



WiredScore
SILVER



FOR LEASE

THE DEVONIAN BUILDING

11150 Jasper Avenue,
Edmonton, AB

Shane Asbell
Partner
780 917 8346
shane.asbell@cwedm.com

Scott Vreeland
Associate Partner
780 702 9477
scott.vreeland@cwedm.com

Jacob Dykstra
Associate
780 702 5825
jacob.dykstra@cwedm.com

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. May 8, 2023



PROPERTY HIGHLIGHTS & IDEAL USES



FLEXIBLE



LEED GOLD CERTIFIED BUILDING
& WIREScore SILVER BUILDING



AMPLE ADDITIONAL PARKING AVAILABLE



SECURE BIKE PARKING
AND SHOWER FACILITIES



LONG TERM LEASES AVAILABLE



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 4: 8,147 SF

Floor 5: 10,183 SF

Floor 8 (West Tower): 8,147 SF

Floors 9, 10 - Full floors available
(18,209 SF, and 18,048 SF
respectively)



POSSESSION DATE

Immediately

TERM OF LEASE

Long Term

BASIC RENT

Market

OPERATING COSTS

\$13.12 per SF
plus in-suite janitorial

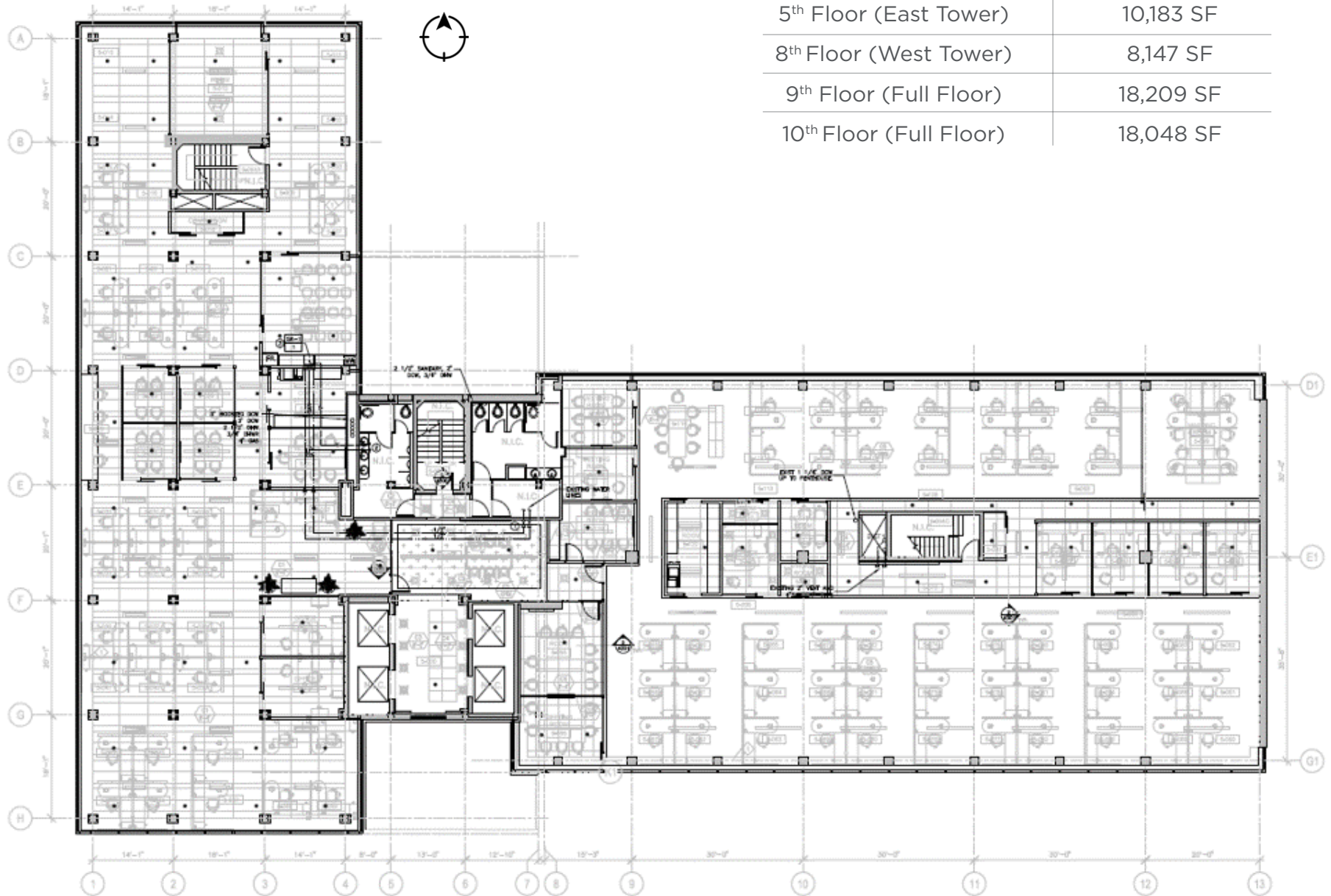
INDUCEMENTS

Negotiable

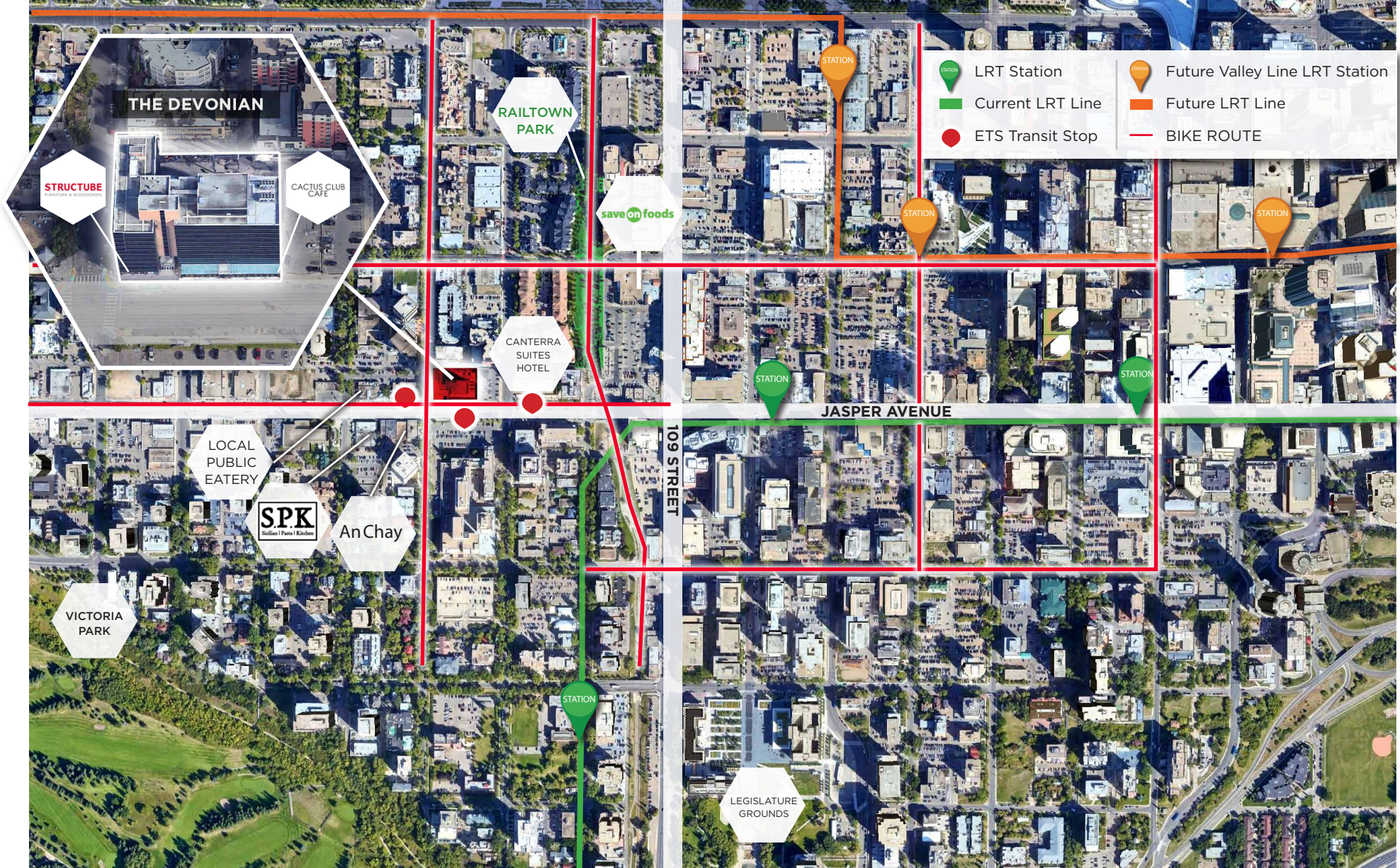
PARKING

Ample surface and underground

FULL FLOOR PLAN



Available Space	Size
4 th Floor (West Tower)	8,147 SF
5 th Floor (East Tower)	10,183 SF
8 th Floor (West Tower)	8,147 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.



THE DEVONIAN

MOVE-IN READY OFFICE SPACE

FLEXIBLE AND CREATIVE LEASE TERMS AVAILABLE



Shane Asbell

Partner

780 917 8346

shane.asbell@cwedm.com

Scott Vreeland

Associate Partner

780 702 9477

scott.vreeland@cwedm.com

Jacob Dykstra

Associate

780 702 5825

jacob.dykstra@cwedm.com