



AICRE
COMMERCIAL

FOR LEASE

RESTAURANT | MEDICAL
PRIVATE & CO-WORK OFFICES
PRODUCTION | EVENTS
WELLNESS SPA

9666 Jasper Avenue, Edmonton

BRIGHTON BLOCK

CLICK HERE FOR
A 360 TOUR



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HIGHLIGHTS

- 6-storey Historical site in the Quarters District fully restored and transformed
- Full floor opportunities from 3,416 SF - 7,725 SF (+/-) options to combine multiple floors for more contiguous space
- Flexible demising options on each floor and co-working spaces available
- 100% Fresh Air and Separate Exhaust Air, no recirculation from other floors.
- Stunning views of the river valley and The Quarters District from each floor
- Fourth-floor river valley view patio
- Fully accessible - elevator access to all levels (including basement) with power doors
- Convenient street parking and adjacent surface parking
- Transit/cycling/pedestrian friendly
 - Multiple bus stops half a block away
 - 3 Blocks from the Central Station Metro LRT stop
 - 1 Block from two Valley Line LRT stops
 - Seven-minute walk to the core of Downtown
 - Secure bike storage



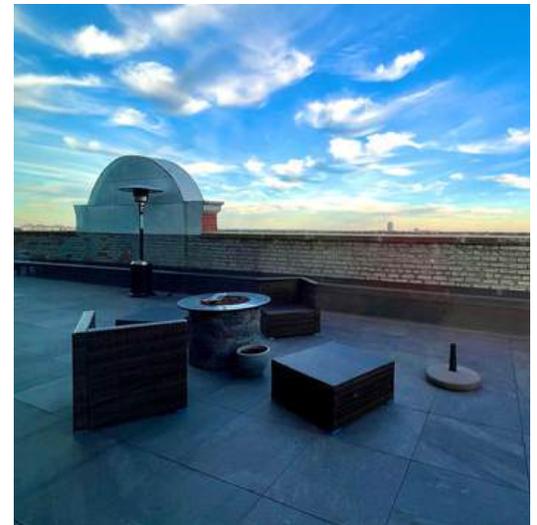
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PROPERTY DETAILS

ADDRESS:	9668 Jasper Avenue, Edmonton
LEGAL:	Plan D, Lot 2, Block 34/35
ZONING:	DC1 (Direct Development Control)
POWER:	1,200 AMP / 120/208 V / 3 Phase (TBC)
HVAC:	A/C, 100% Fresh / Separate Exhaust Air (No recirculation between floors) and Separate Exhaust Air w/ heat recovery
HEATING:	High-efficiency heat pump system
TOTAL SIZE:	40,147 SF (+/-) + 3,416 SF (+/-) Basement* (Not included in gross SF)
PARKING:	Paid street parking / Paid parking lots
UTILITIES:	Included
OPERATING COSTS:	\$8.00 / SF (Estimate)
LEASE RATE:	Contact Associate



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A 360 TOUR**



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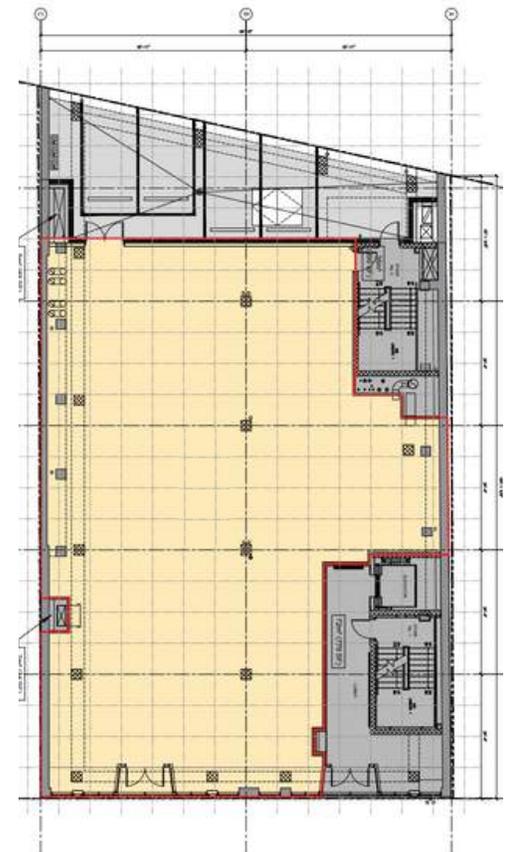


