



WiredScore  
SILVER



FOR LEASE

# THE DEVONIAN BUILDING

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Edmonton, AB

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STRUCTUBE

CACTUS CLUB CAFE

# 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 6 (Future Show Suite): 8,147 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

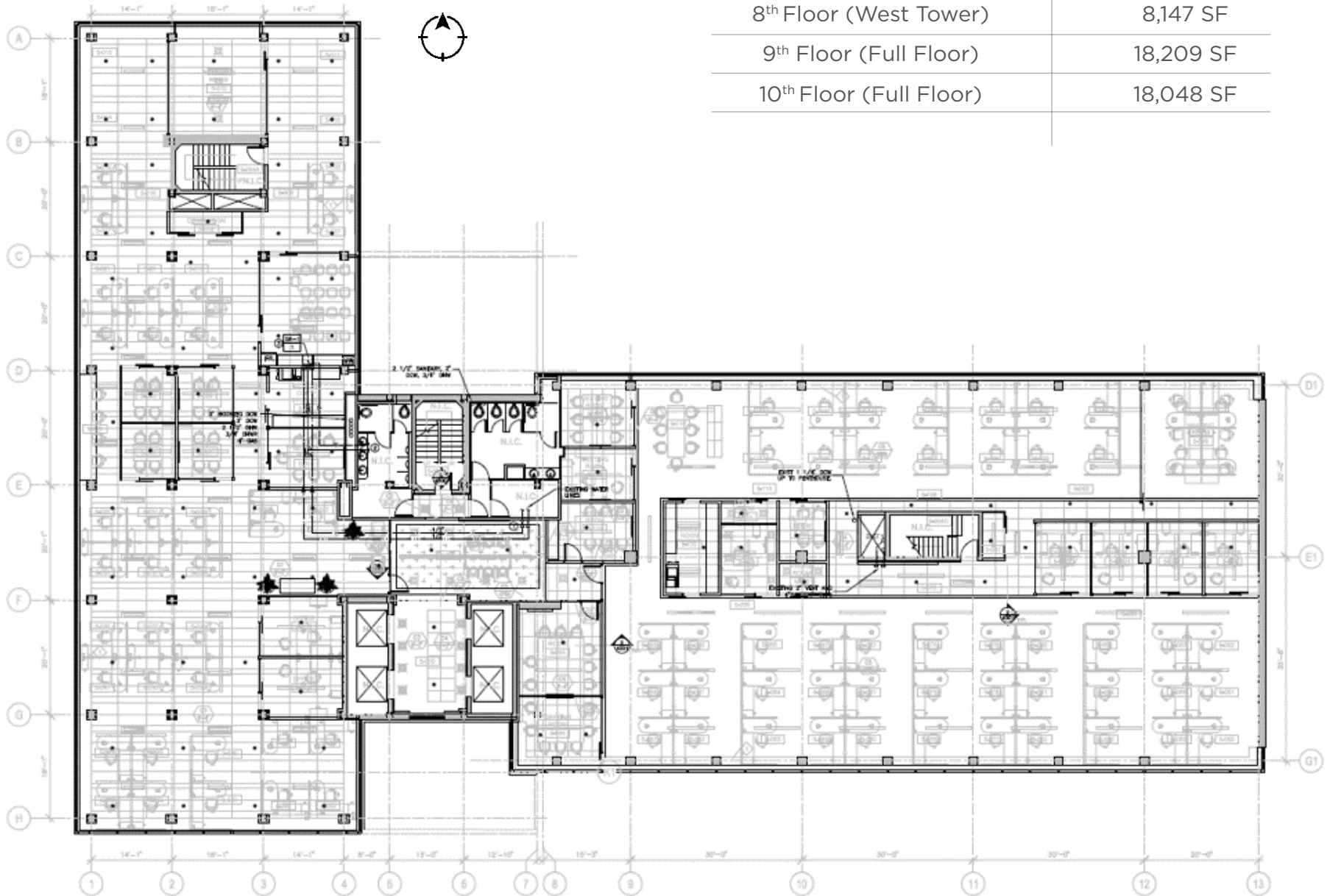
**OPERATING COSTS**  
\$13.12 per SF  
plus in-suite janitorial

