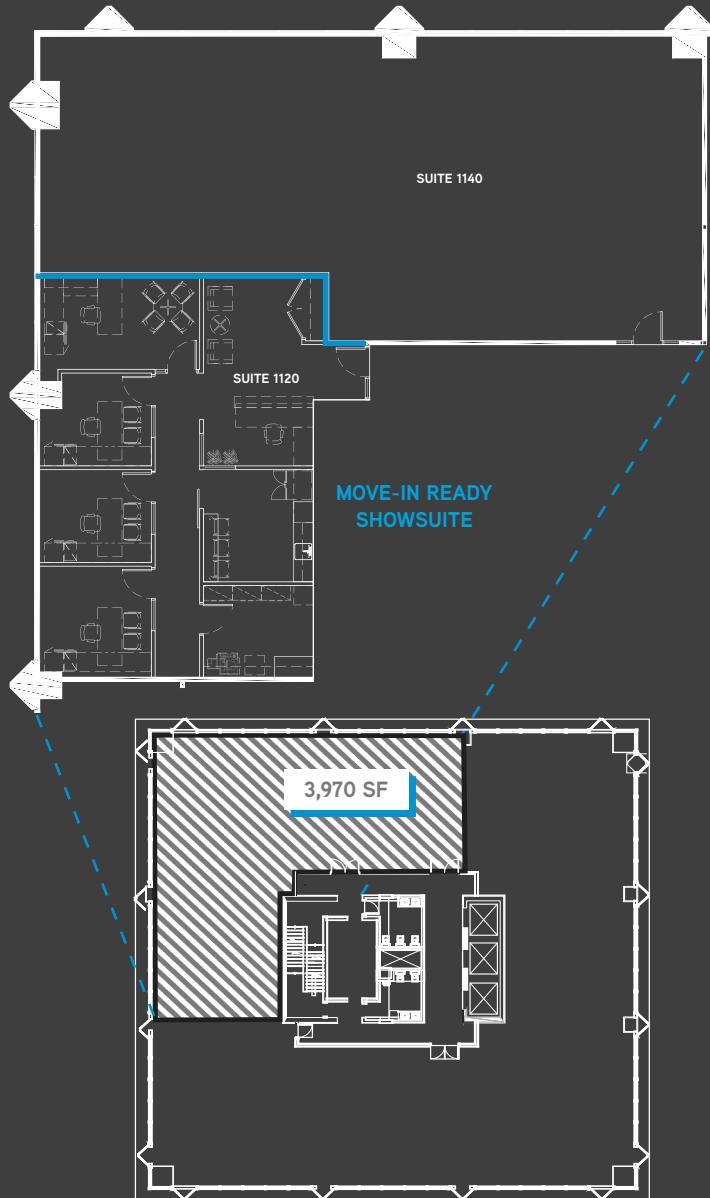
- › Negotiable, with full turnkey options available on raw space

PARKING

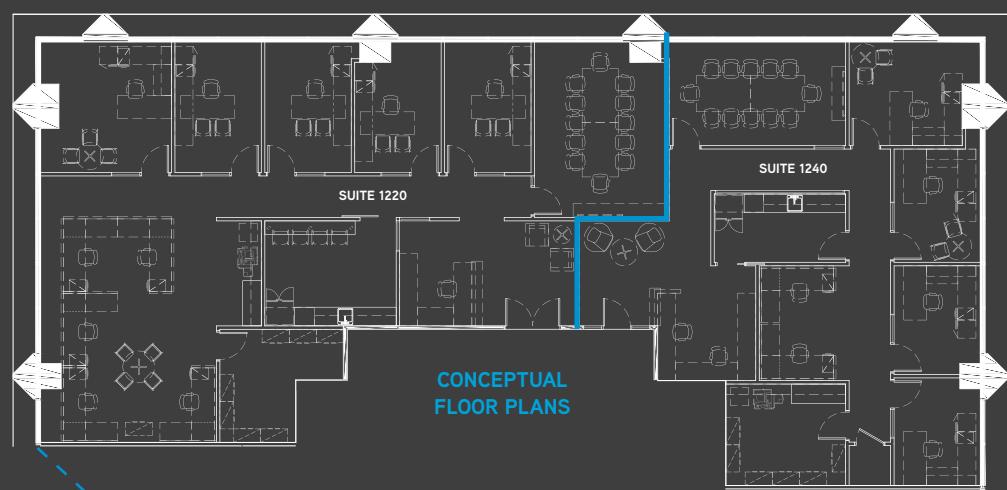
- › 4 stalls per 1,000 SF leased
- › Available underground at 9Triple8 or in Canada Place

AVAILABILITY

FLOOR 11



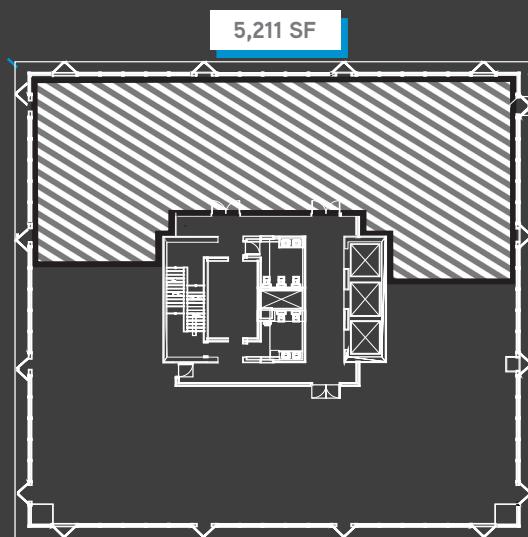
FLOOR 12



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

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