

# Intact Building

10830 Jasper Avenue

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## Building Description

Located at one of downtown Edmonton's most prominent intersections, the Intact Insurance Building was Edmonton's first LEED® Gold certified (Core and Shell) building, and was awarded with the BOMA Certification of Building Excellence Award. Key features include triple pane glazed windows, open floor plans, high-efficiency fixtures, and rainwater collection.

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.



Leasing Contact: Michael Surkovic  
Phone: (780) 784.4436  
Email: CommercialLeasing@procura.ca

Site Contact: Customer Service  
Phone: (780) 414.8888  
Email: CustomerService@procura.ca

# Intact Building

10830 Jasper Avenue

## Property Description

Anchor Tenant 1:	Intact Insurance	Year Built:	1961
Anchor Tenant 2:	Rexall Drug Store	Year Renovated:	2009
PSF Net Rate:	Market Rate	Typ. Floor Plate:	21,494
PSF Operating Costs:	2022 Budget		

## Current Vacancies (Rentable Area)

Unit # 200	10,358 SF	Unit # 300	21,717 SF
Unit # 401	8,076 SF	Unit # 400	13,301 SF
Unit # 501	6,917 SF		
Unit # 800	21,494 SF		
Unit # 900	21,535 SF		
Unit # 1000	21,590 SF		
Unit #1100	19,975 SF		

## Future Vacancies (Rentable Area)

## Parking

Surface # Stalls:	21	Parking Ratio:	1:1,295
Underground # Stalls:	159		
Monthly Parking Cost:	Market Rate		

## Amenities

Concierge:	YES	Public Transit Surface Route:	YES
Boardroom:	YES	Direct LRT Access:	YES
Comments: Heated parkade, card access system, shower facilities		Barrier Free Access to Building:	YES
		To Washroom:	YES

## Access

## Elevators

Passenger:	5	Fire Detection System:	YES
Parking:	5	Sprinkler System:	YES
Freight:	1	Manned Security:	YES