MAIN FLOOR

- TOTAL SIZE:** 5,158 SF (+/-) - Demising Options
- SIGNAGE:** Building & Ghost Signage on outer brick walls (negotiable)
- UTILITIES:** Tenant responsible for utilities (TBC)
- LEASE RATE:** Contact Associate
- INCENTIVES:** Tenant Improvement Allowance (Negotiable)

HIGH EXPOSURE MAIN FLOOR

- Ideal for a restaurant, casual food services, retail, market or personal services
- Historical store front lobby space available for lease
- High-exposure building signage opportunity
- Exposed brick interior
- Floor-to-ceiling windows fronting Jasper Avenue
- Across the street from the Edmonton Convention Center / River Valley
- Ready for tenant fixturing
- Upgraded power / HVAC and mechanical systems



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MAIN FLOOR

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2ND FLOOR

2ND - 3RD FLOORS

TOTAL SIZE:

SECOND FLOOR 7,725 SF (+/-) - Demising Options

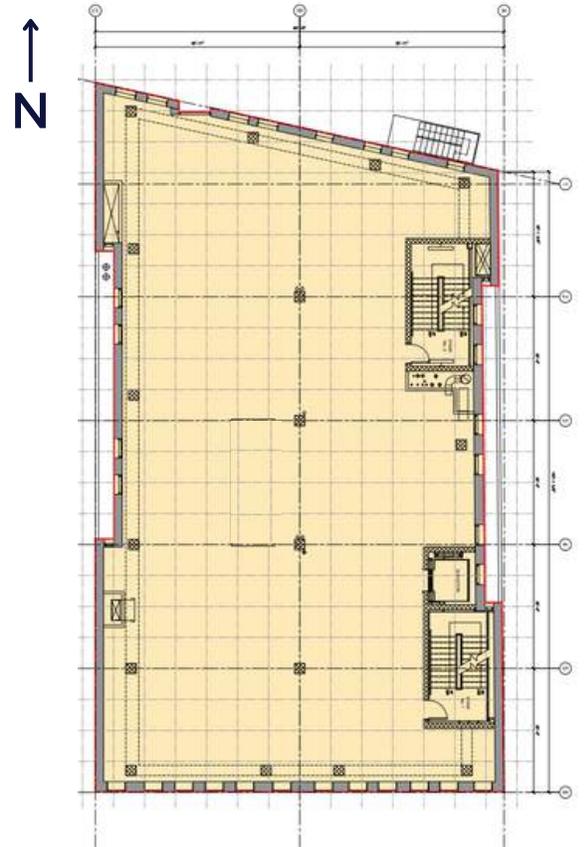
THIRD FLOOR 7,725 SF (+/-) - Demising Options

SIGNAGE: Building & Ghost Signage on outer brick walls (negotiable)

UTILITIES: Tenant responsible for utilities (TBC)

LEASE RATE: Contact Associate

INCENTIVES: Tenant Improvement Allowance (Negotiable)



