



WiredScore  
SILVER



FOR LEASE

# THE DEVONIAN BUILDING

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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

Floor 8 (West Tower): 8,147 SF

Floors 9, 10 - Full floors available  
(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

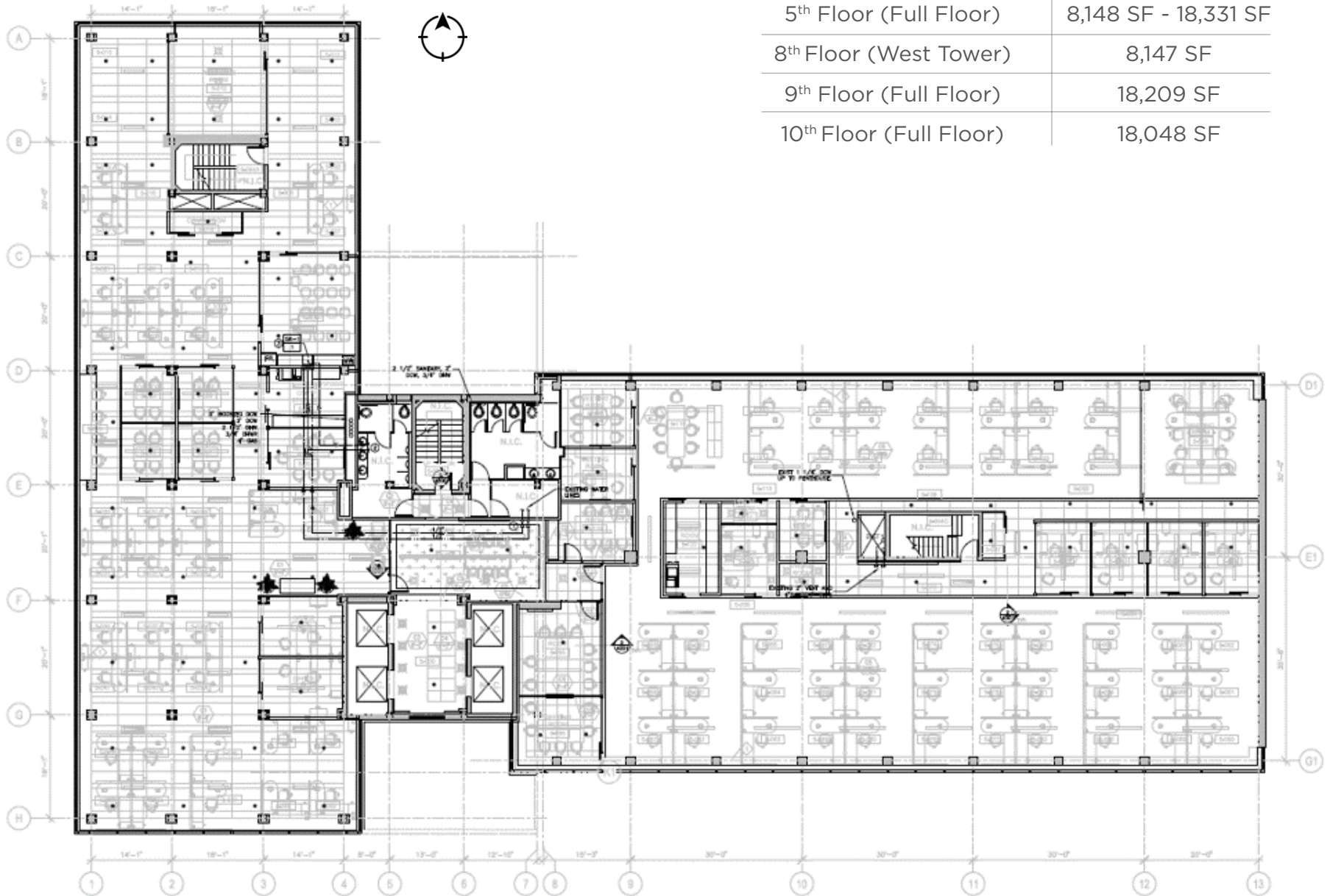
Negotiable