## Safety

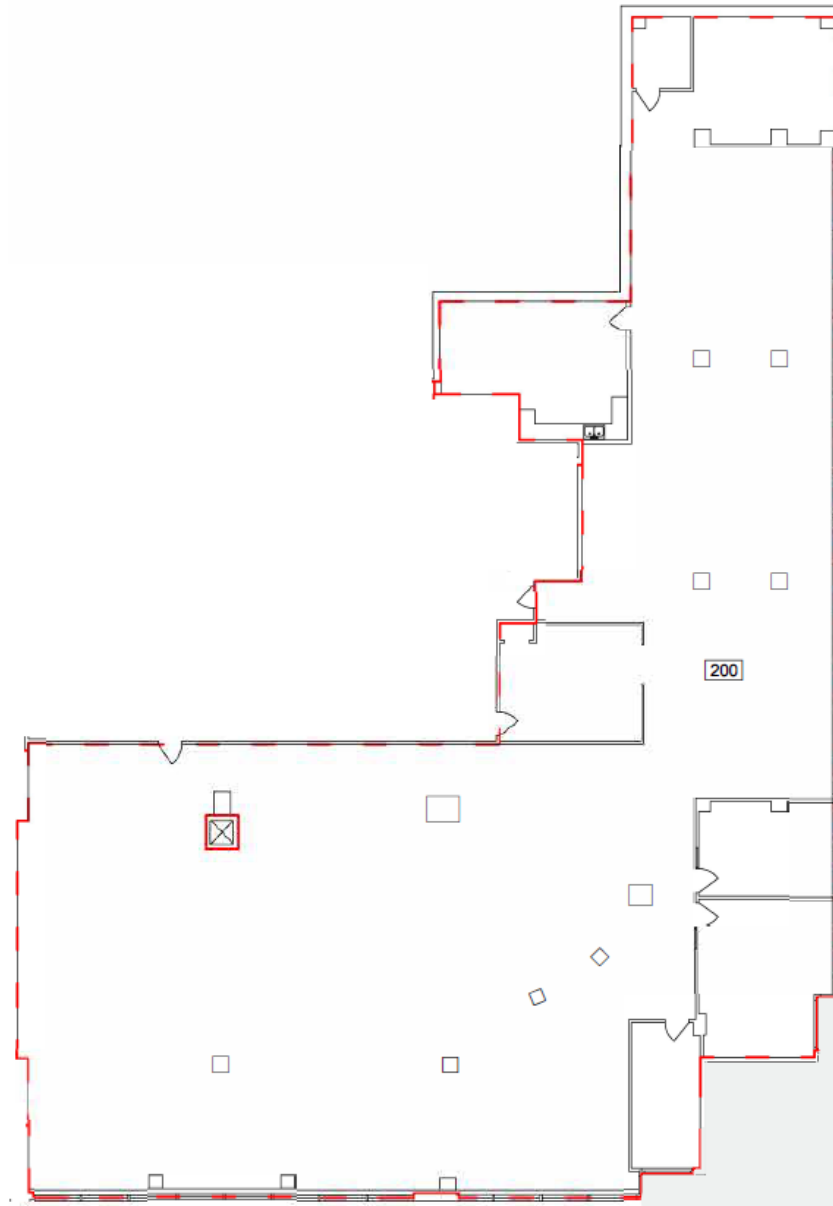
Security Systems: Cameras

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## 2nd Floor Vacancy

Suite 200 - 10,358 SF

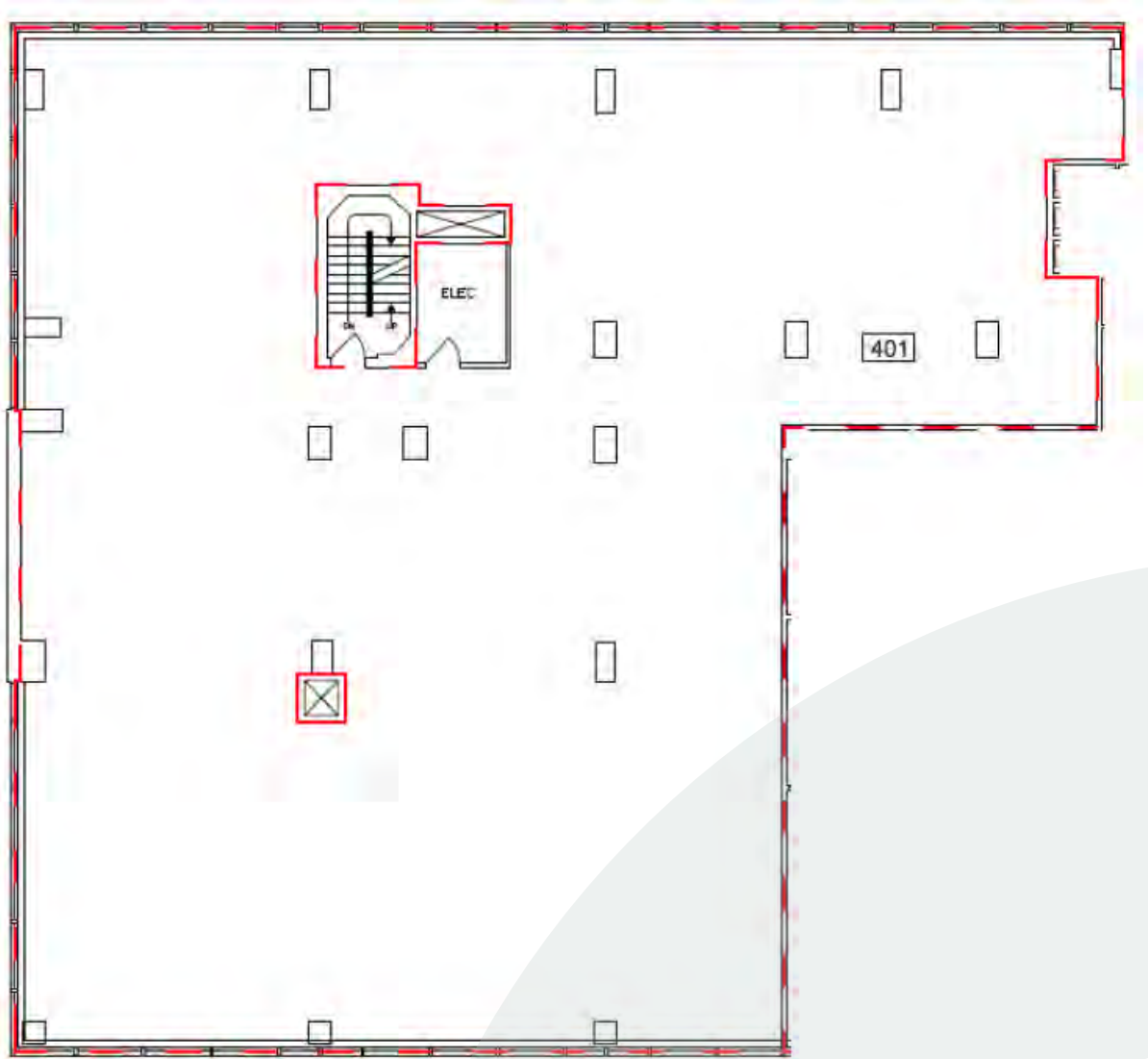


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## 4th Floor Vacancy

