



WiredScore
SILVER



FOR LEASE

THE DEVONIAN BUILDING

11150 Jasper Avenue,
Edmonton, AB

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PROPERTY HIGHLIGHTS & IDEAL USES



FLEXIBLE



LEED GOLD CERTIFIED BUILDING
& WIREScore SILVER BUILDING



AMPLE ADDITIONAL PARKING AVAILABLE



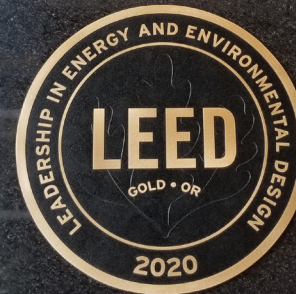
SECURE BIKE PARKING
AND SHOWER FACILITIES



LONG TERM LEASES AVAILABLE



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

Floor 4: 8,147 SF

Floor 5: 8,148 SF - 18,331 SF

Floors 8, 9, 10 - Full floors available
(18,241 SF, 18,209 SF, and 18,048 SF
respectively)



POSSESSION DATE

Immediately

TERM OF LEASE

Long Term

BASIC RENT

Market

OPERATING COSTS

\$13.12 per SF
plus in-suite janitorial

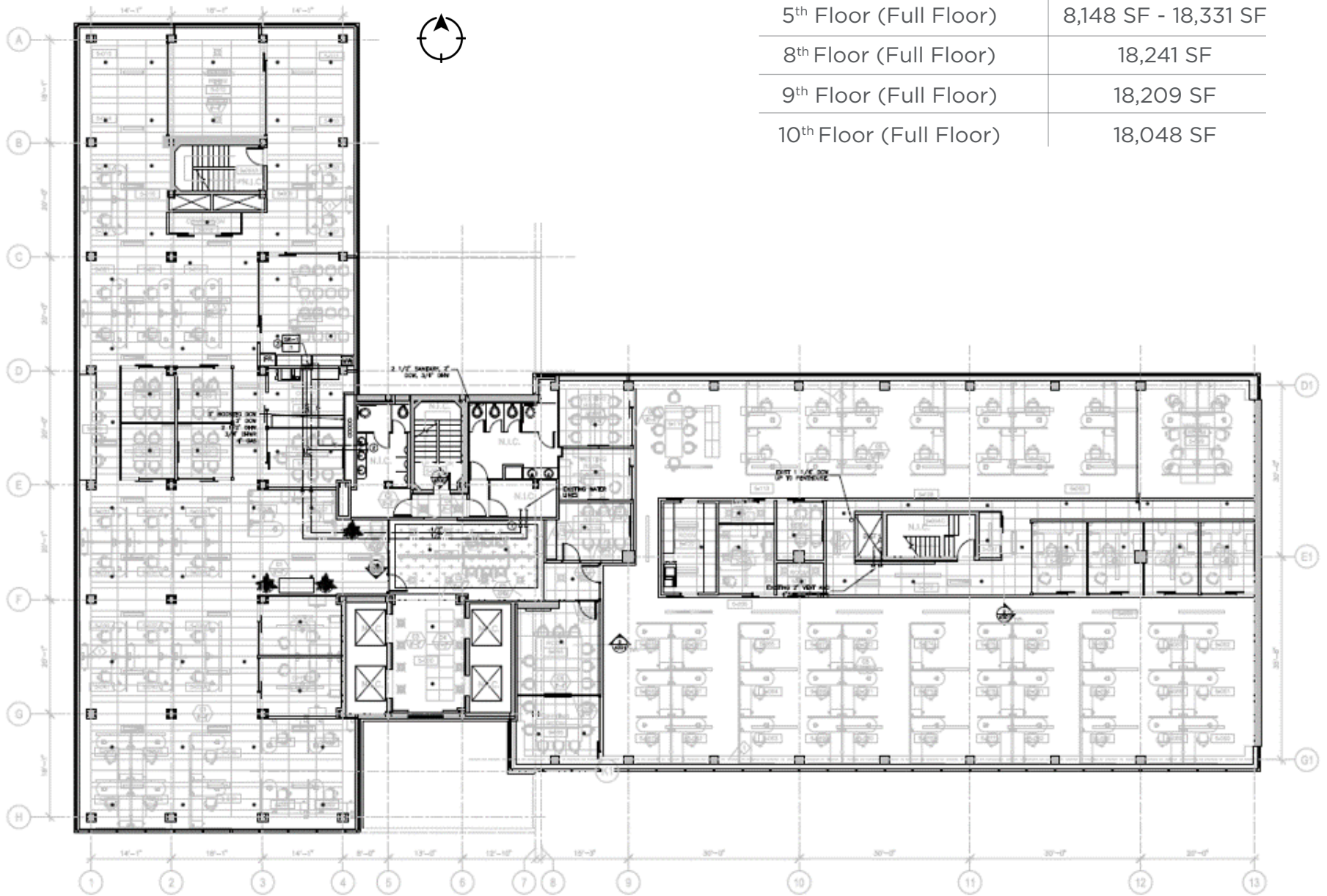
INDUCEMENTS

Negotiable

PARKING

Ample surface and underground

FULL FLOOR PLAN



Available Space	Size
4 th Floor (West Tower)	8,147 SF
5 th Floor (Full Floor)	8,148 SF - 18,331 SF
8 th Floor (Full Floor)	18,241 SF
9 th Floor (Full Floor)	18,209 SF
10 th Floor (Full Floor)	18,048 SF

- Cactus Club Cafe located on the main floor
- Professionally owned and managed by Canterra Developments Corp.



MOVE-IN READY OFFICE SPACE

FLEXIBLE AND CREATIVE LEASE TERMS AVAILABLE



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