

# WSP Place

10909 Jasper Avenue

PR+CURA

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## Building Description

Enveloped in stunning glass architecture, facing east along 109th Street, WSP Place is a redeveloped office and retail complex located at downtown Edmonton's most prominent intersection.

Occupants of the building enjoy convenient access to several amenities, including cafes, restaurants, retail stores, and entertainment districts. Within walking distance are Grant MacEwan University, the Alberta Legislature Grounds, and Edmonton's beautiful river valley. Corona LRT Station is steps away from the building, providing convenient connections to other parts of the city.



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Site Contact: Customer Service  
Phone: (780) 414.8888  
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## Property Description

|                      |                         |                   |        |
|----------------------|-------------------------|-------------------|--------|
| Anchor Tenant 1:     | WSP Canada Inc.         | Year Built:       | 1978   |
| Anchor Tenant 2:     | Alberta Health Services | Year Renovated:   | 2017   |
| PSF Net Rate:        | Market Rate             | Typ. Floor Plate: | 16,932 |
| PSF Operating Costs: | 2022 Budget             |                   |        |

## Current Vacancies (Rentable Area)

|             |           |
|-------------|-----------|
| Unit # 318  | 1,448 SF  |
| Unit # 345  | 2,700 SF  |
| Unit # 345B | 4,454 SF  |
| Unit # 710  | 4,029 SF  |
| Unit # 750  | 2,040 SF  |
| Unit # 800  | 16,959 SF |
| Unit # 900  | 16,932 SF |
| Unit # 1000 | 16,941 SF |

## Future Vacancies (Rentable Area)

## Parking

|                       |             |                |       |
|-----------------------|-------------|----------------|-------|
| Surface # Stalls:     | 138         | Parking Ratio: | 1:635 |
| Underground # Stalls: | 166         |                |       |
| Monthly Parking Cost: | Market Rate |                |       |

## Amenities

|             |     |
|-------------|-----|
| Concierge:  | NO  |
| Boardroom:  | YES |
| Class Room: | YES |
| Gym:        | YES |

## Access

|                                  |     |
|----------------------------------|-----|
| Public Transit Surface Route:    | YES |
| Direct LRT Access:               | YES |
| Barrier Free Access to Building: | YES |
| To Washroom:                     | YES |

## Elevators

|            |   |
|------------|---|
| Passenger: | 5 |
| Parking:   | 1 |
| Freight:   | 1 |

## Safety

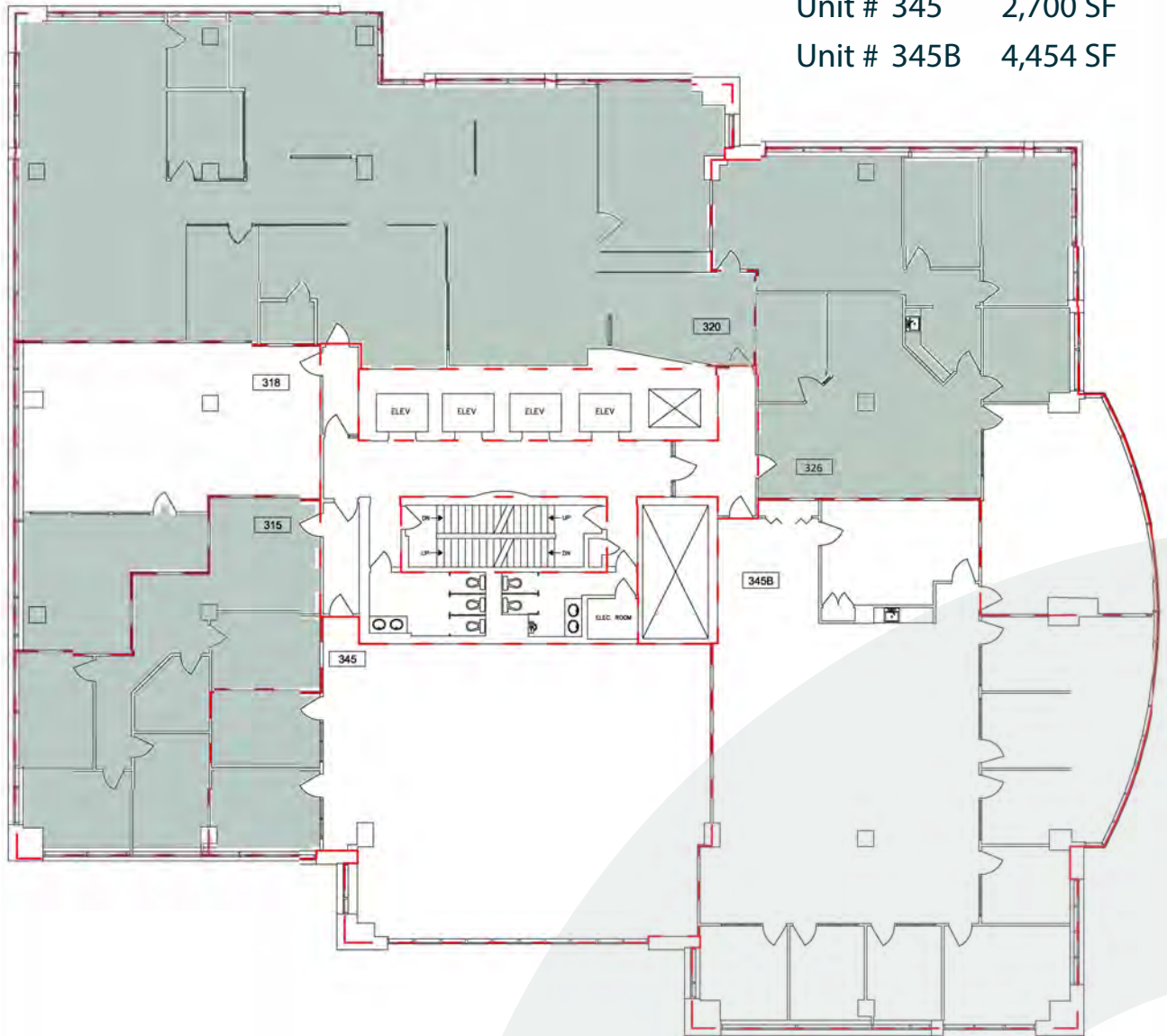
|                        |         |
|------------------------|---------|
| Fire Detection System: | YES     |
| Sprinkler System:      | YES     |
| Manned Security:       | YES     |
| Security Systems:      | Cameras |

