

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.



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Site Contact: Customer Service
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Intact Building

10830 Jasper Avenue

Property Description

Anchor Tenant 1:	Norquest College	Year Built: Year	1961
Anchor Tenant 2:	Intact Insurance	Renovated:	2009
PSF Net Rate:	Market Rate	Typ. Floor Plate:	21,494
PSF Operating Costs:	2024 Budget		

Current Vacancies (Rentable Area)

Unit #200	22,668 SF
Unit #300	21,717 SF
Unit #400	13,301 SF
Unit #401	8,076 SF

Available in 90 days (Rentable Area)

Main Floor Unit #10818 10,541 SF

Parking

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

Amenities

Concierge:	YES
Boardroom:	YES
Comments:	Heated parkade, card access system, shower facilities

Access

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

Elevators

Passenger:	5
Parking:	5
Freight:	1

Safety

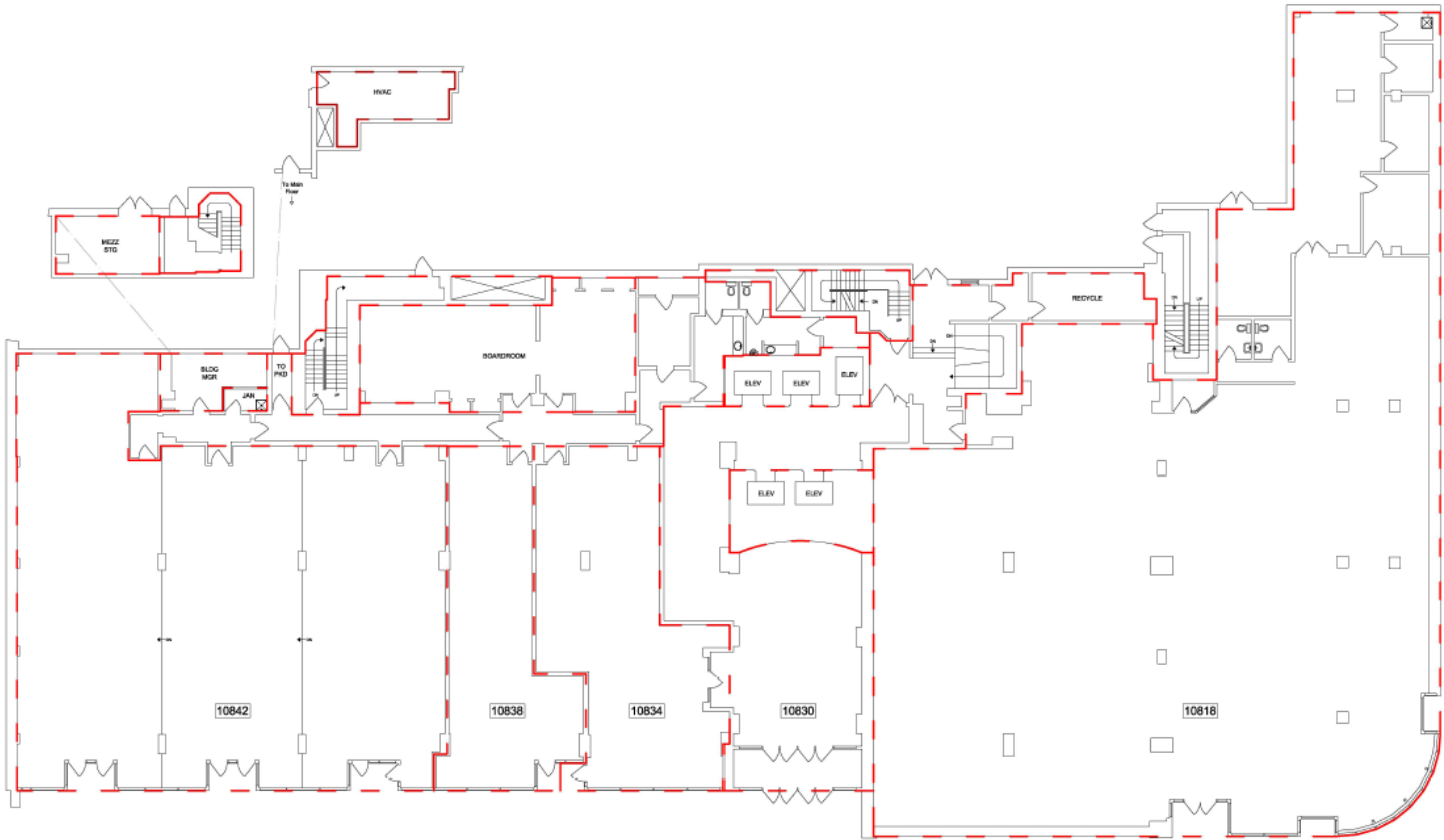
Fire Detection System:	YES
Sprinkler Systems:	YES
Manned Security:	YES
Security Systems:	Cameras

