

OFFICE SPACE FOR LEASE WITH COMPETITIVE RENTS

SHORT TERM MOVE IN READY SUITES WITH FLEXIBLE OFFICE LAYOUTS

FOR LEASE

# THE DEVONIAN BUILDING

11150 Jasper Avenue,  
Edmonton, AB



WiredScore  
SILVER



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# PROPERTY HIGHLIGHTS & IDEAL USES



SHORT TERM LEASES AVAILABLE



LEED GOLD CERTIFIED BUILDING  
& WIREScore SILVER BUILDING



FLEXIBLE AND AFFORDABLE  
OFFICE SPACE



AMPLE ADDITIONAL PARKING AVAILABLE



SECURE BIKE PARKING  
AND SHOWER FACILITIES



INCREASED FREQUENCY OF  
JANITORIAL AND CLEANING SERVICES  
IN THE BUILDING TO HELP PREVENT  
THE SPREAD OF COVID-19



# PROPERTY DETAILS

## MUNICIPAL ADDRESS

11150 Jasper Avenue, Edmonton AB

## LEGAL DESCRIPTION

Lot 89-92; Block 11; Plan NB

## ZONING

CO - Commercial Office Zone

## NEIGHBOURHOOD

Oliver

## AVAILABILITIES

Flexible areas available  
on the 2<sup>nd</sup> & 3<sup>rd</sup> floor



**POSSESSION DATE**  
Immediately

**TERM OF LEASE**  
Month to Month to  
3 years

**GROSS RATE**  
\$30.00 per SF

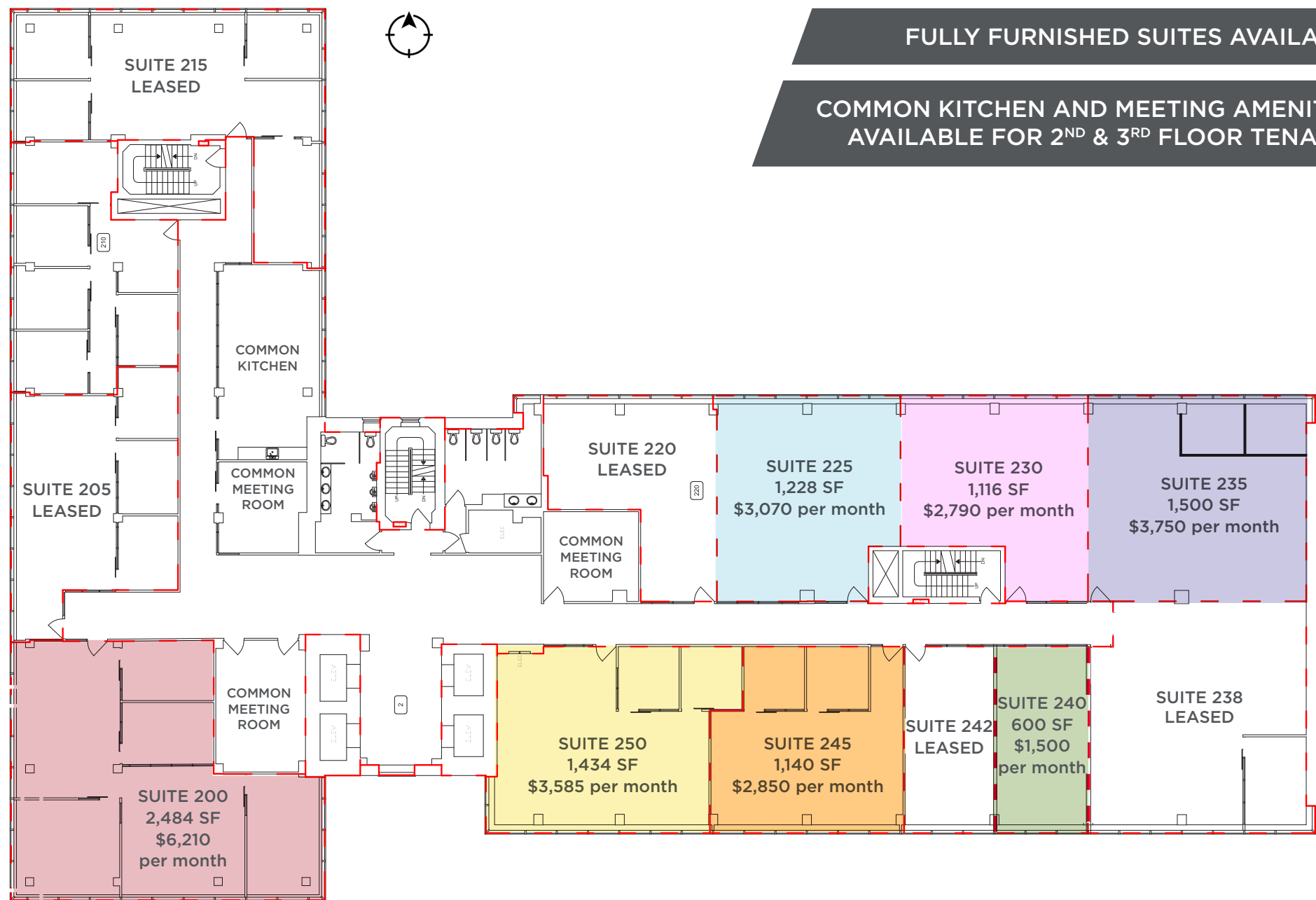
**OPERATING COSTS**  
Included in gross rate