## PARKING

Ample surface and underground

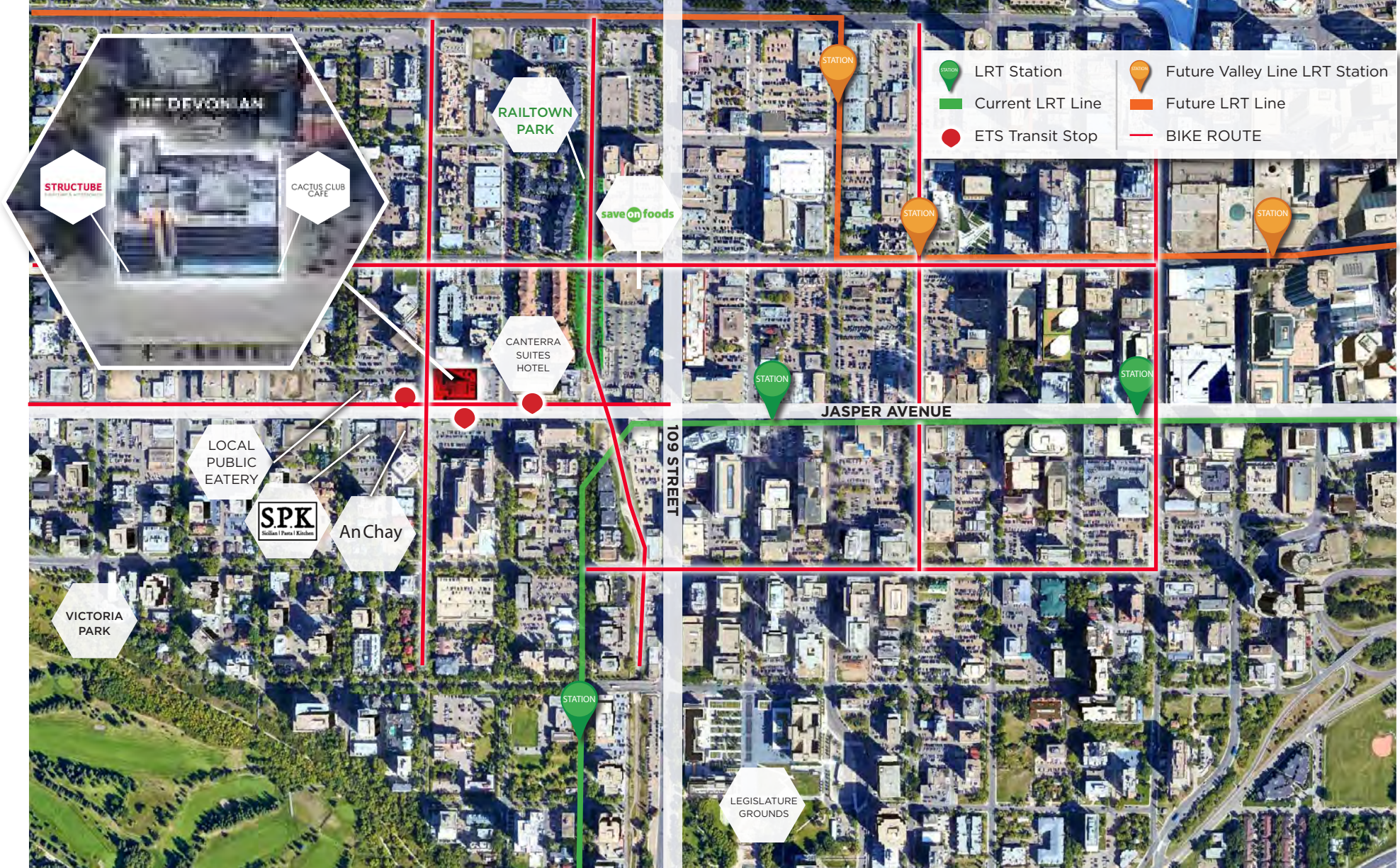


# FULL FLOOR PLAN



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





## 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 second 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

FLEXIBLE AND CREATIVE LEASE TERMS AVAILABLE



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