Suite 401- 8,076 SF

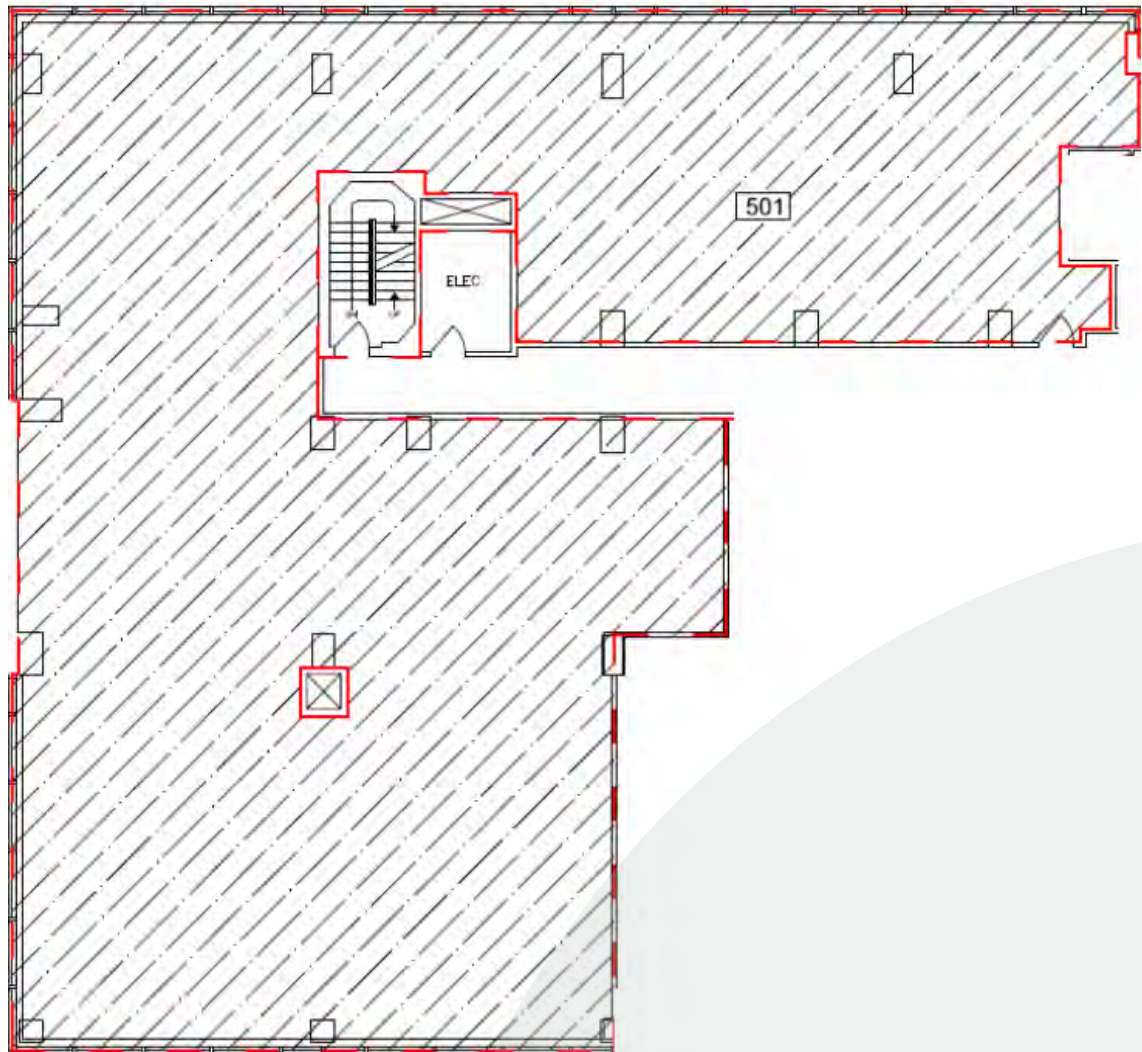


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**5th Floor Vacancy**

Suite 501- 6,917 SF

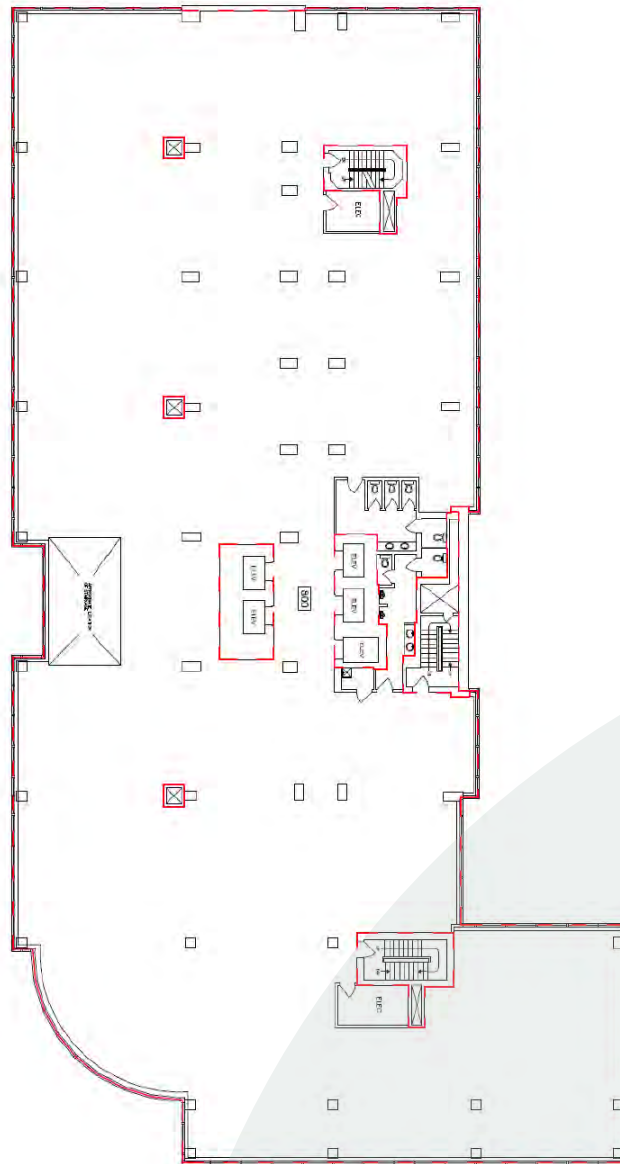


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## 8th Floor Vacancy