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## 3rd Floor Vacancy

|             |          |
|-------------|----------|
| Unit # 318  | 1,448 SF |
| Unit # 345  | 2,700 SF |
| Unit # 345B | 4,454 SF |

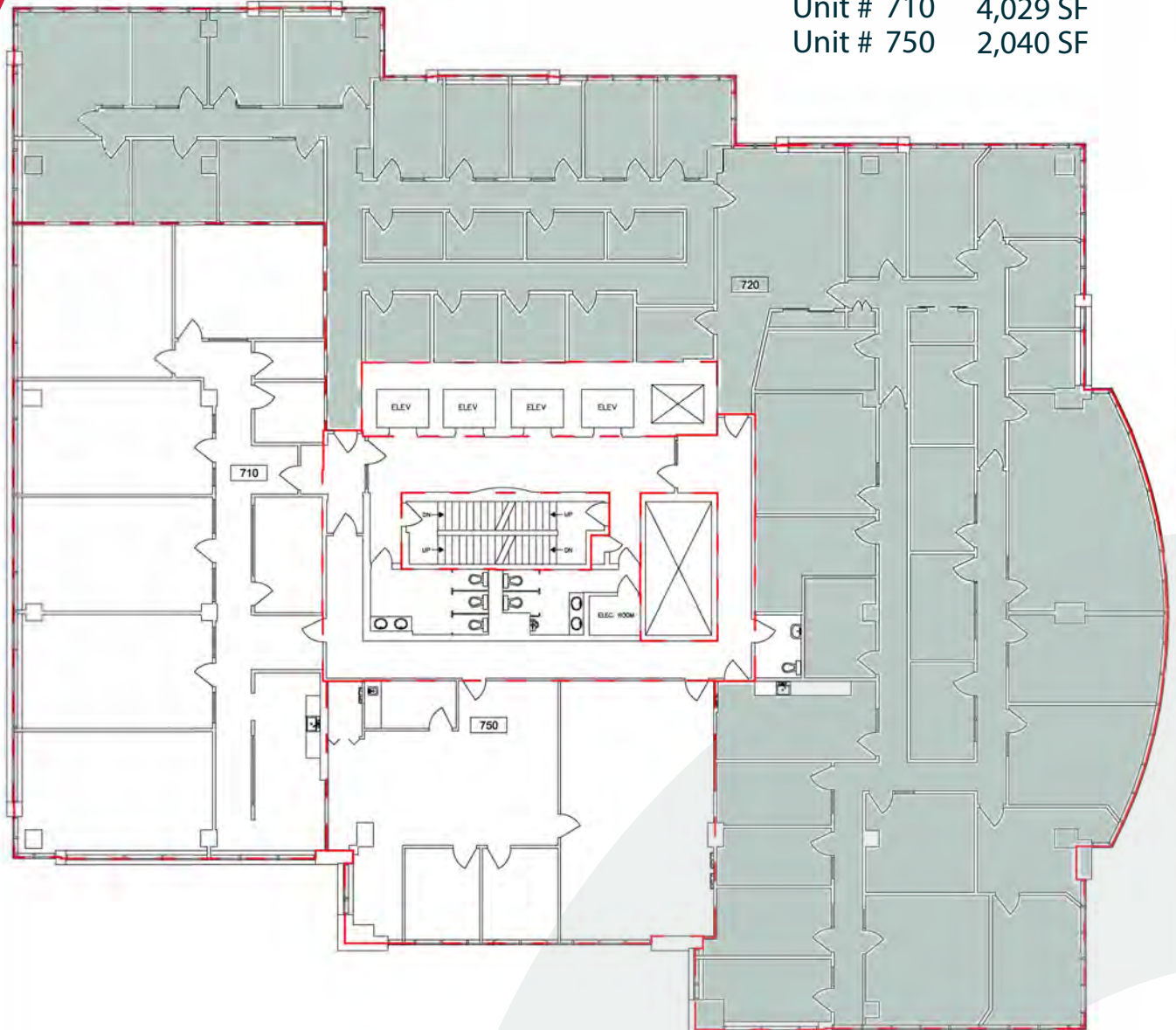


