

FOR LEASE

THE DEVONIAN BUILDING

11150 Jasper Avenue,
Edmonton, AB

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STRUCTUBE

CACTUS CLUB CAFE

PROPERTY HIGHLIGHTS & IDEAL USES



FLEXIBLE



LEED GOLD CERTIFIED BUILDING



AMPLE ADDITIONAL PARKING AVAILABLE



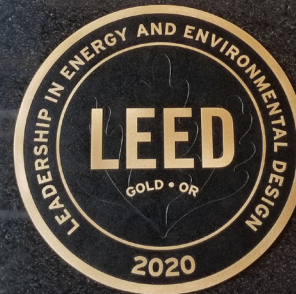
SECURE BIKE PARKING
AND SHOWER FACILITIES



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 3: 3,000 SF - 18,350 SF

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
Month to Month to
Long Term

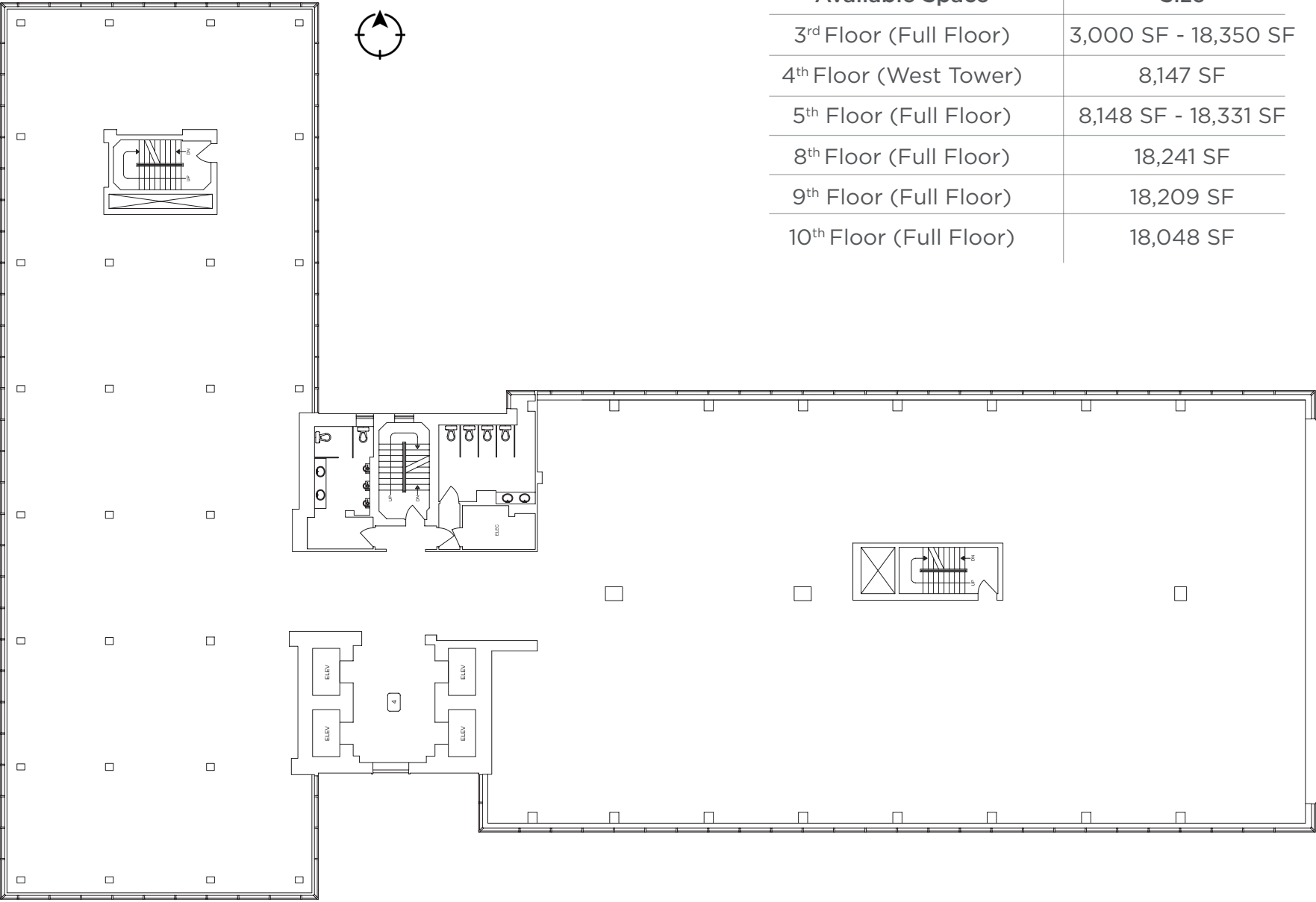
BASIC RENT
Market

OPERATING COSTS
\$15.68 per SF

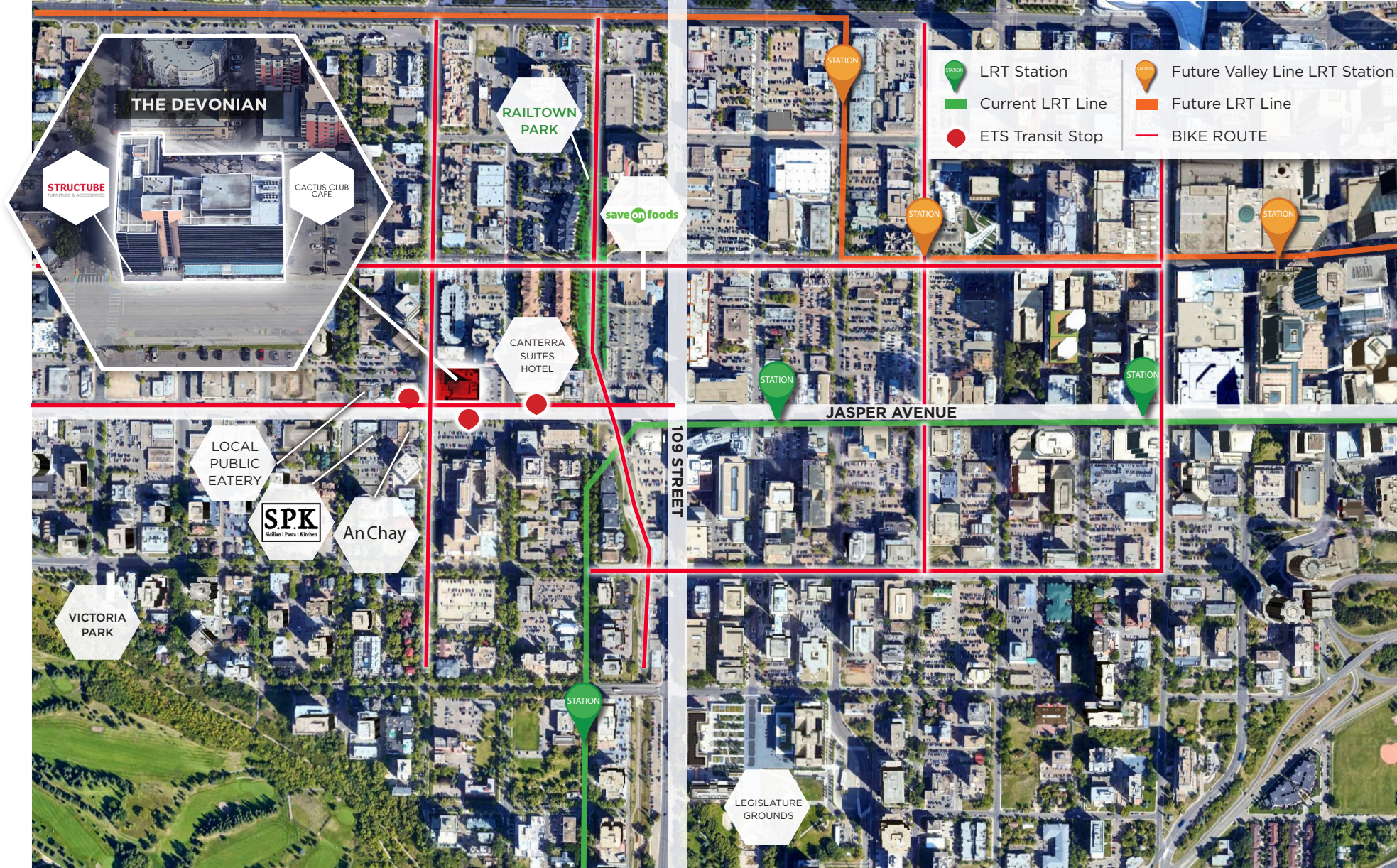
INDUCEMENTS
Negotiable

PARKING
Ample surface and underground

FULL FLOOR PLAN



Available Space	Size
3 rd Floor (Full Floor)	3,000 SF - 18,350 SF
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



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.



MOVE-IN READY OFFICE SPACE

FLEXIBLE AND CREATIVE LEASE TERMS AVAILABLE



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