JASPER AVENUE

READY FOR TENANT FIXTURING

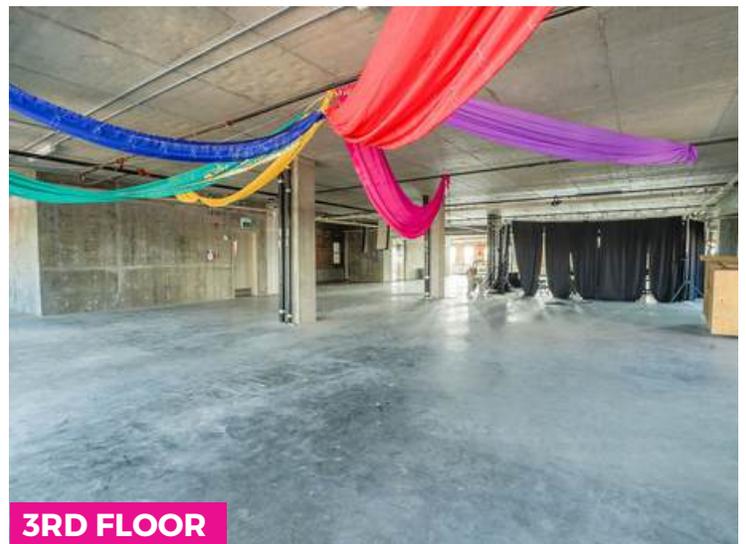
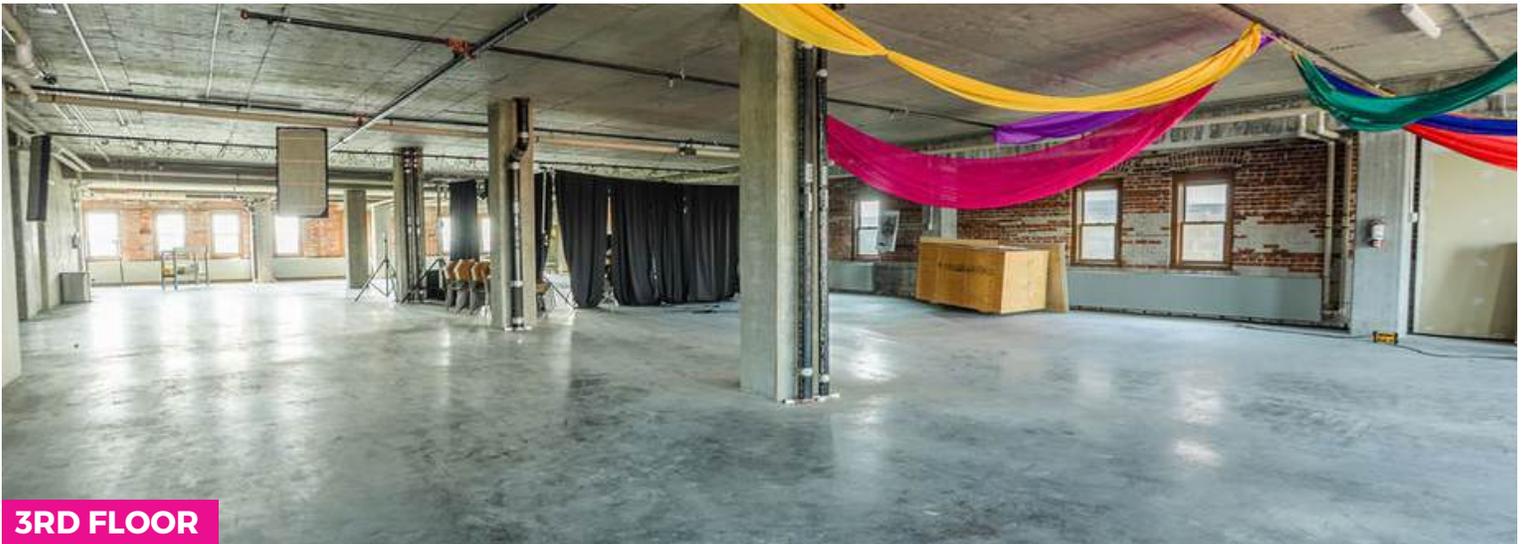
- Original historic floors of the Brighton Block building
- Exposed brick and concert floors
- Ample power
- Elevator access
- Demisable shell space



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2ND - 3RD FLOORS

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6TH FLOOR

4TH - 6TH FLOORS

TOTAL SIZE:

- FOURTH FLOOR** 6,513 SF (+/-) - Demising Options
- FIFTH FLOOR** 6,513 SF (+/-) - Demising Options
- SIXTH FLOOR** 6,513 SF (+/-) - Demising Options

SIGNAGE: Building & Ghost Signage on outer brick walls (negotiable)

