

THE PINNACLE
ON JASPER AVENUE

Re-imagined by Leston

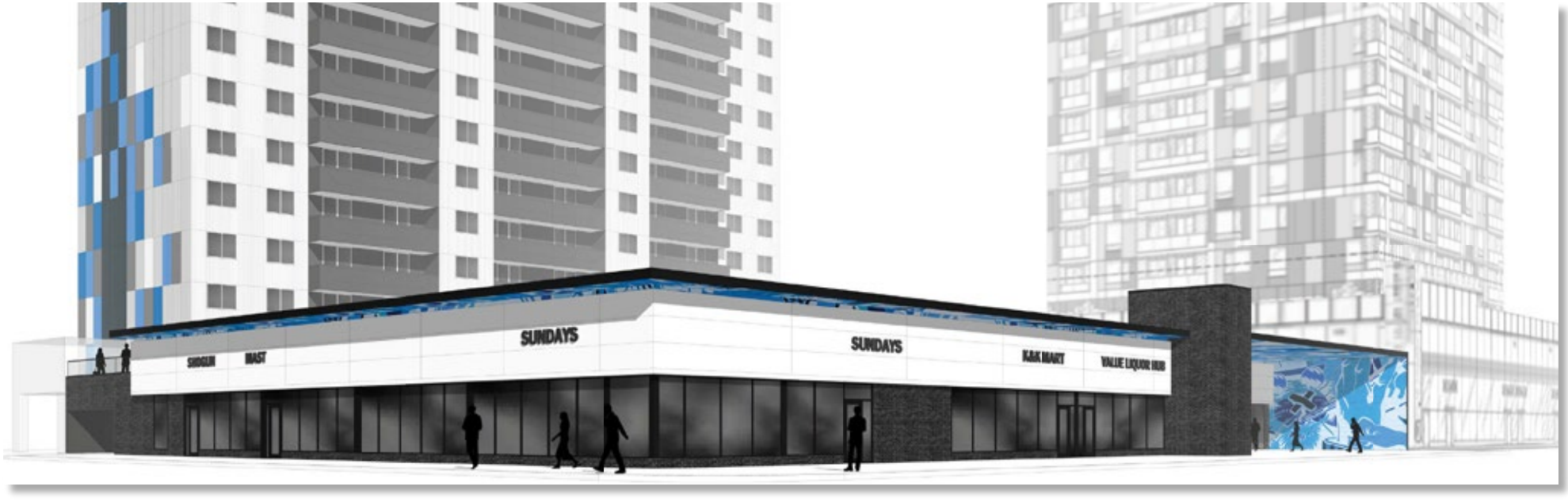
121 STREET & JASPER AVENUE, EDMONTON

LESTON HOLDINGS

AICRE COMMERCIAL

THE PINNACLE
RENOVATIONS
121 Sreet & Jasper Avenue, Edmonton

THE PINNACLE WILL UNDERGO A COMPREHENSIVE FACADE RENOVATION BEGINNING SUMMER 2027 BRINGING A MODERNIZED EXTERIOR TO THIS LANDMARK PROPERTY