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Retail Vacancy

Suite 10818 - 10,541 SF

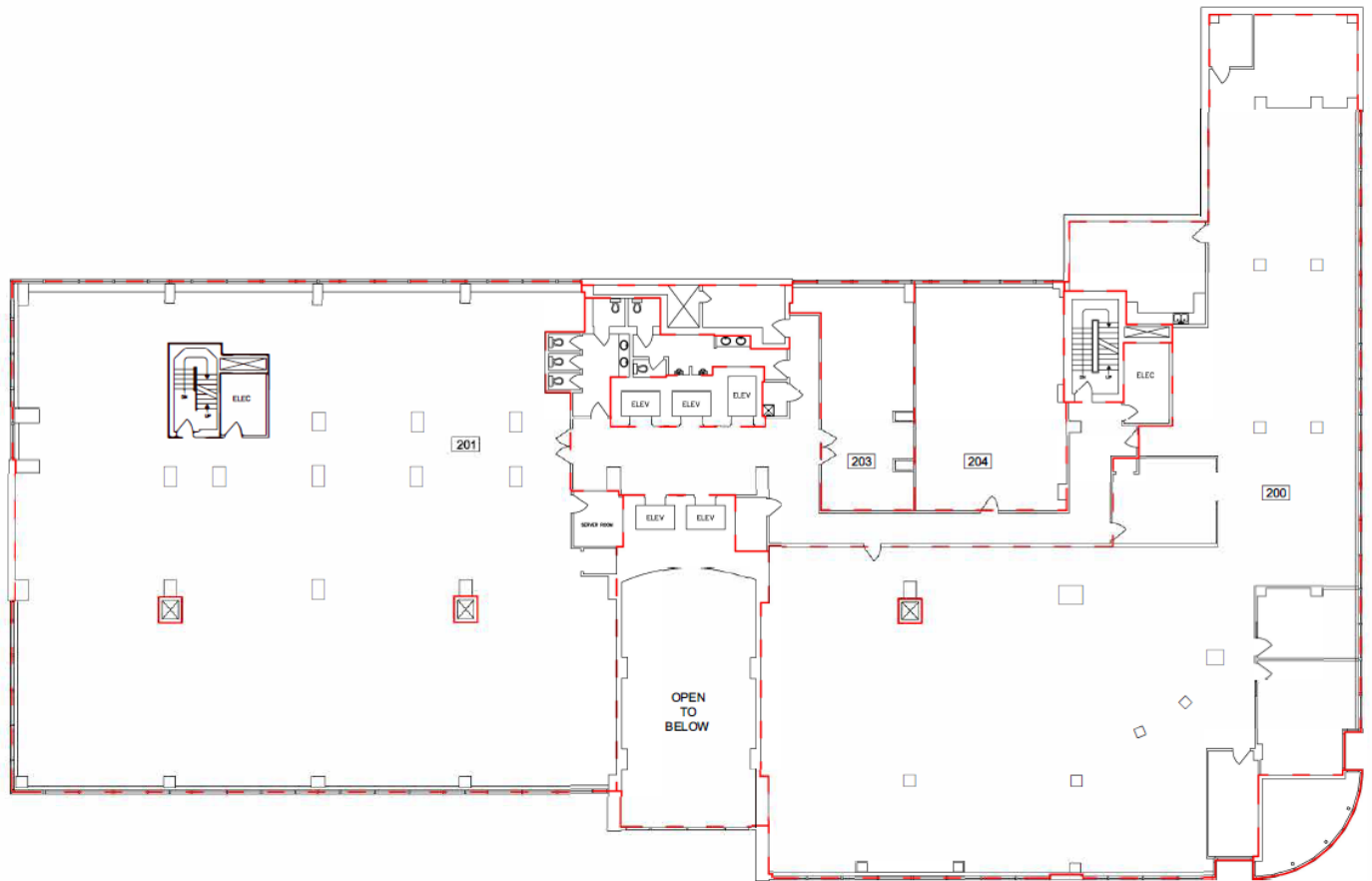