**INDUCEMENTS**  
Negotiable

**PARKING**  
Ample surface and underground



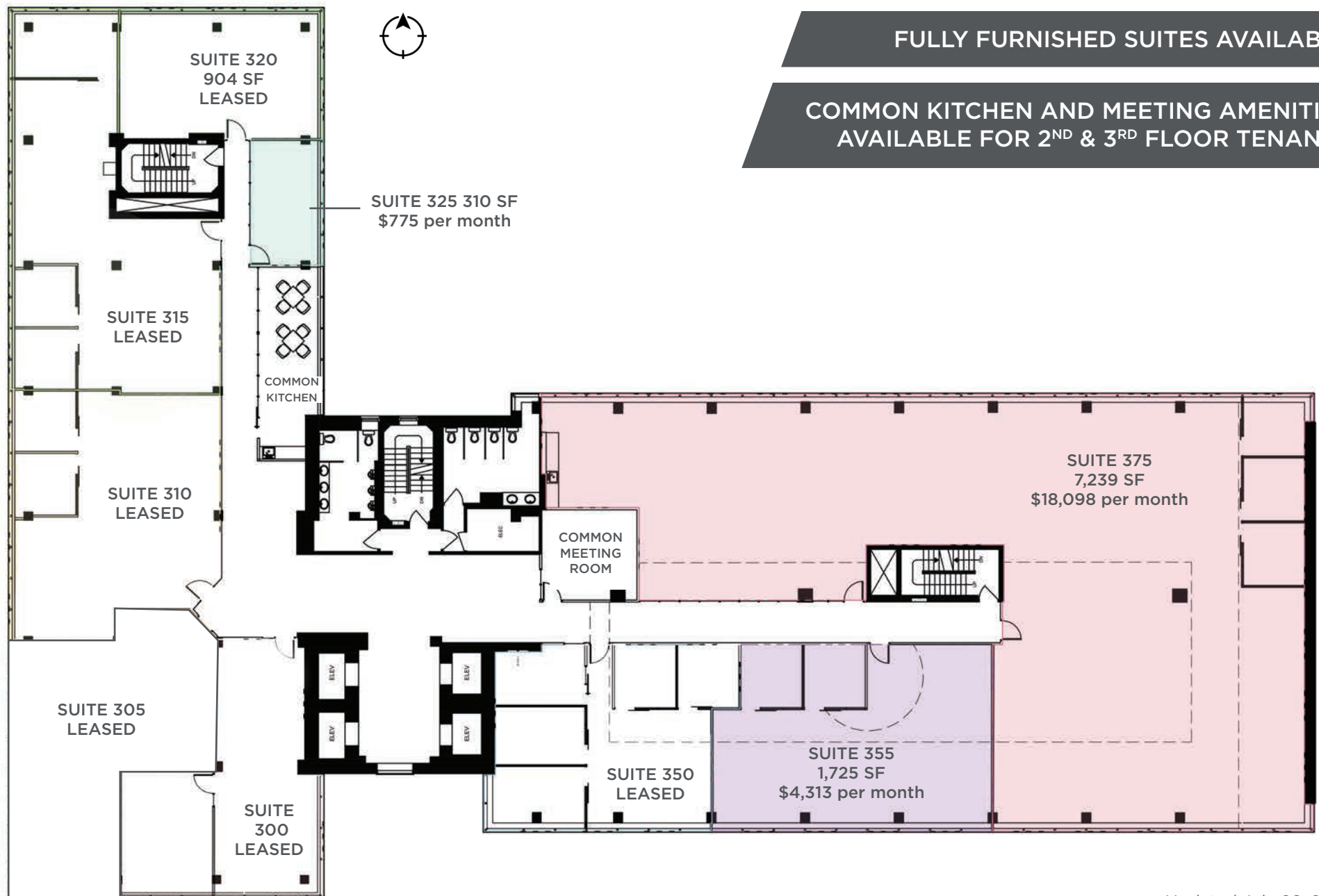
# SECOND FLOOR PLAN



FULLY FURNISHED SUITES AVAILABLE

COMMON KITCHEN AND MEETING AMENITIES AVAILABLE FOR 2<sup>ND</sup> & 3<sup>RD</sup> FLOOR TENANTS

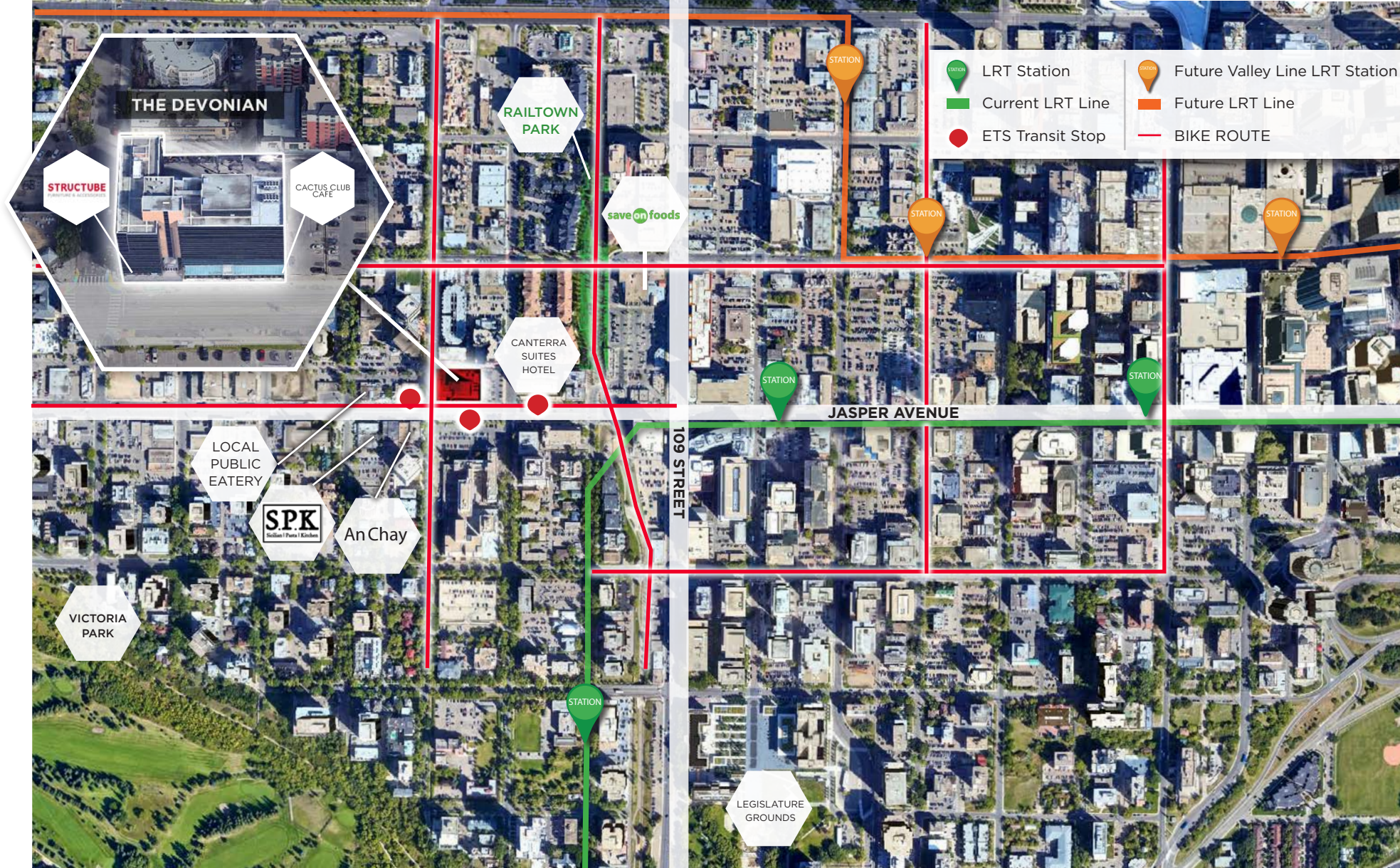
# THIRD FLOOR PLAN



FULLY FURNISHED SUITES AVAILABLE

COMMON KITCHEN AND MEETING AMENITIES  
AVAILABLE FOR 2<sup>ND</sup> & 3<sup>RD</sup> FLOOR TENANTS





## PROPERTY HIGHLIGHTS

- Move-in ready opportunities utilizing high quality demountable wall systems providing the ability to quickly customize suites to fit tenant requirements
- Common boardrooms and kitchen available for use by tenants on the 2<sup>nd</sup> & 3<sup>rd</sup> floor
- Flexible term and layouts for a variety of tenant uses
- Well positioned on Jasper Avenue providing excellent exposure, quick access in and out of downtown and ample restaurant and retail amenities within walking distance
- Cactus Club Cafe located on the main floor
- Professionally owned and managed by Canterra Developments Corp.





## THE DEVONIAN

MOVE-IN READY OFFICE SPACE

FOR LONG TERM LEASE INFORMATION PLEASE CONTACT ASSOCIATES



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