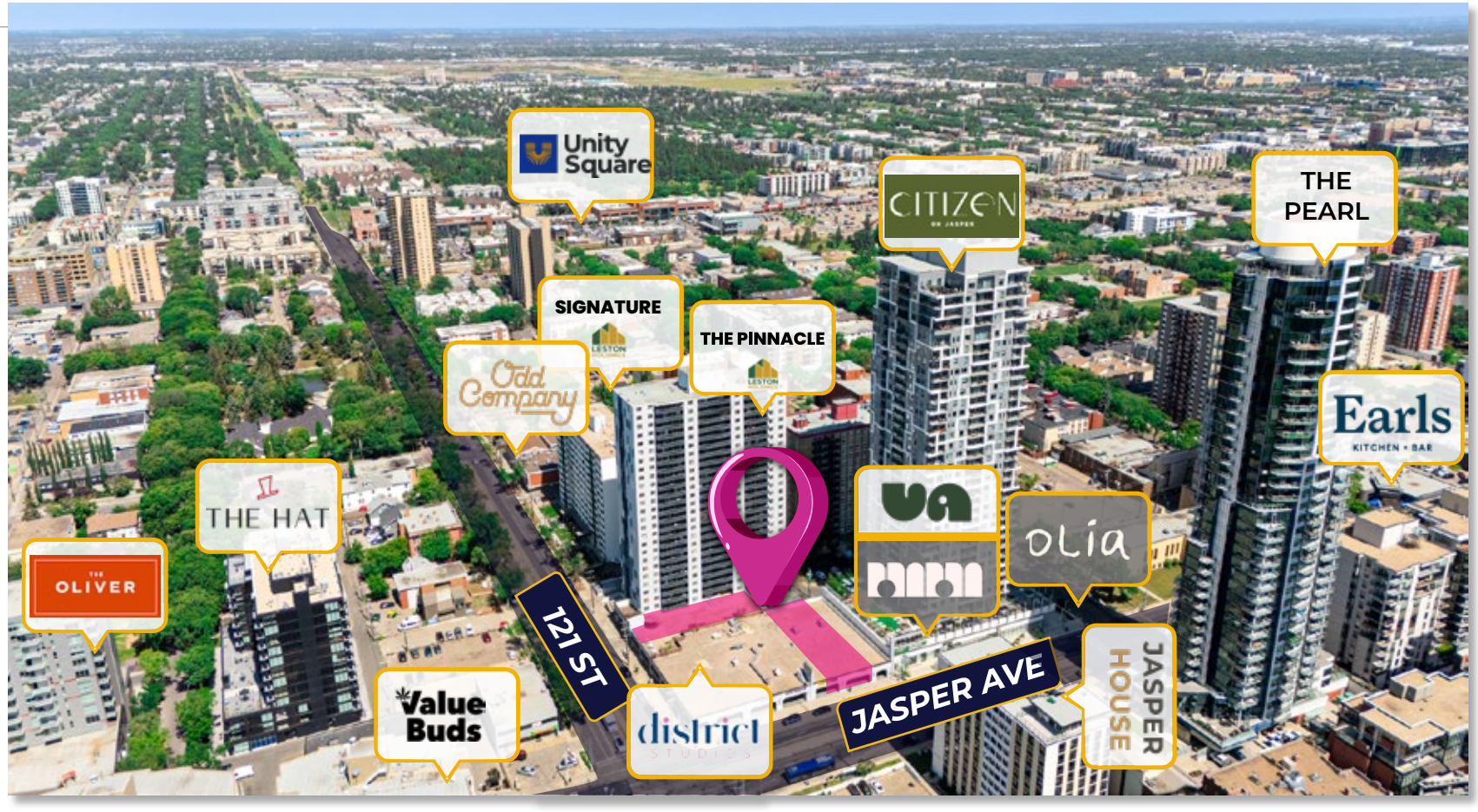
Rendering *For illustrative purposes only. Final renovations and finishes may differ from those shown.**

IMAGINE JASPER AVENUE
(STAGE 2 UNDERWAY)

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


Rendering



FOR LEASE
THE PINNACLE

Steps from award-winning Mimi Bar and Olia Restaurant - finalist on Air Canada's 2025 'Best New Restaurants

