

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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CACTUS 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 2<sup>nd</sup>, 3<sup>rd</sup> & 5<sup>th</sup> floor



**POSSESSION DATE**  
Immediately

**TERM OF LEASE**  
1 to 5 years

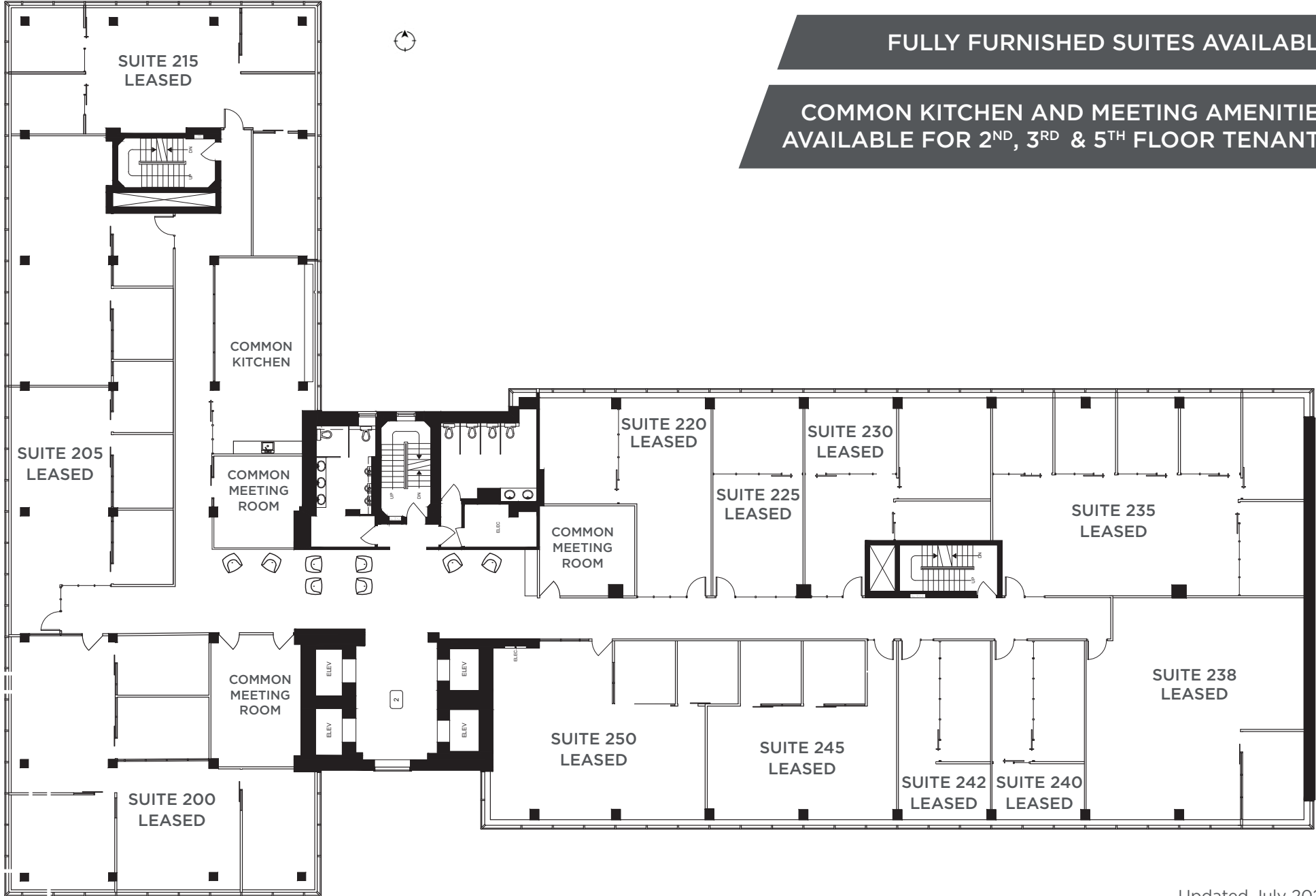
**GROSS RATE**  
\$32.00 per SF

**OPERATING COSTS**  
Included in gross rate

**INDUCEMENTS**  
Negotiable

**PARKING**  
Ample surface and underground

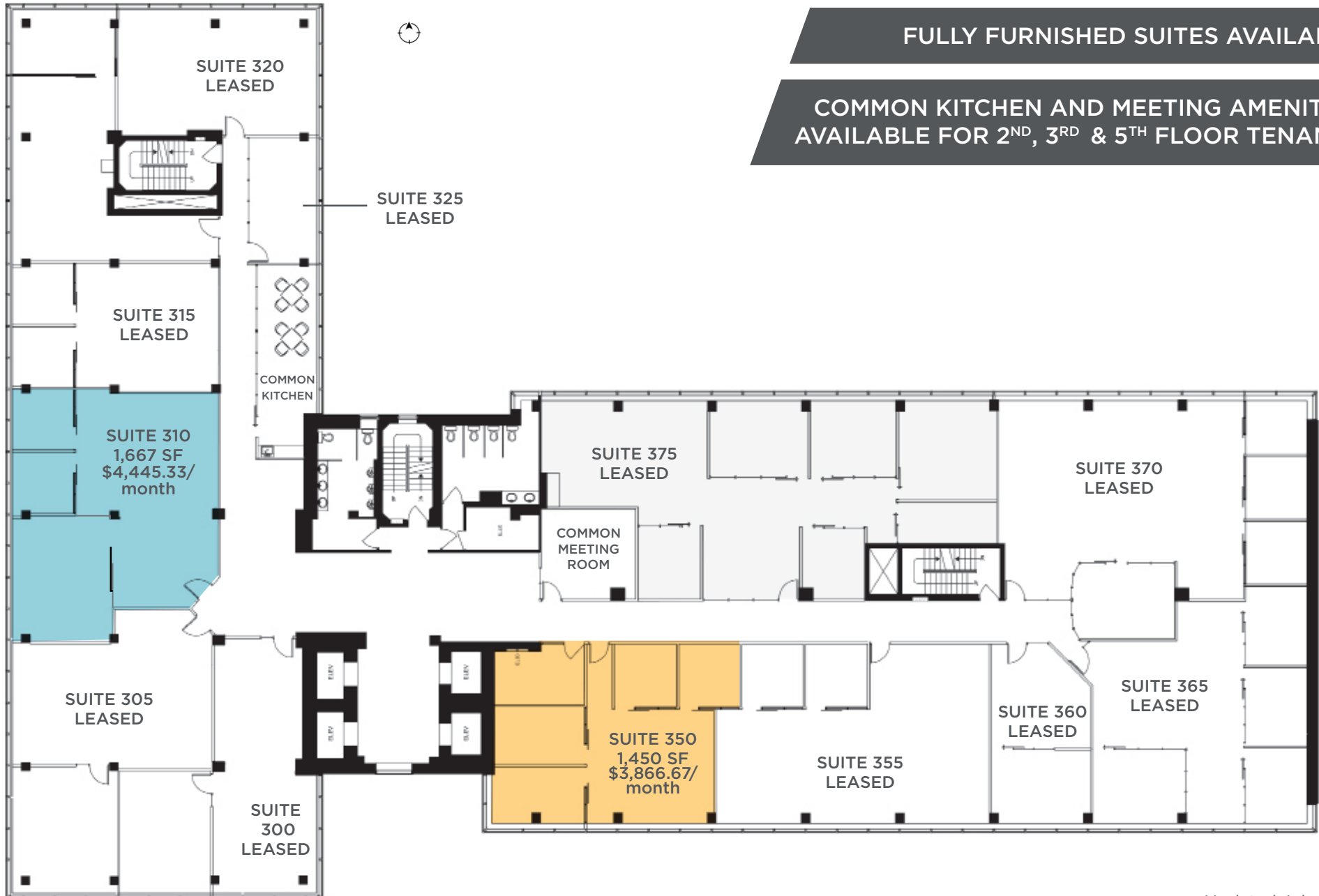