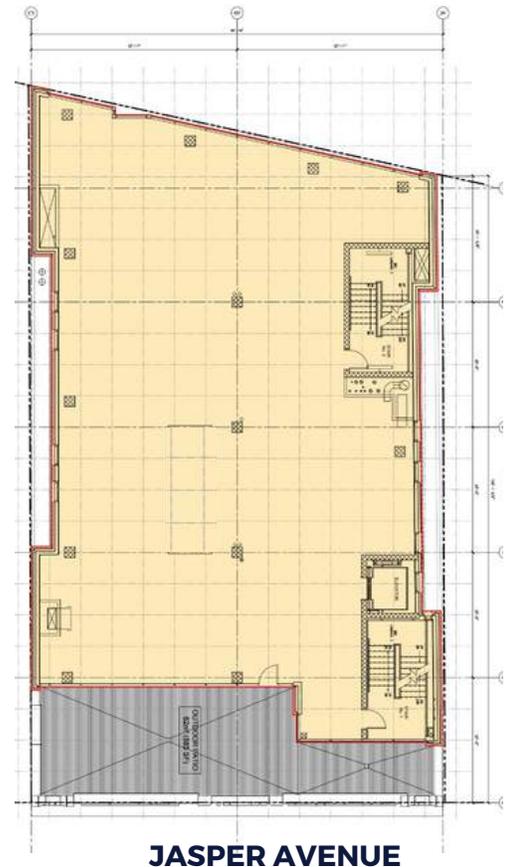
UTILITIES: Included (TBC)

LEASE RATE: Contact Associate

INCENTIVES: Tenant Improvement Allowance (Negotiable)

TENANT IMPROVEMENT ALLOWANCES & FREE RENT NEGOTIABLE

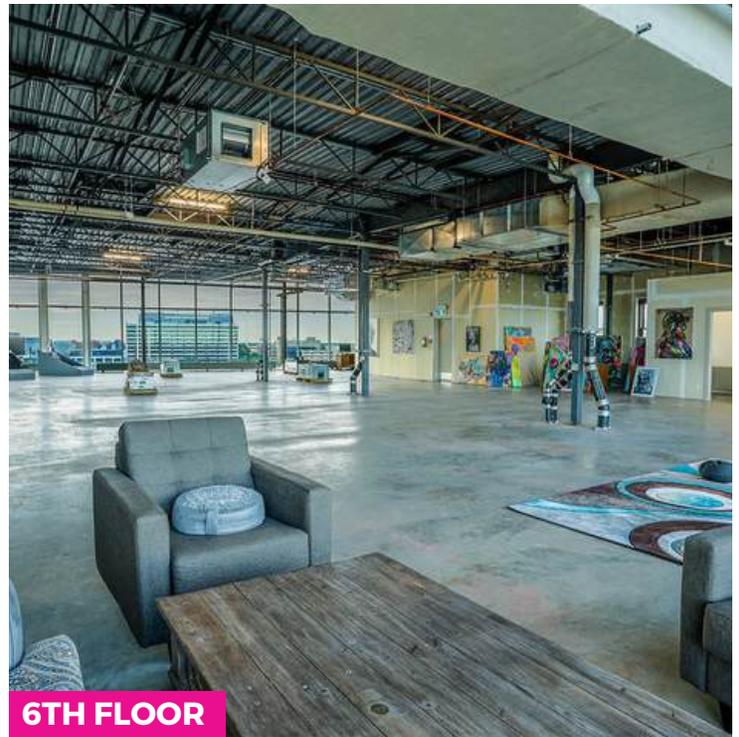
- 4th Floor is ideal for an community event / program user
- Curtain window North and South walls offering breathtaking unobstructed River valley and City views
- South-facing patio on the fourth floor overlooking the River Valley
- Ideal for co-working, co-creating, private offices, community services, medical and personal service uses
- Elevator access



