

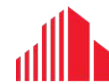
MOVE IN READY SUITES WITH FLEXIBLE OFFICE LAYOUTS

FULLY FURNISHED SUITES AVAILABLE

FOR LEASE

THE DEVONIAN

11150 JASPER AVENUE



CUSHMAN &
WAKEFIELD
Edmonton



WiredScore
SILVER

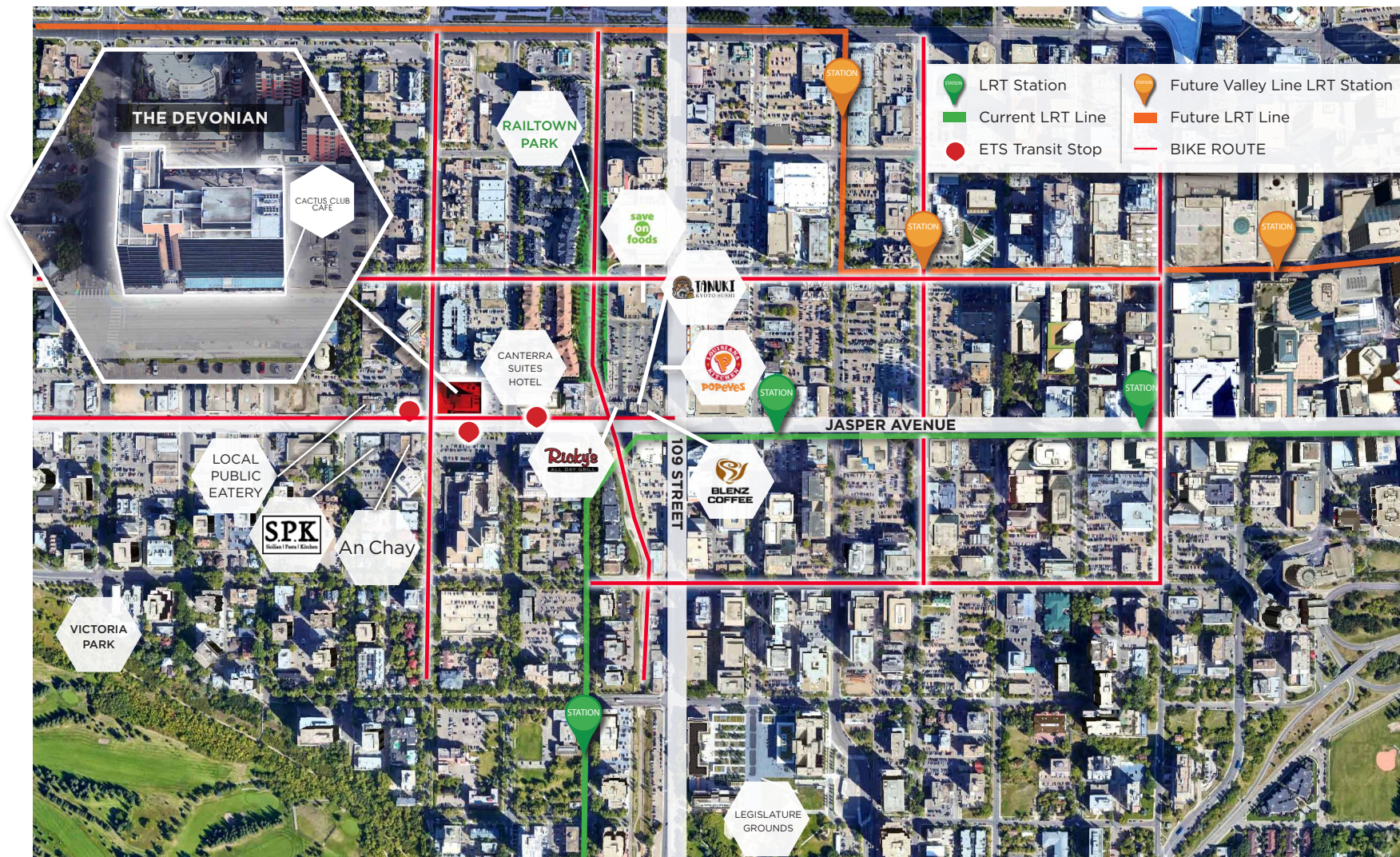


THE DEVONIAN

Property Highlights

Included in Gross Rate: Access to six (6) common boardrooms, four (4) common kitchens, three (3) common coffee areas, fitness room, bike storage and shower facilities

- Flexible term lengths available
- 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 main floor
- Ample surface and underground parking
- On-site security
- Professionally owned and managed by Canterra Developments Corp.