# SECOND FLOOR PLAN



**FULLY FURNISHED SUITES AVAILABLE**

**COMMON KITCHEN AND MEETING AMENITIES AVAILABLE FOR 2<sup>ND</sup>, 3<sup>RD</sup> & 5<sup>TH</sup> FLOOR TENANTS**

# THIRD FLOOR PLAN



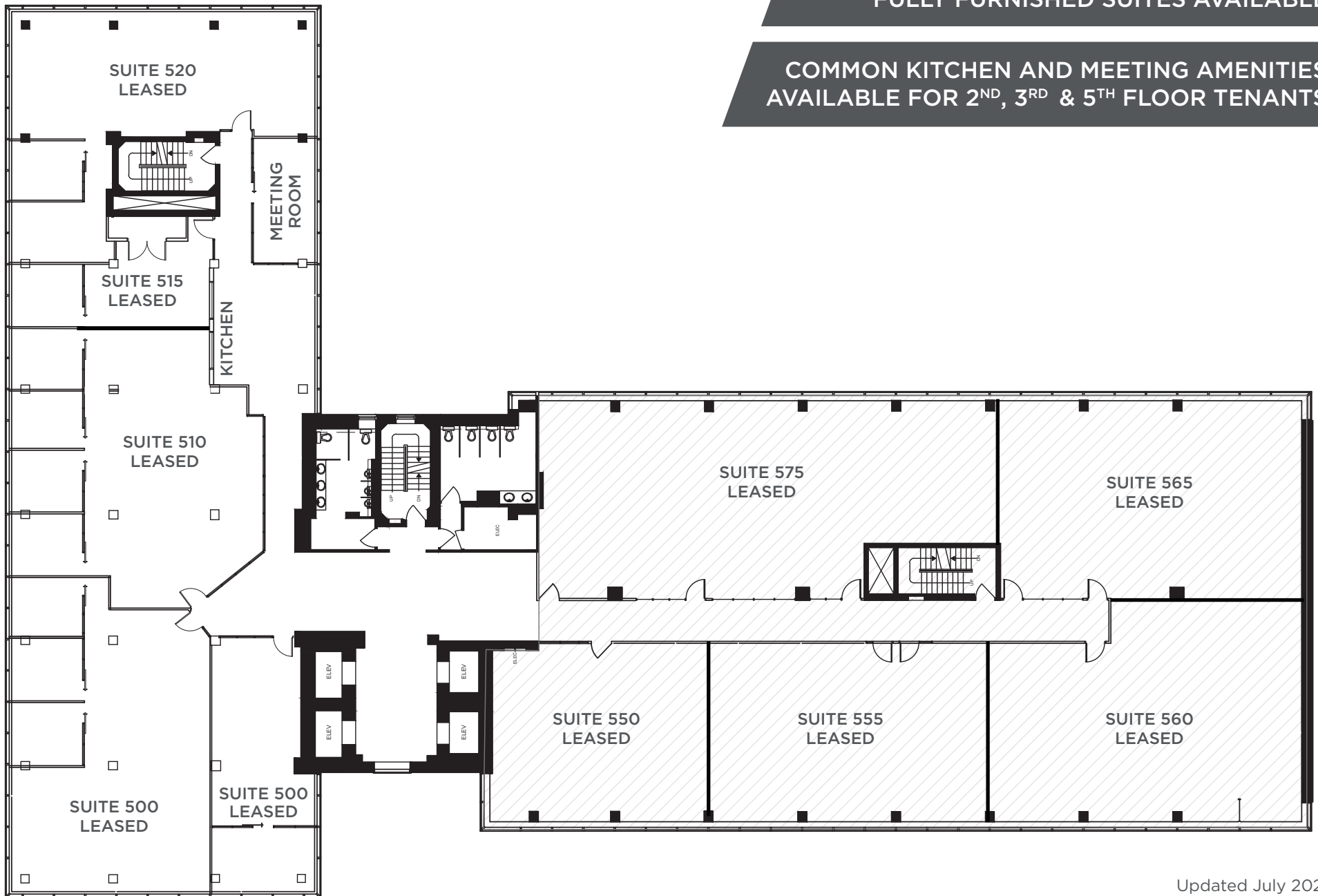
FULLY FURNISHED SUITES AVAILABLE