Suite 800 - 21,494 SF

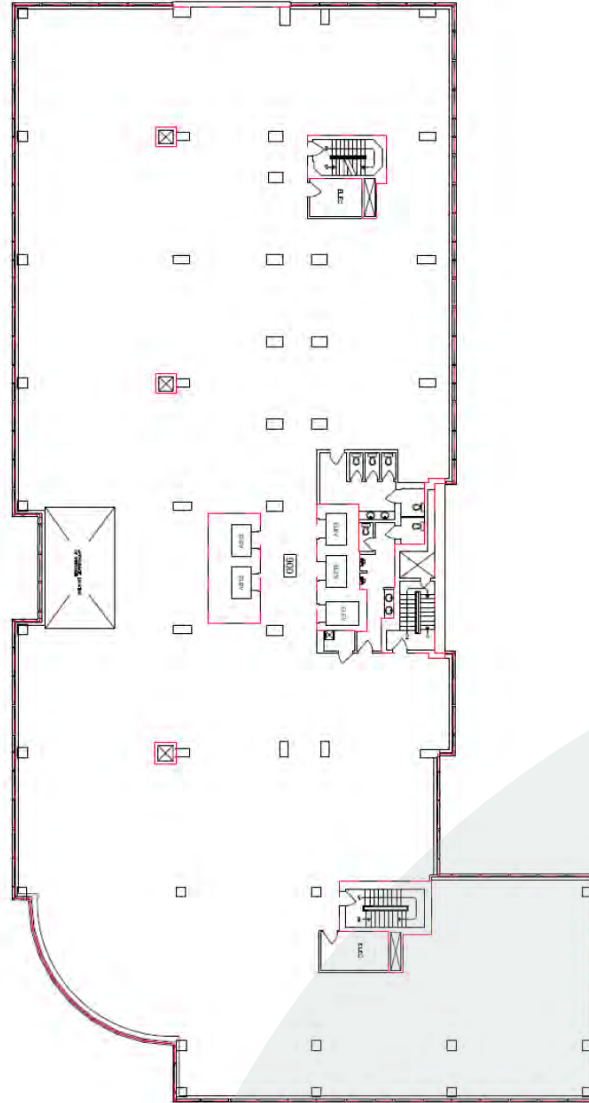


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## 9th Floor Vacancy

Suite 900 - 21,535 SF

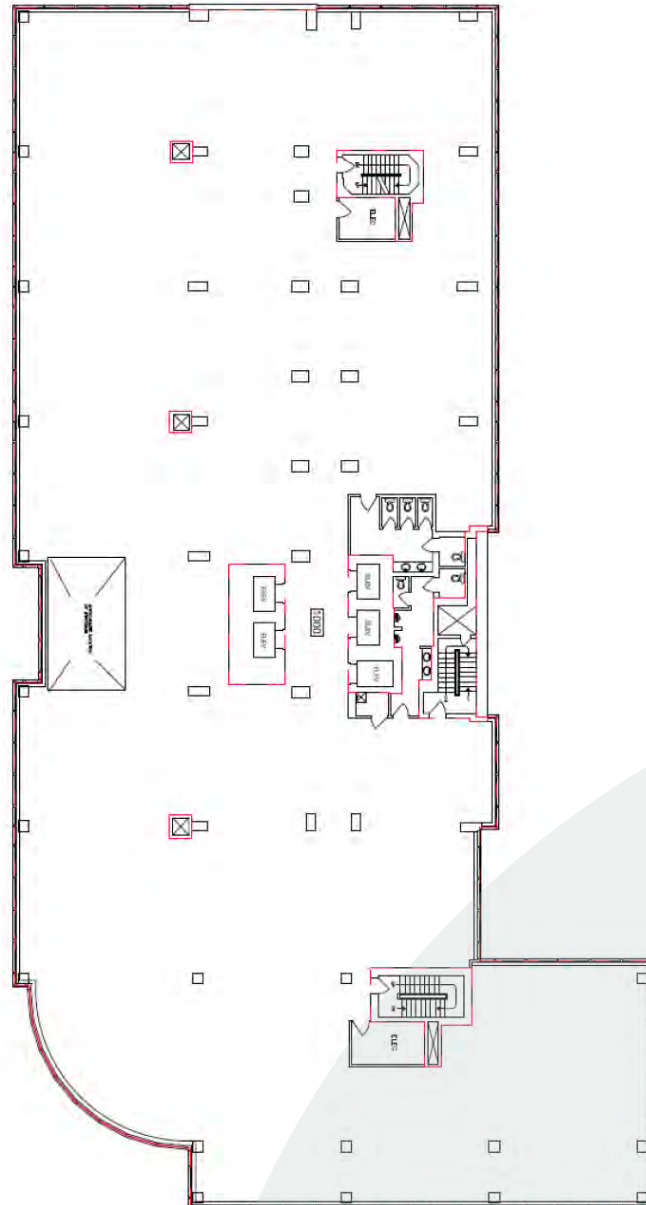