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4TH - 6TH FLOORS

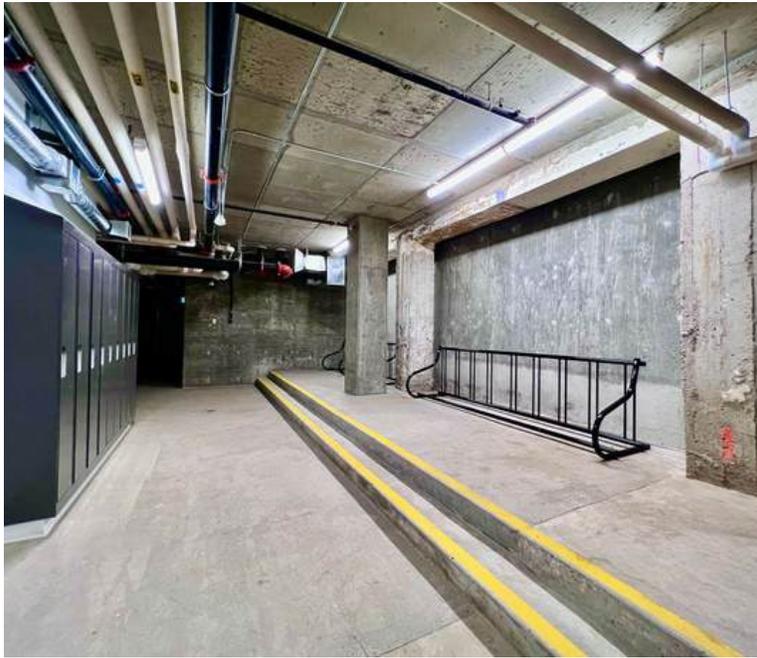
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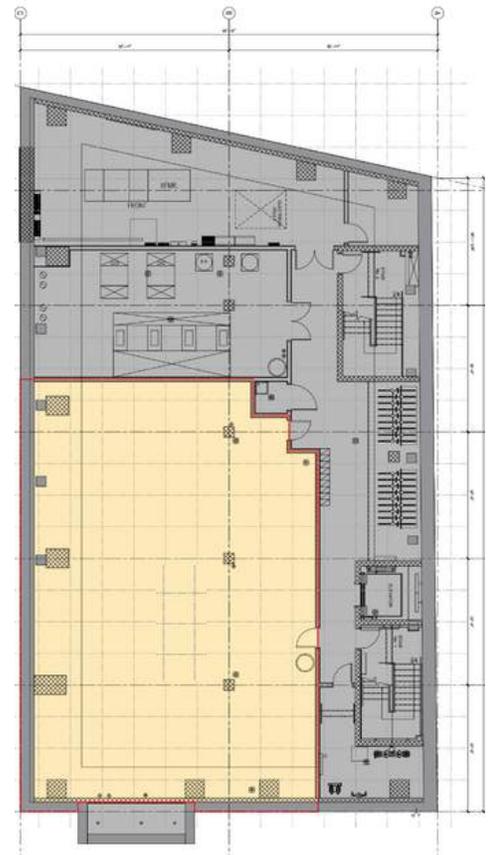


BASEMENT

TOTAL SIZE:	3,416 SF (+/-) - Demising Options
SIGNAGE:	Building & Ghost Signage on outer brick walls (negotiable)
UTILITIES:	Tenant responsible for utilities (TBC)
LEASE RATE:	Contact Associate
INCENTIVES:	Tenant Improvement Allowance (Negotiable)

READY FOR TENANT FIXTURING

- Ideal for a wellness spa or personal service user
- Ready for tenant buildout
- High-exposure building signage opportunity
- Across the street from the Edmonton Convention Center / River Valley
- Ready for tenant fixturing
- Upgraded power / HVAC and mechanical systems



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HISTORIC LANDMARK

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DOWNTOWN'S ORIGINAL PHOTO STUDIO

Ernest Brown constructed this building between 1911-13, to contain his studio and workshop. Brown's business flourished until 1923 when he suffered financial difficulties and lost the building. In 1947, the Province purchased his photographic collection, making it one of its most important collections of Edmonton buildings, streetscapes, social and commercial life at the time.

HISTORICAL ARCHITECTURE

This three-storey Edwardian-era brick mixed-use building had many features including skylights, recessed entrances, large display windows, red pressed-brick facade construction with limestone trims / accents and inlaid terrazzo floors. All of these features were kept during the renovation of the building.

