

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



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CACTIUS CLUB CAFE

STRUCTUBE

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



PROPERTY DETAILS

MUNICIPAL ADDRESS

11150 Jasper Avenue, Edmonton AB

LEGAL DESCRIPTION

Lot 89-92; Block 11; Plan NB

ZONING

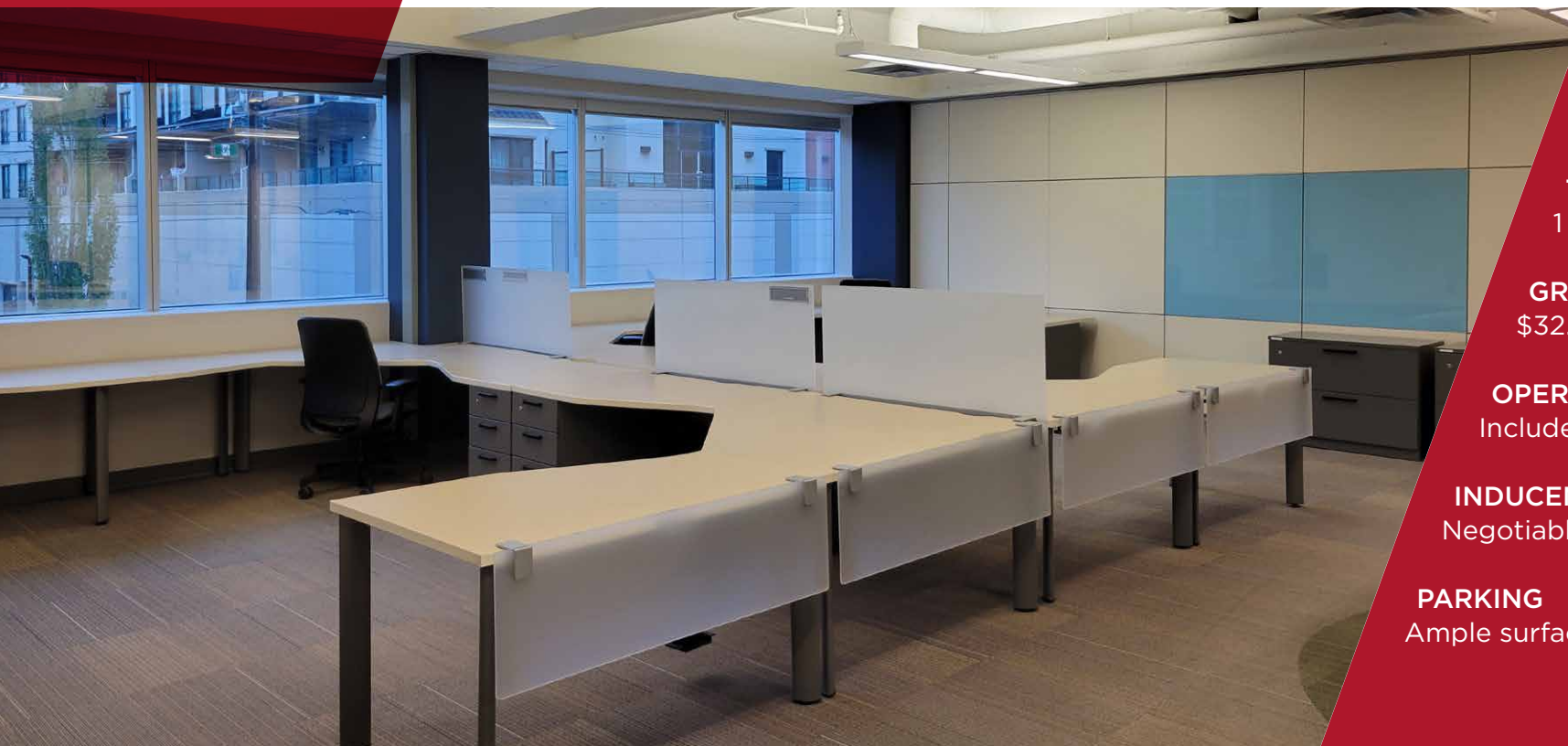
CO - Commercial Office Zone

NEIGHBOURHOOD

Oliver

AVAILABILITIES

Flexible areas available
on the 2nd, 3rd & 5th floor



POSSESSION DATE
Immediately

TERM OF LEASE
1 to 5 years