AICRE COMMERCIAL

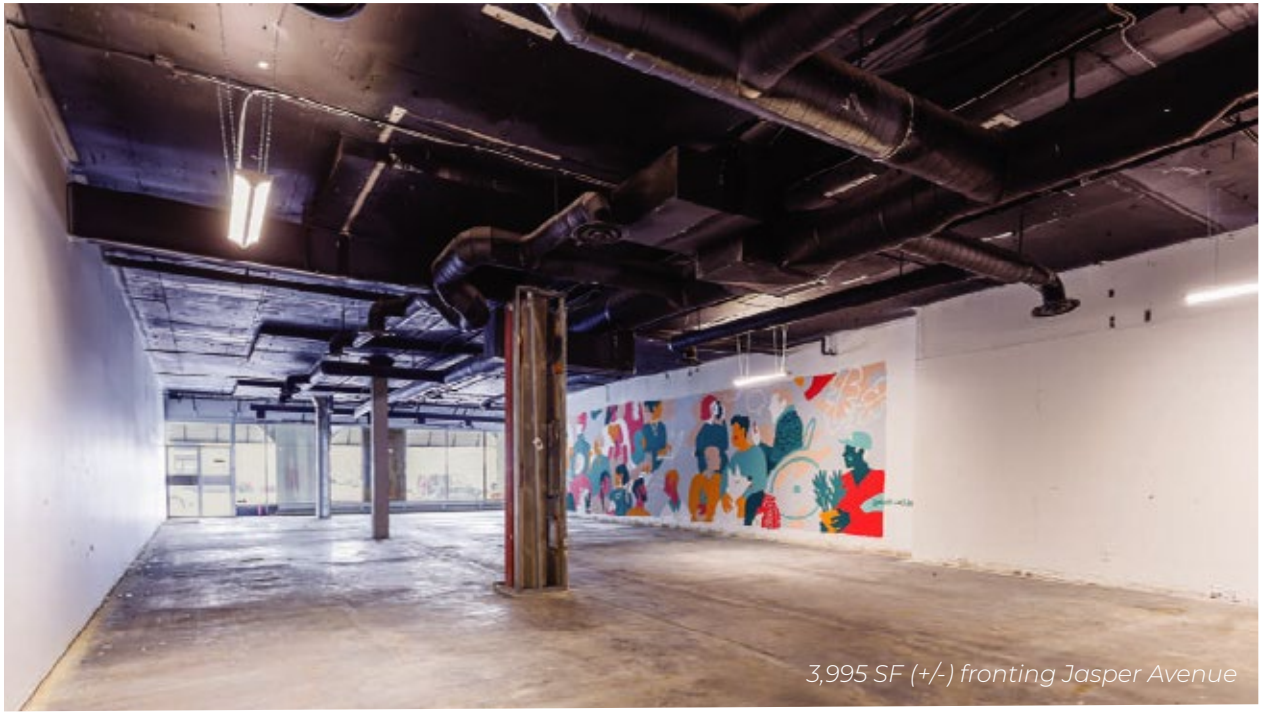
LIVE. WORK. THRIVE IN WÎHKWÊNTÔWIN

- Concentrated population: High-rise and mid-rise residential towers bring 222,938 residents to the immediate area.
- Walkable, connected lifestyle: Residents can reach work, dining, entertainment, and services on foot, by LRT, or by bike.
- Minutes from major destinations: Close to the downtown core, Jasper Avenue, Ice District and Rogers Place, MacEwan University, and the North Saskatchewan River Valley trail system.
- Strong daytime and evening activity: A mix of residents, office workers, students, and event-goers supports businesses throughout the day and week.
- Continued investment: Ongoing residential and mixed-use development reinforces long-term growth in the neighbourhood.

THE PINNACLE
DETAILS
121 Sreet & Jasper Avenue, Edmonton

UNIT 12060 DETAILS

Address:	12060 Jasper Avenue, Edmonton
Legal:	Plan 4423AJ, Block 20, Lot 5-10
Zoning:	MU (Mixed Use)
Available Space:	3,995 SF (+/-)
Loading:	Double Man Door
Parking:	Customer parking available on north side of tower, with street parking + Impark parking lot in close proximity
Utilities:	Tenant responsible for utilities
Additional Rent:	$11.00 / SF (2026 est.)
Base Rent:	$19.00 / SF



3,995 SF (+/-) fronting Jasper Avenue

POPULATION*
222,938

DAYTIME POPULATION*
330,780

AVERAGE HOUSEHOLD INCOME*
$108,986

VPD (JASPER AVENUE)*
22,666
VPD (121 STREET)*
2,600
***5KM RADIUS**

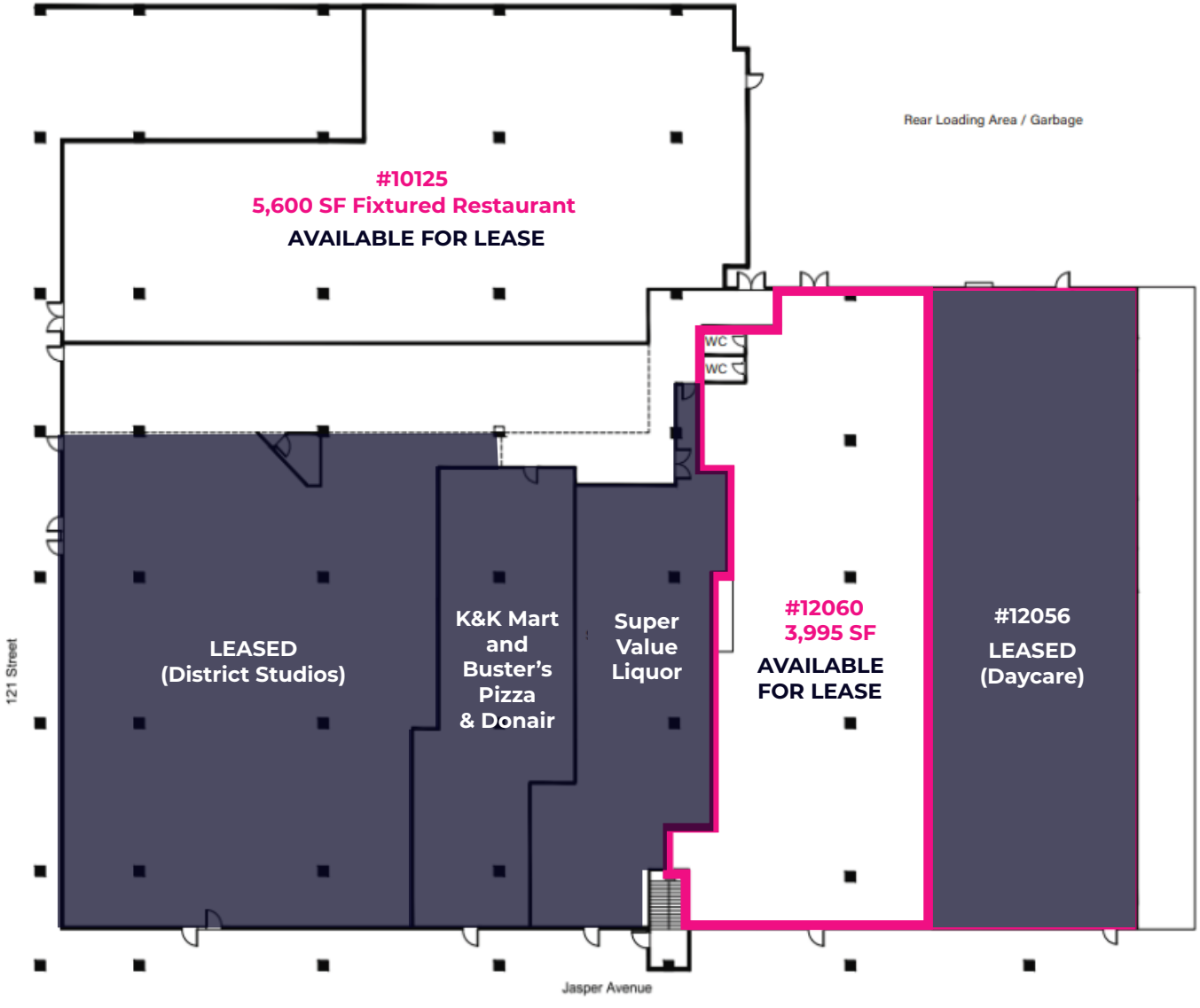
- Open concept floorplan with high ceilings, 2 washrooms and HVAC ducting throughout
- Join nearby businesses including District Studios, VA Caffe, Olia Restaurant, K&K Mart & Buster's Pizza & Donair and Value Liquor Hub
- 1 block from the Oliver Exchange Building and OEX 2
- High vehicle and pedestrian traffic – fronting Jasper Avenue
- Excellent opportunity for retailers, specialty food services, indoor recreation, community gym and medical users