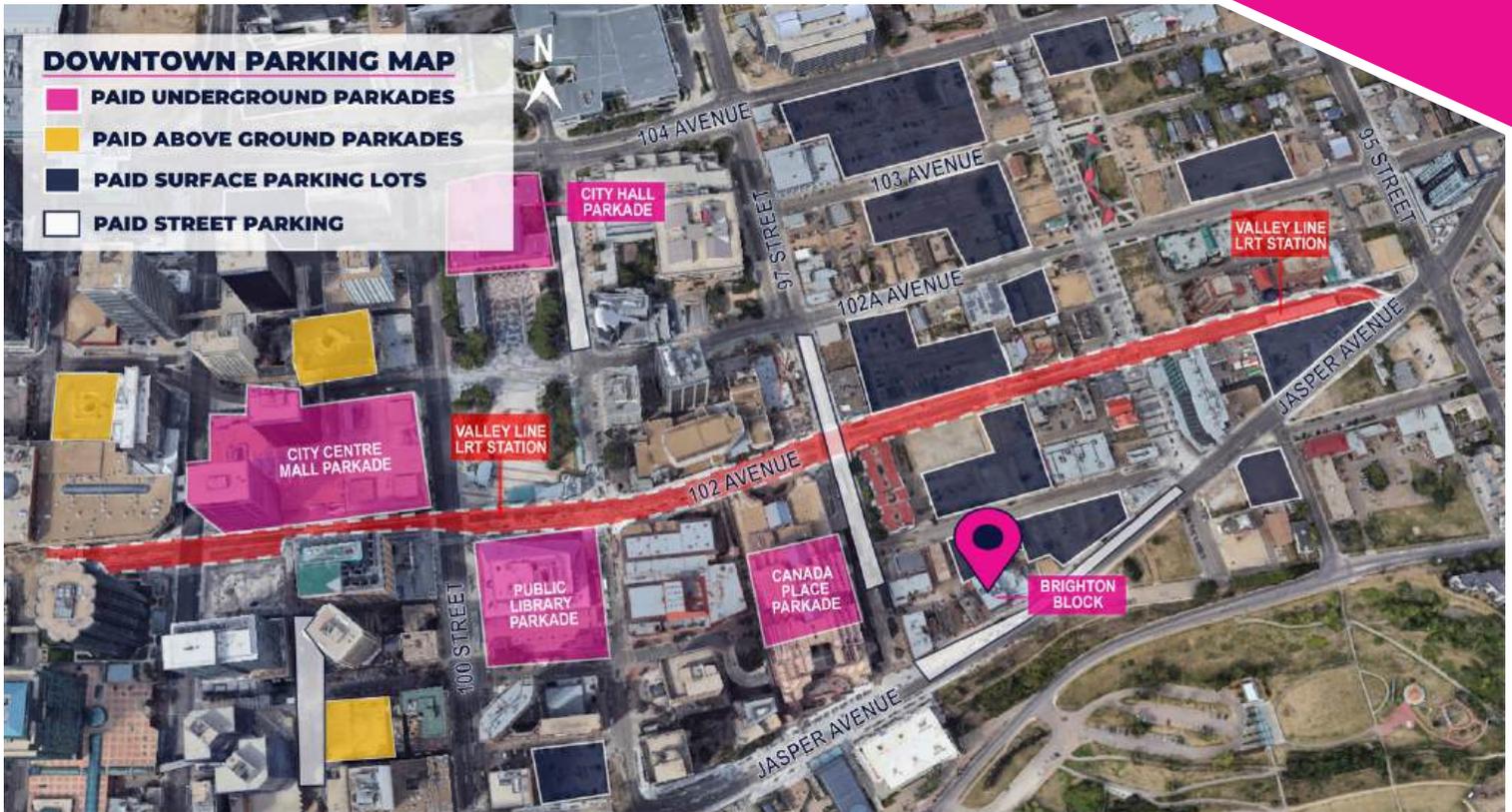
CONTINUOUS DEVELOPMENT

Since the 1970s, Downtown Edmonton has always had a redevelopment project on the go. The most recent project, the Quarters, is a 40-hectare (100 acre) area that extends from 97 Street to 92 Street, and from 103A Avenue to the top of the North Saskatchewan River Valley. Over the next 10 years, The Quarters will continue to be transformed into a vibrant, diverse, and inclusive community.



THE LOCATION

9668 Jasper Avenue
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Jasper Avenue (East of 100 St): 14,900 (+/-) VPD
Jasper Avenue (West of 100 St): 21,500 (+/-) VPD
100 Street: 12,700 (+/-) VPD
95 Street: 16,800 (+/-) VPD



Average household income of \$82,788
24.4% of households earn \$60 - \$100K
26.0% of households earn < \$100,000



57,854 Residents
146,825 Daytime Population
11.1% Growth (2014-2019)
26.0% Projected Growth (2019-2024)

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