PROPERTY DETAILS

THE DEVONIAN

MUNICIPAL ADDRESS:	11150 Jasper Avenue, Edmonton AB
AVAILABILITIES:	Co-suiting program available on the 2nd, 3rd, 5th and 9th floors
POSSESSION DATE:	Immediately
TERM OF LEASE:	1-5 year terms
GROSS RATE:	\$33.00 PSF inclusive of all operating costs and in-suite janitorial
INDUCEMENTS:	Turnkey to building standard
PARKING:	Combined 1.7 stalls per 1,000 SF Under-ground and Surface parking available at market rates. Additional parking available on a month-month basis

SECOND FLOOR BREAKOUT ROOM



SECOND FLOOR KITCHENETTE



SECOND FLOOR BOARDROOM



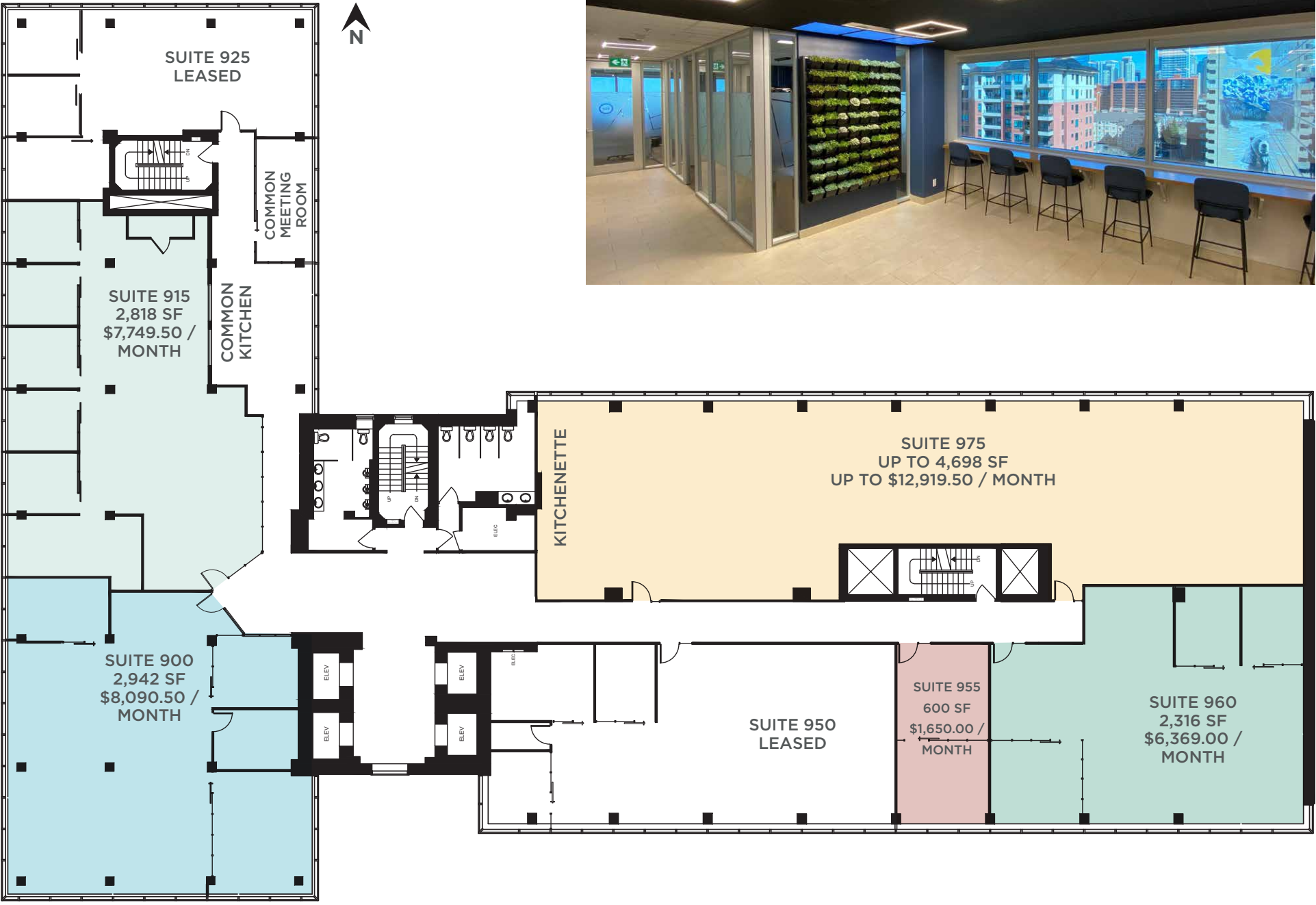
SECOND FLOOR LOBBY



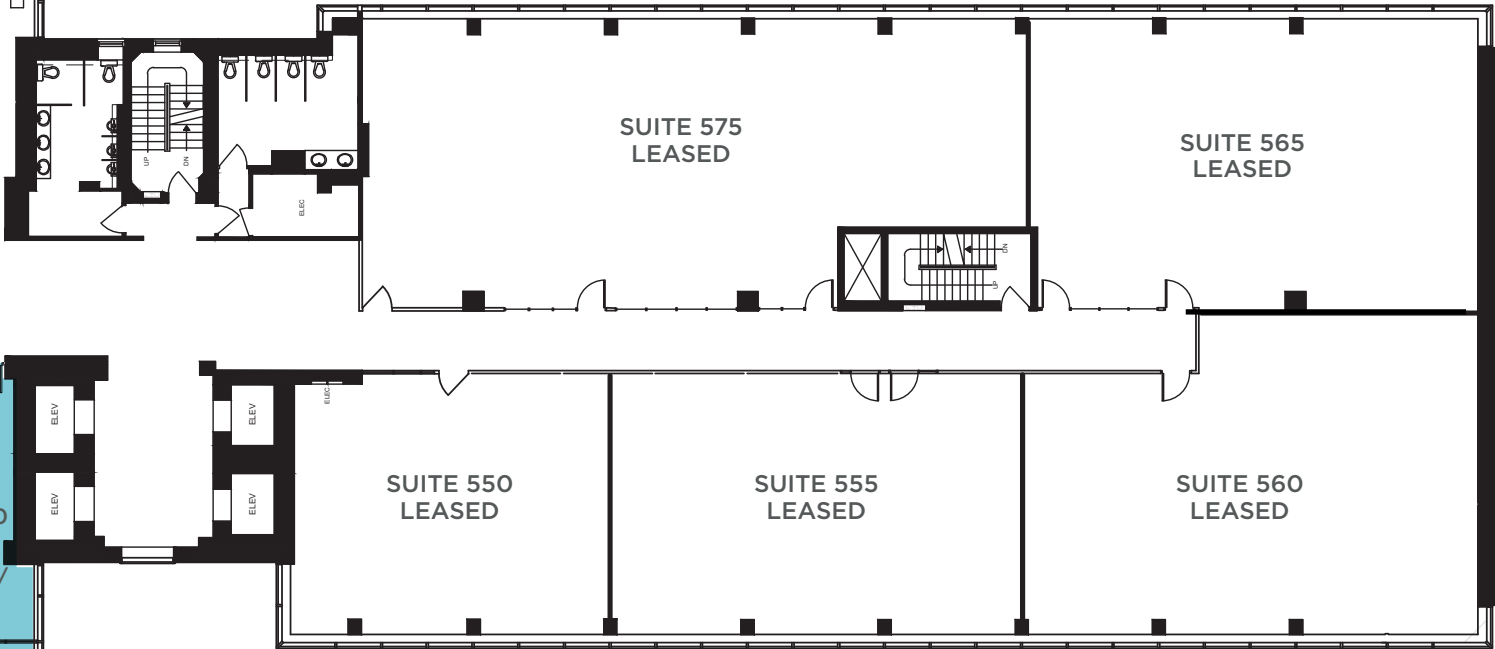
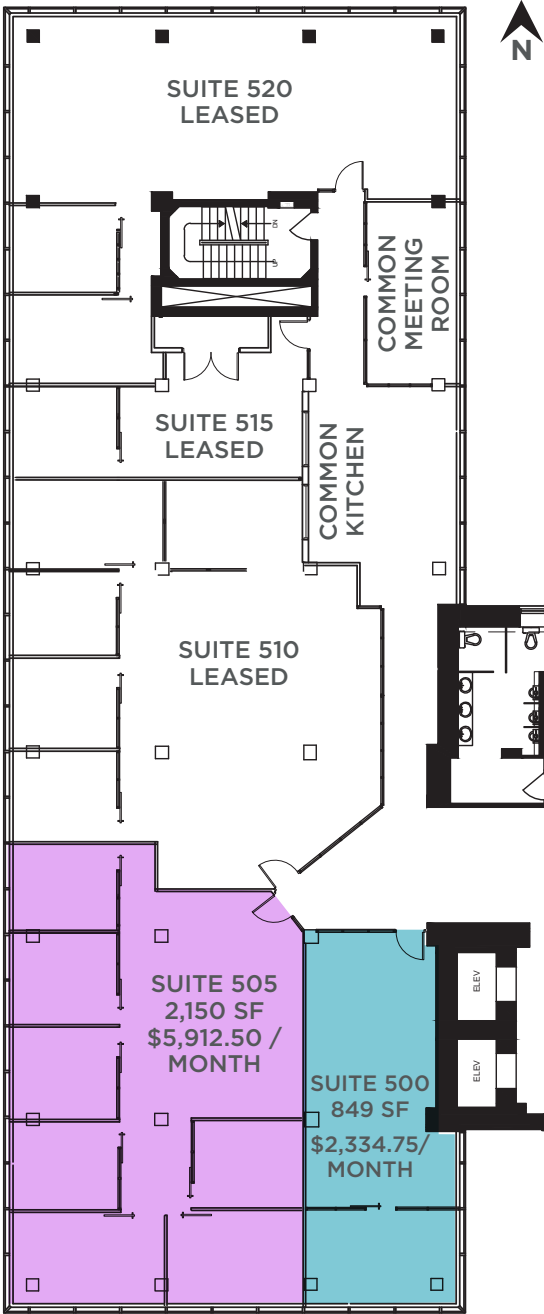
SUITE 960