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2nd Floor Vacancy

Suite 200 - 22,668 SF

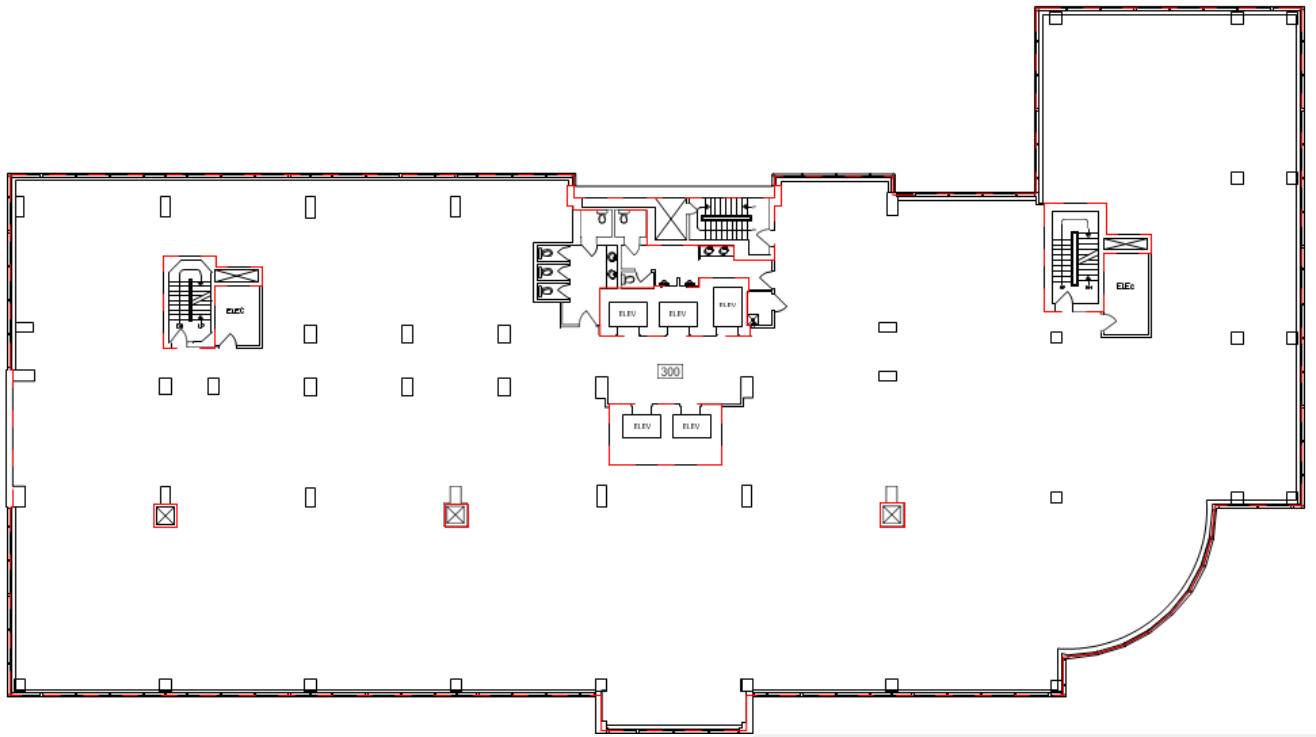


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3rd Floor Vacancy