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## 10th Floor Vacancy

Suite 1000- 21,590 SF



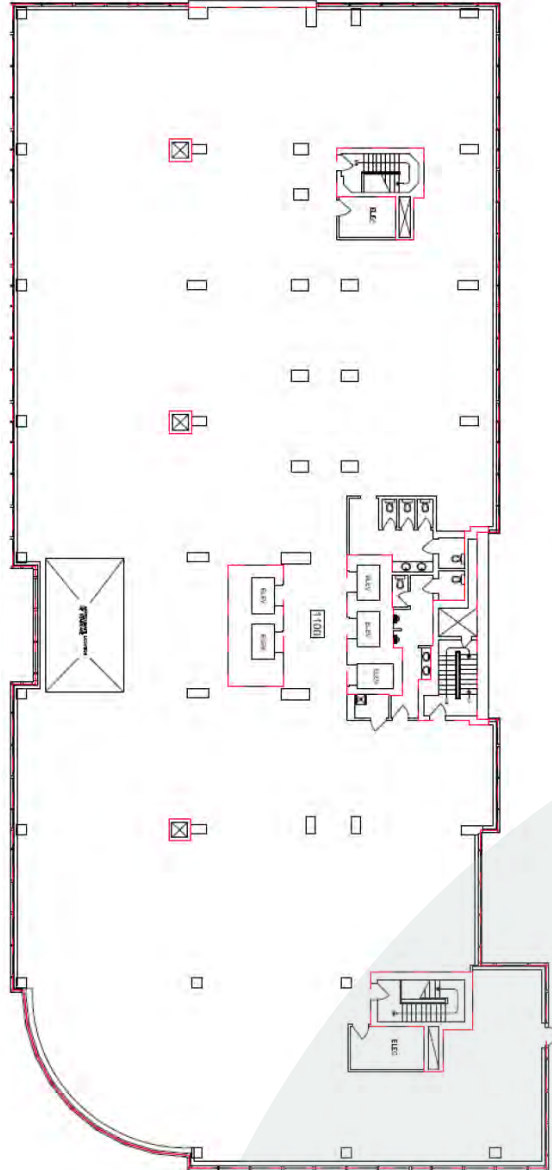
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## 11th Floor Vacancy

Suite 1100 - 19,975 SF



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