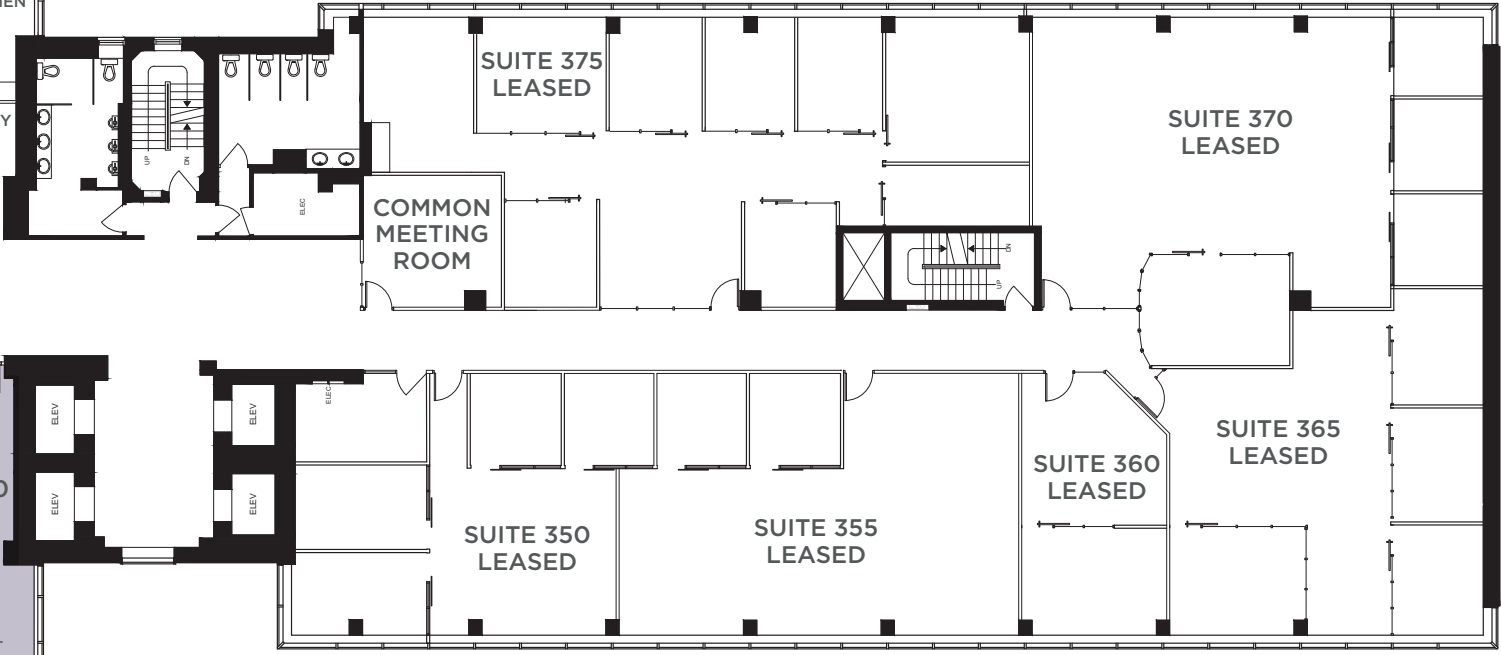
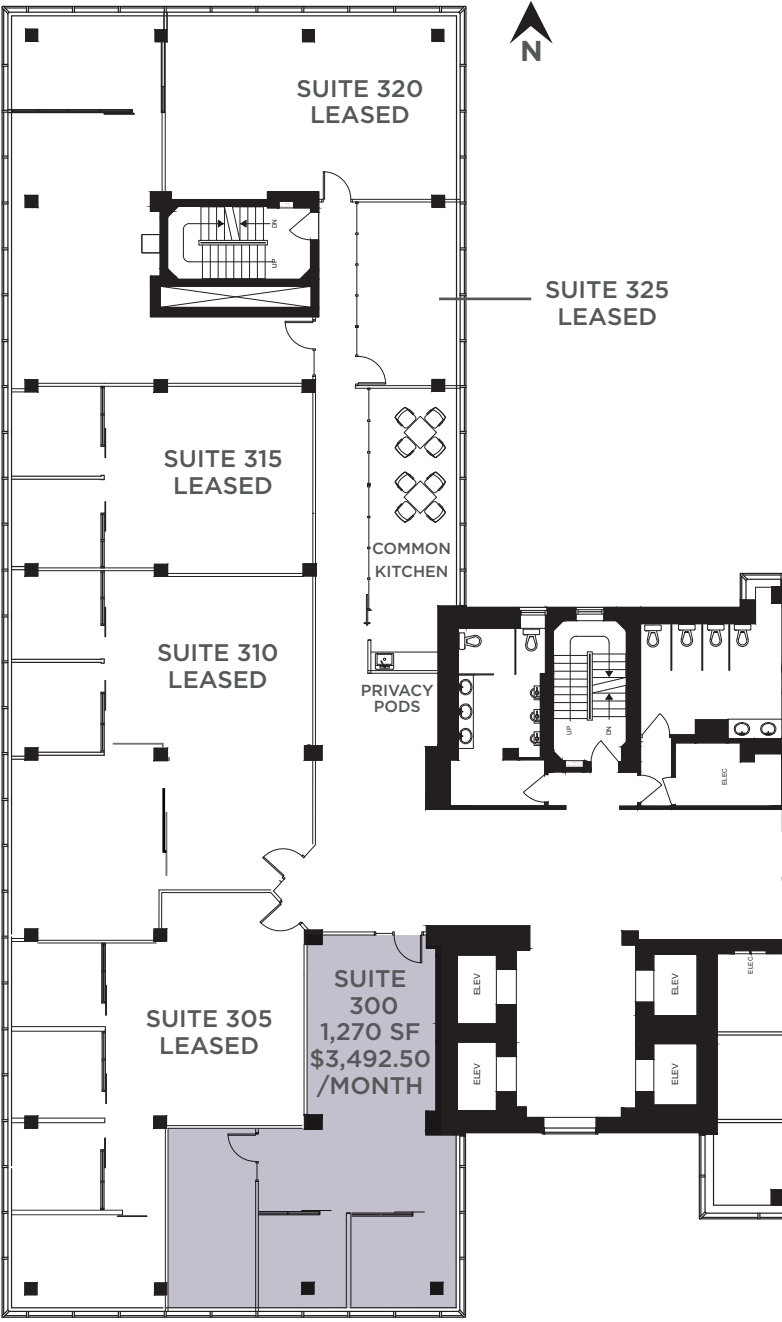
NINTH FLOOR PLAN



FIFTH FLOOR PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN





THE DEVONIAN

FOR MORE INFORMATION, CONTACT:

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MOVE-IN READY OFFICE SPACE

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