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## 7th Floor Vacancy

Unit # 710 4,029 SF  
Unit # 750 2,040 SF



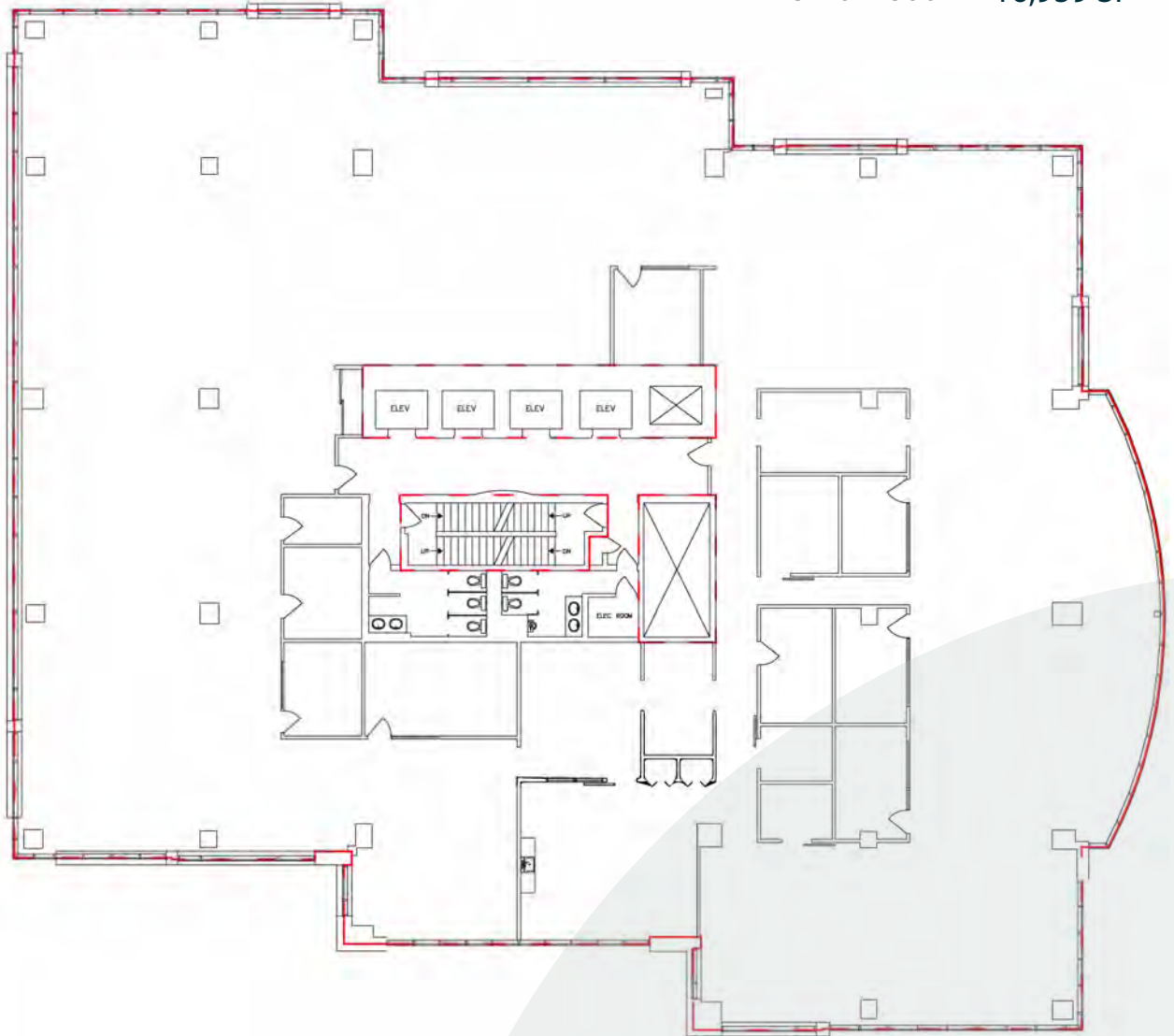
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## 8th Floor Vacancy