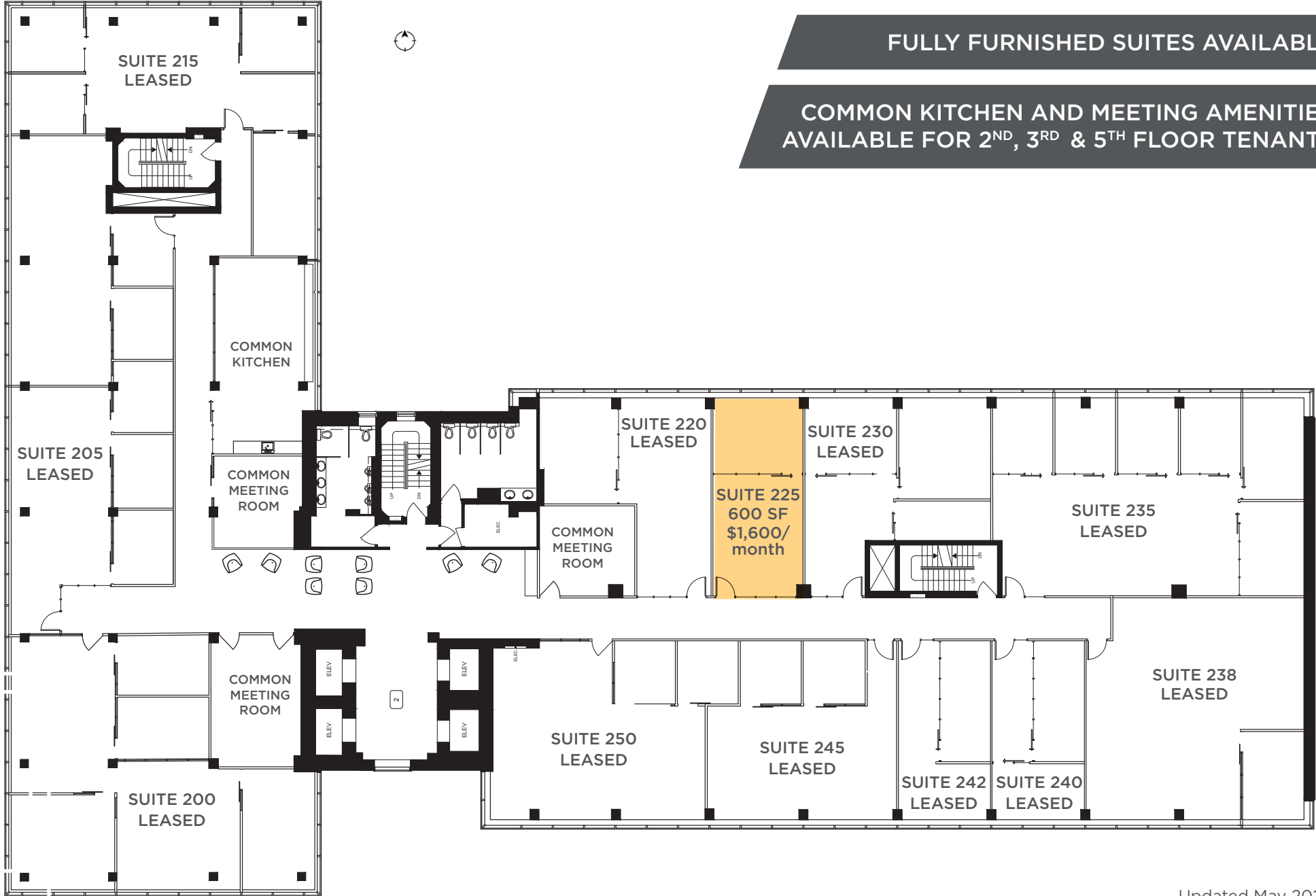
GROSS RATE
\$32.00 per SF

OPERATING COSTS
Included in gross rate

INDUCEMENTS
Negotiable

PARKING
Ample surface and underground

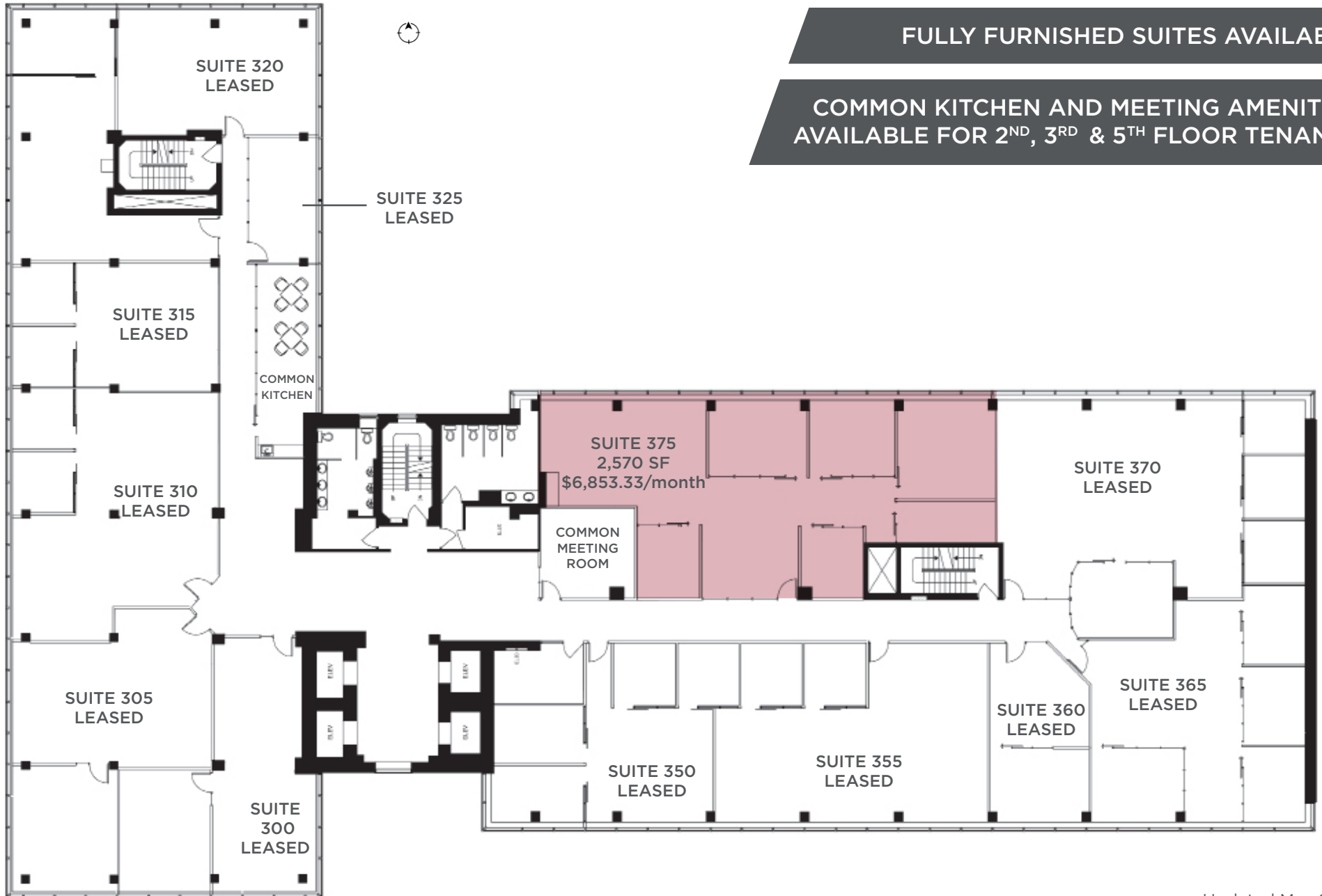
SECOND FLOOR PLAN



FULLY FURNISHED SUITES AVAILABLE