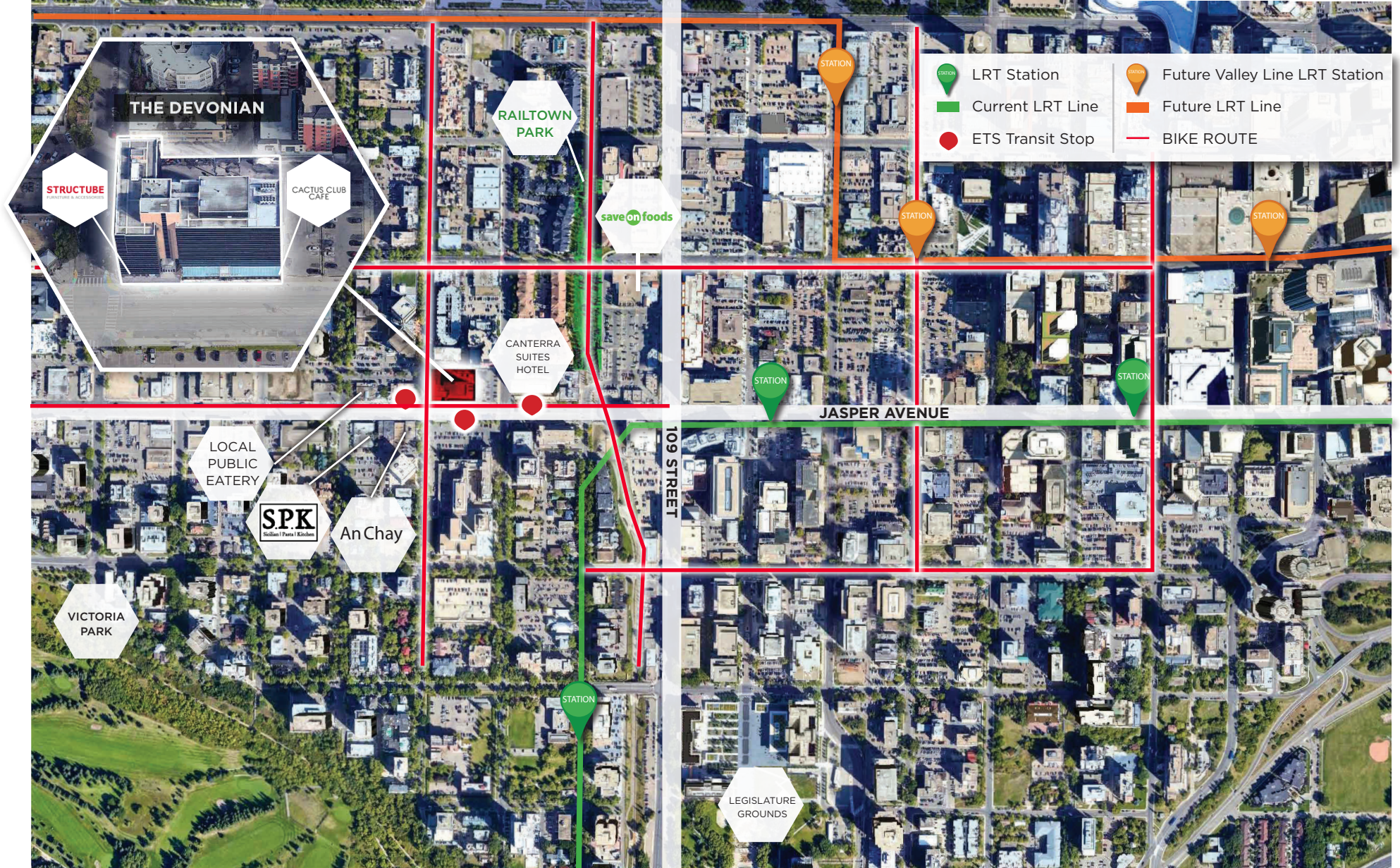
COMMON KITCHEN AND MEETING AMENITIES AVAILABLE FOR 2<sup>ND</sup>, 3<sup>RD</sup> & 5<sup>TH</sup> FLOOR TENANTS

# FIFTH FLOOR PLAN

FULLY FURNISHED SUITES AVAILABLE

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