Unit # 800 16,959 SF

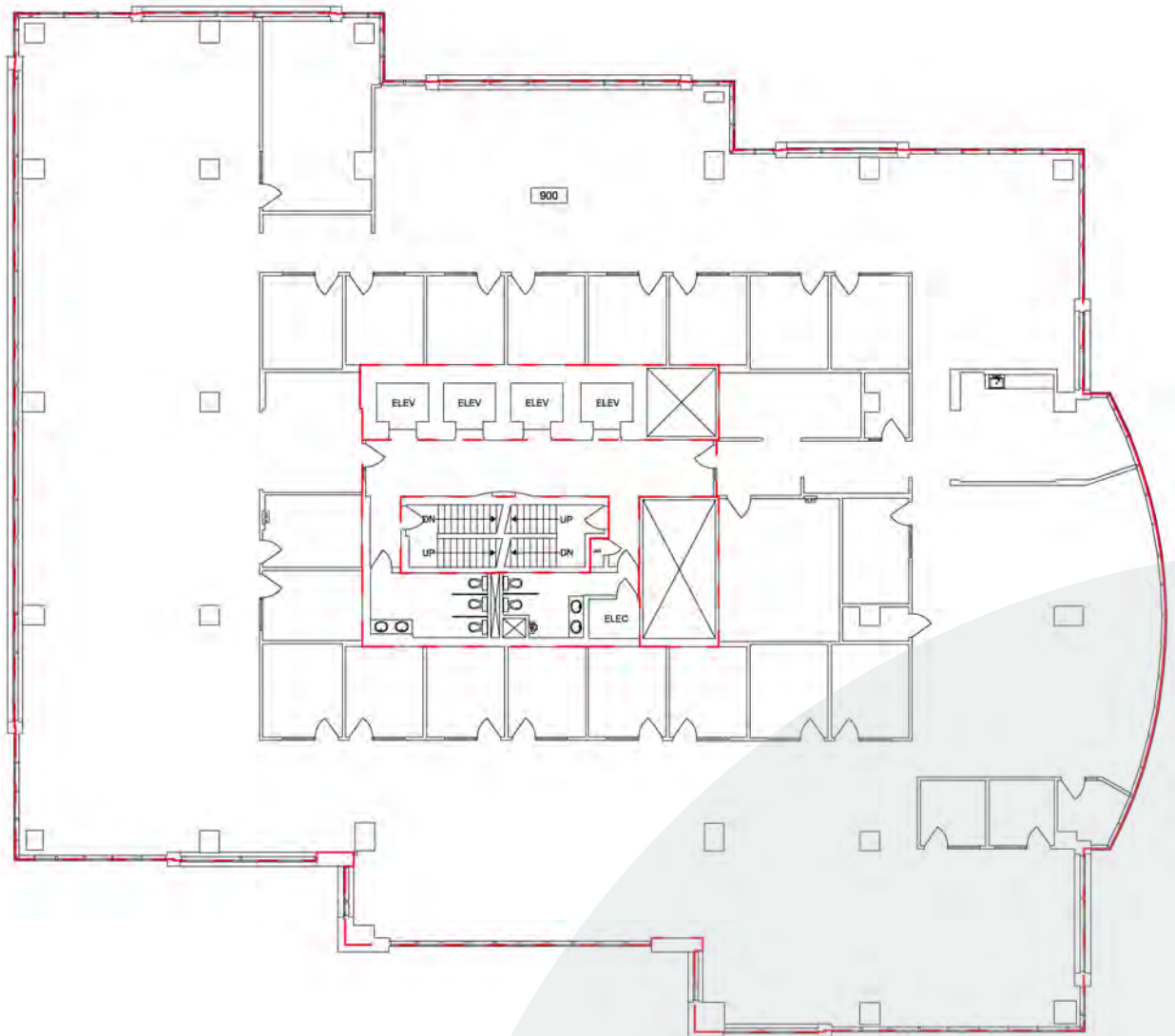


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## 9th Floor Vacancy

Unit # 900 16,932 SF