COMMON KITCHEN AND MEETING AMENITIES AVAILABLE FOR 2ND, 3RD & 5TH FLOOR TENANTS

THIRD FLOOR PLAN



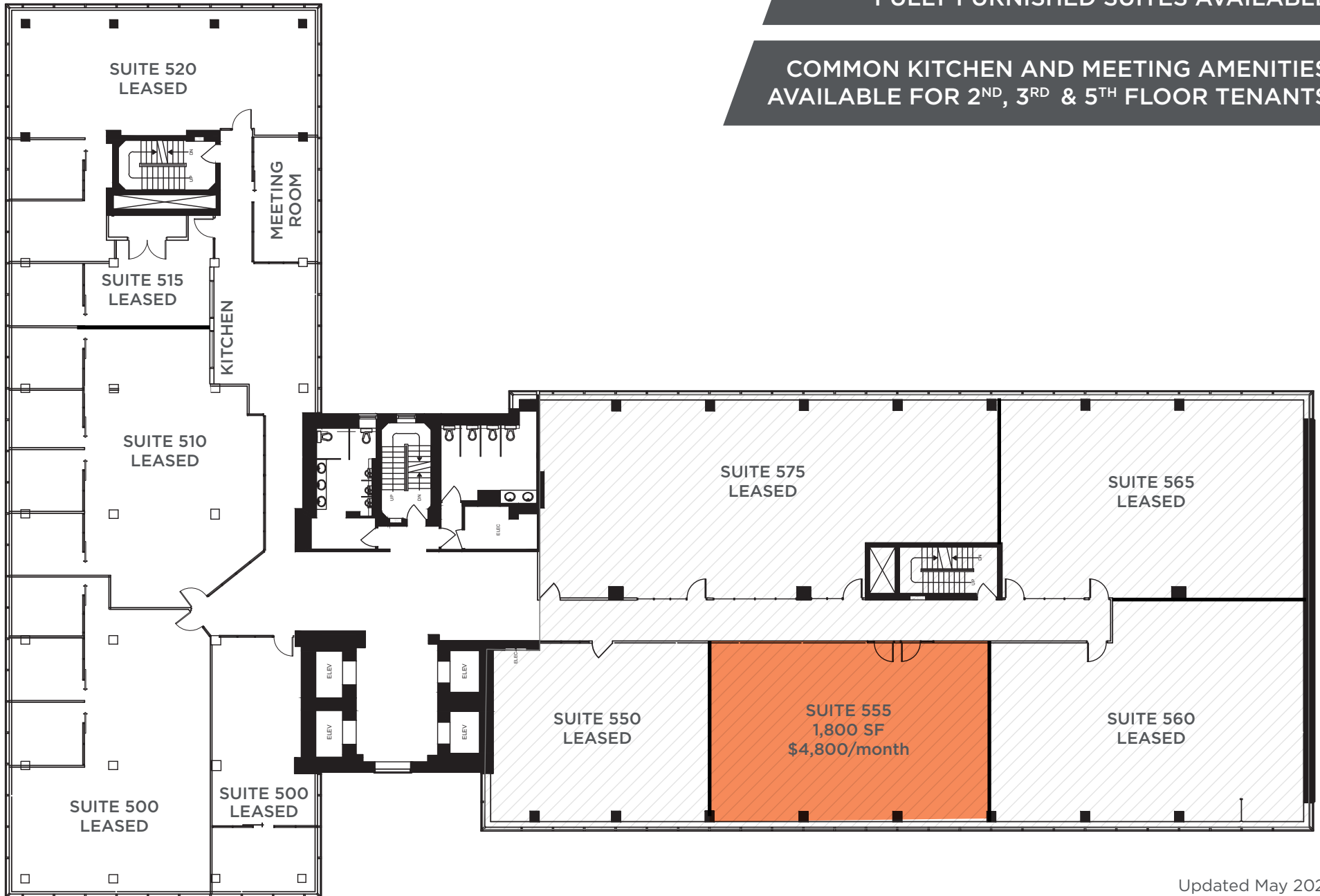
FULLY FURNISHED SUITES AVAILABLE

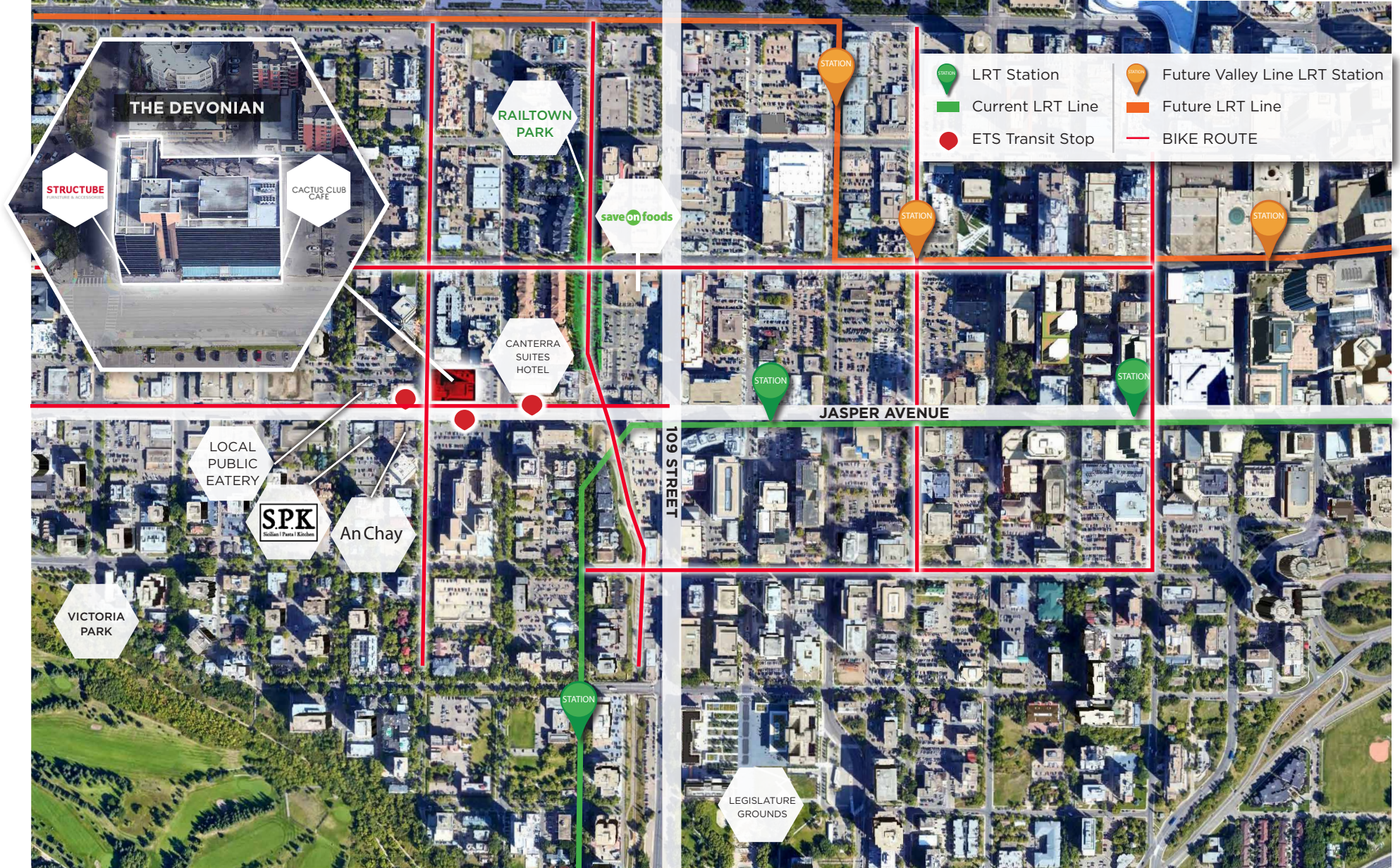
COMMON KITCHEN AND MEETING AMENITIES AVAILABLE FOR 2ND, 3RD & 5TH FLOOR TENANTS

FIFTH FLOOR PLAN

FULLY FURNISHED SUITES AVAILABLE

COMMON KITCHEN AND MEETING AMENITIES
AVAILABLE FOR 2ND, 3RD & 5TH 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 2nd, 3rd & 5th 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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