Suite 300 - 21,717 SF



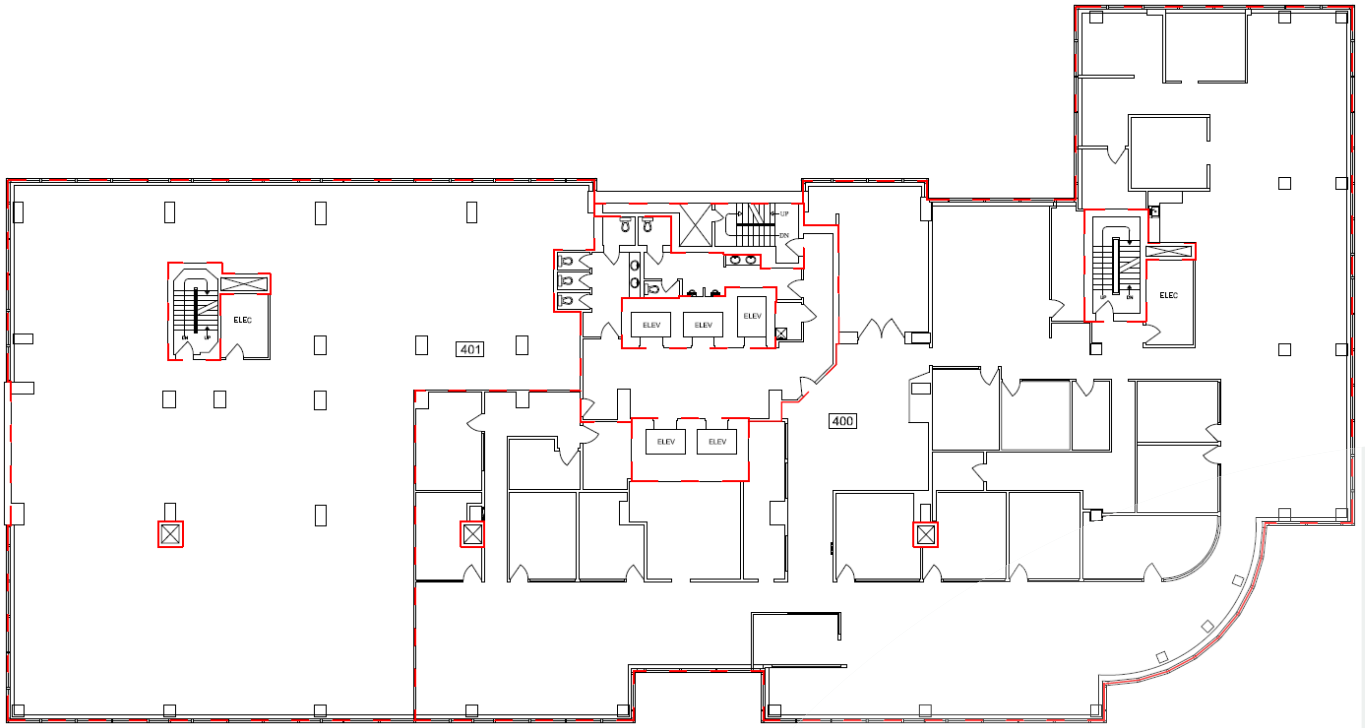
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4th Floor Vacancy