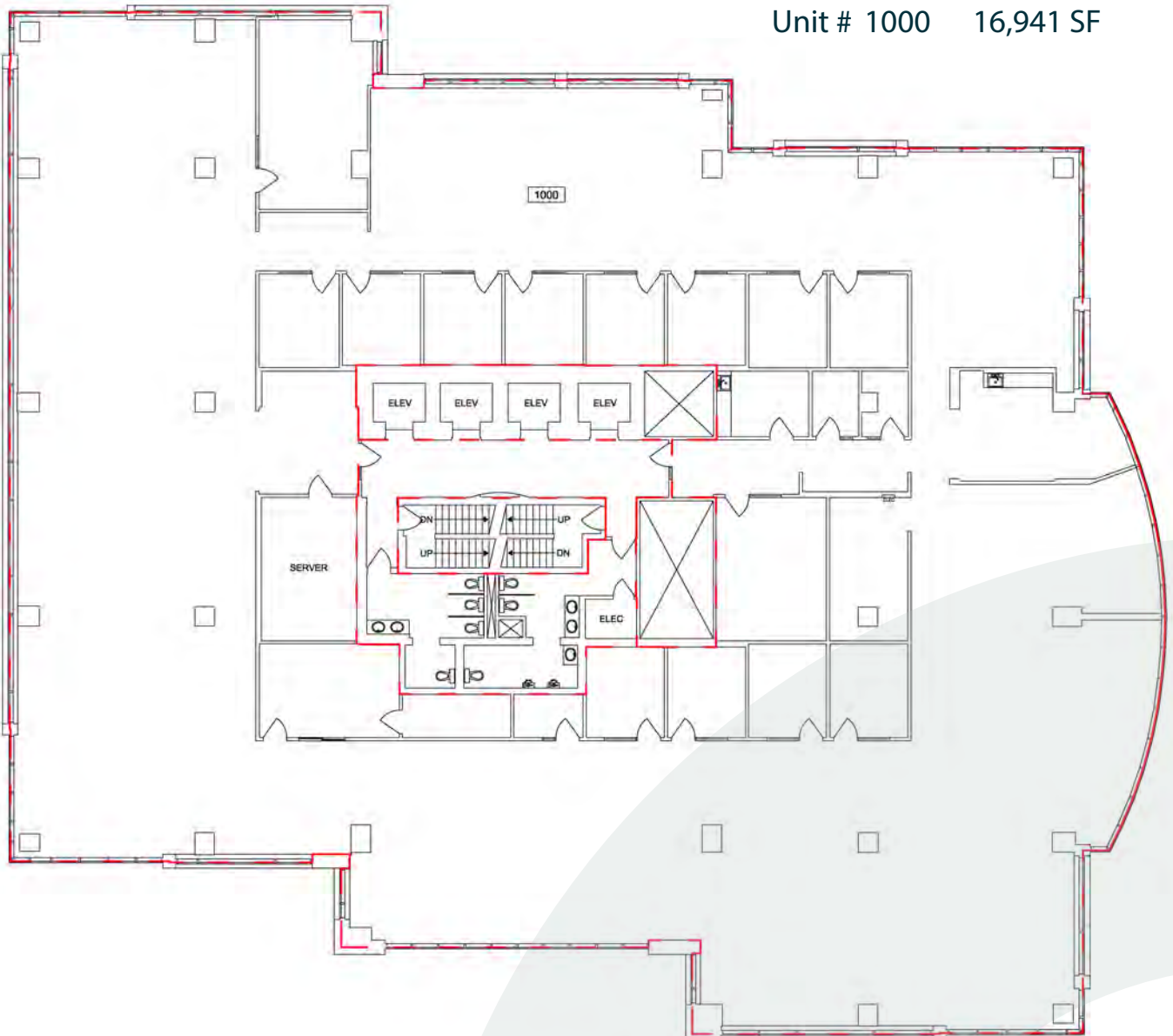


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## 10th Floor Vacancy

Unit # 1000 16,941 SF



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