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THE PINNACLE
FLOOR PLAN
121 Sreet & 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. **Property details** provided are for general informational purposes only and may be subject to change without notice. While efforts are made to ensure accuracy, all information—including features, power, dimensions, availability, and other details —should be independently verified. Prospective tenants or buyers are advised to confirm all details directly with the property owner, landlord, or authorized representative before making any decisions.

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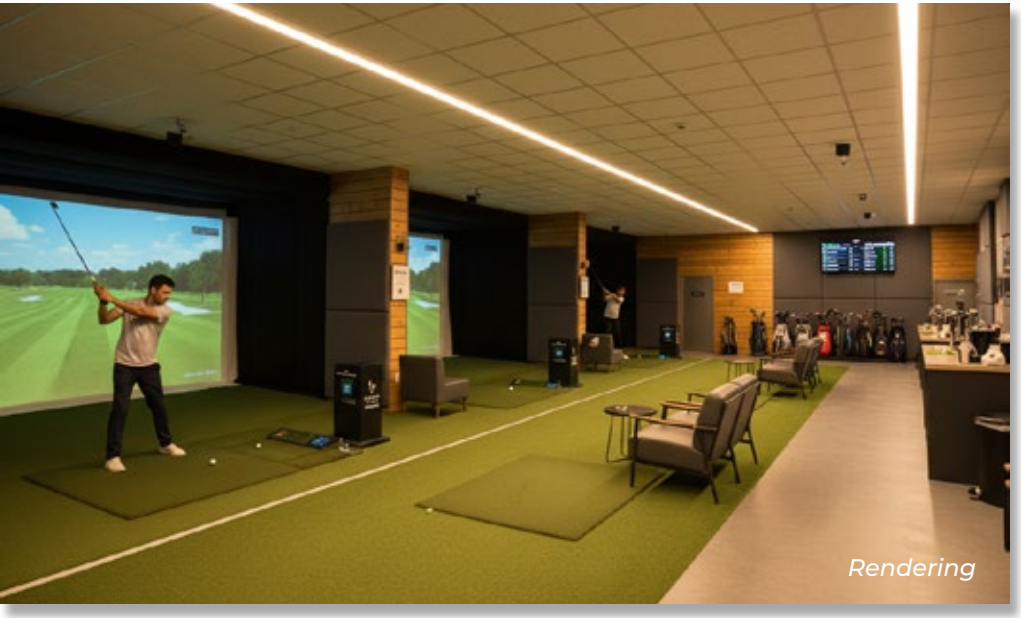
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Indoor Recreation & Entertainment



Speciality Food Service



Community Gym



3,995 SF (+/-) Unit Available