Suite 400 - 13,301 SF

Suite 401 - 8,076 SF



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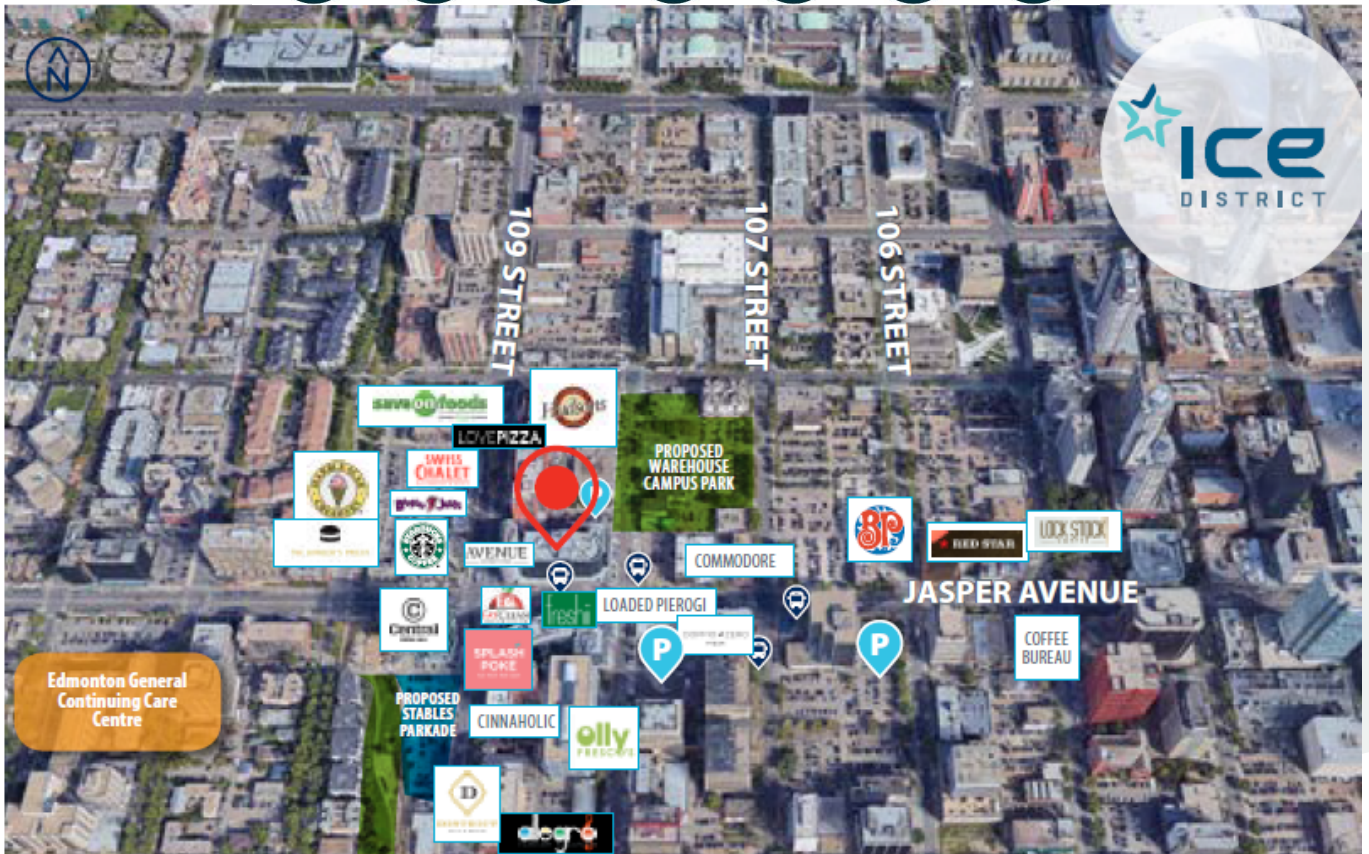
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Location Overview

The Intact Building is prominently situated at the threshold of downtown Edmonton's busiest intersection. The sites provide convenient walkability to major employment nodes, as well as, daily lifestyle amenities. Additional life and wellness services in close proximity include Save-on-Foods shopping center which boasts a substantial grocery store, various fast food and dine-in restaurants, and an array of retail. Then, just a block away, you can hop on the LRT to enjoy essential destinations, like the Commonwealth Stadium, the University of Alberta, Rogers Place, NAIT, MacEwan University and Health & Wellness Centre, Edmonton City Centre Mall, the Ice District and Southgate Mall.

Prominent Jasper Avenue Location in Government District

Restaurants, coffee, and groceries all within walking distance.



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