AICRE COMMERCIAL

FOR LEASE

THE PINNACLE

12060 Jasper Avenue, Edmonton



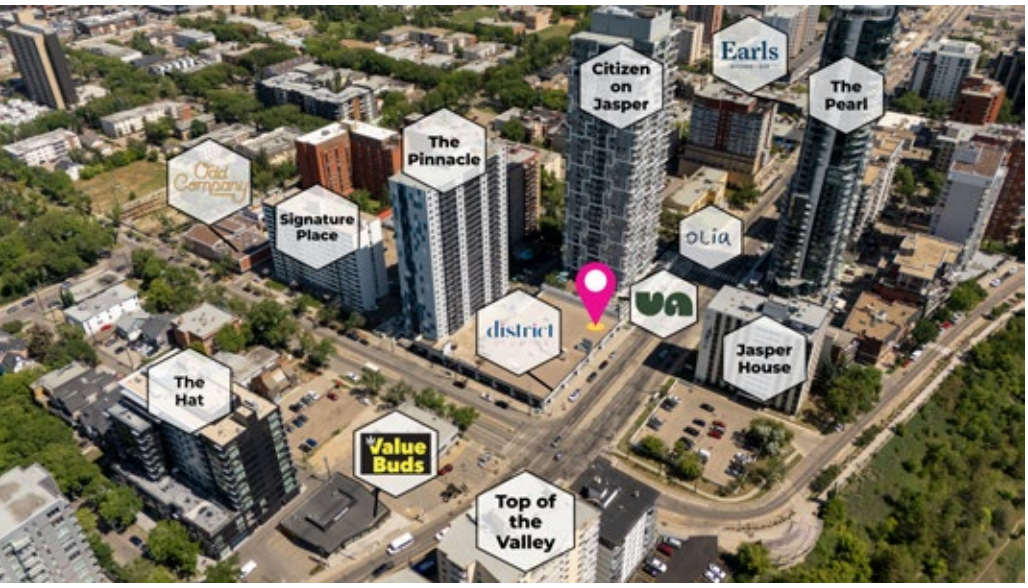


PROPERTY OVERVIEW

12060 Jasper Avenue, Edmonton

Property features:

PARKING | HIGH CEILING | LOADING



PINNACLE OVERVIEW

The Pinnacle is a mixed-use property featuring an impressive 26-storey residential tower and high- exposure retail fronting Jasper Avenue and 121 Street. Join one of Edmonton's growing urban neighbourhoods in walking distance to the river valley, Oliver and 124 Street.

Bring your business to life on Jasper Avenue, units are available for immediate occupancy.

PROPERTY DETAILS

Address:	12060 Jasper Avenue, Edmonton
Legal:	Plan 4423AJ, Block 20, Lot 5-10
Zoning:	DC1 (Direct Control)
Available Space:	3,999 SF (+/-)
Loading:	Double Man Door
Parking:	Customer parking available on property's rear parking area & street parking
Utilities:	Tenant responsible for utilities
Additional Rent:	$11.00 / SF (2026 est.)
Reduced Net Lease Rate:	$19.00 / SF

PINNACLE PROPERTY HIGHLIGHTS

- Open concept floorplan with high ceilings, 2 washrooms and HVAC ducting throughout
- Join nearby businesses including District Studios, VA Café, Olia Restaurant, MIMI, K&K Mart and Buster's Pizza & Donair
- 1 block from the Oliver Exchange Building, OEX2 and next to The Citizen on Jasper
- High vehicle and pedestrian traffic – fronting Jasper Avenue
- Excellent opportunity for retailers, specialty food services, indoor recreation and medical users

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POTENTIAL DEVELOPMENT

12060 Jasper Avenue, Edmonton



Ideal for a variety of showroom / retail & indoor entertainment





Speciality food / grocer and deli



FLOOR PLAN

12060 Jasper Avenue, Edmonton



*Floor plans for illustrative purposes only

Disclaimer: This floorplan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and should not be relied upon as exact or precise.

IMAGINE JASPER AVENUE
(1ST PHASE COMPLETED)





POPULATION*
212,182

DAYTIME POPULATION*
294,796

AVERAGE HOUSEHOLD INCOME*
$93,382

VPD (JASPER AVENUE)*
22,400
VPD (121 STREET)*
2,600
*5KM RADIUS

The City's Imagine Jasper project is underway and will revitalize Jasper Avenue between 109 Street and 124 Street. Upgrades include wider sidewalks with more greenery and pedestrian-friendly amenities, new street and pedestrian lighting and crossings along with enhanced transit accessibility. The project will restore and elevate the area, giving it a consistent look and feel, highlighting the downtown core and providing safe and enhanced experience for those who walk, bike, drive or use transit.

CLICK FOR MORE INFORMATION

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