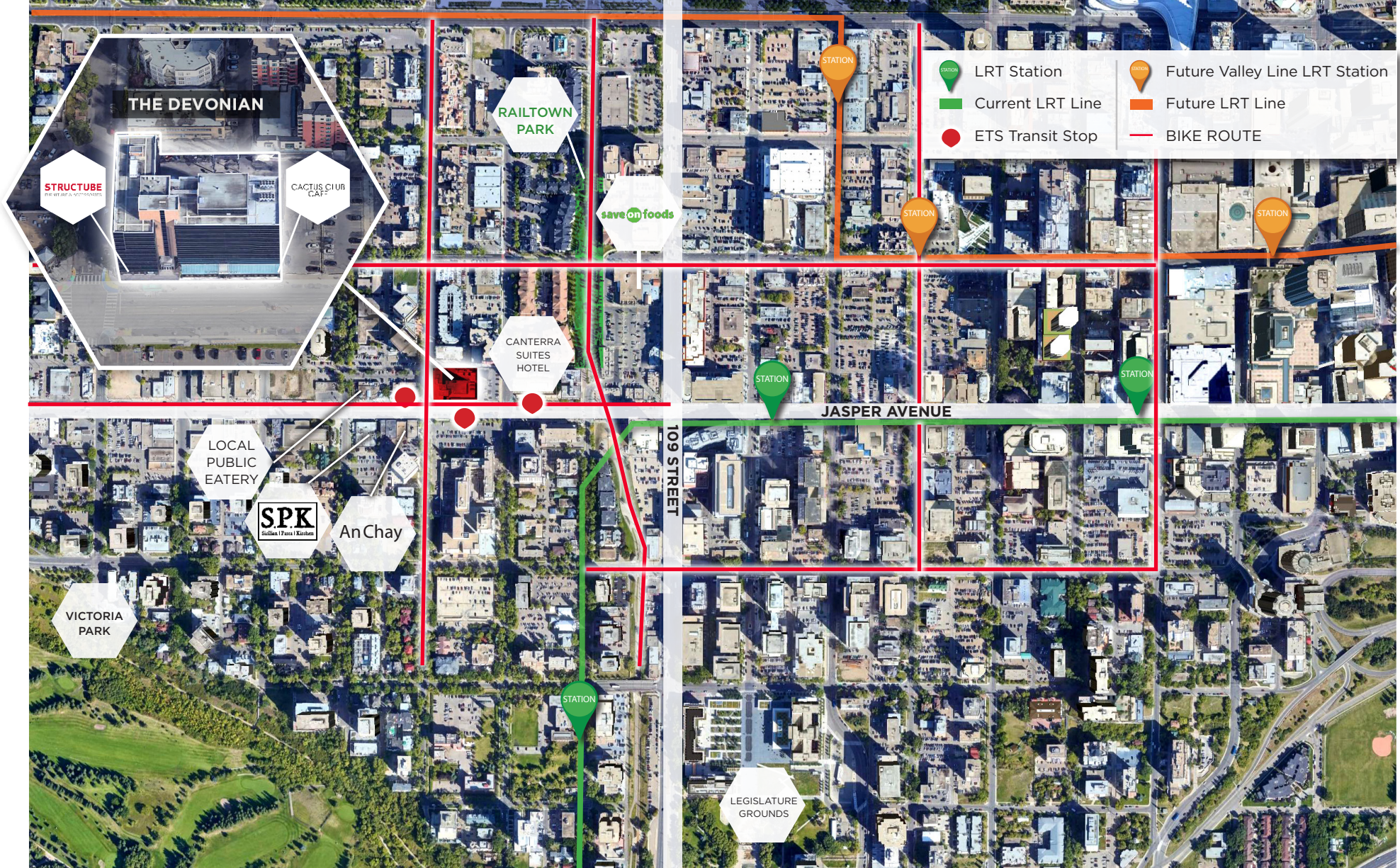
**INDUCEMENTS**  
Negotiable

**PARKING**  
Ample surface and underground

# FULL FLOOR PLAN


Available Space	Size
6 <sup>th</sup> Floor (Future Show Suite)	8,147 SF
8 <sup>th</sup> Floor (West Tower)	8,147 SF
9 <sup>th</sup> Floor (Full Floor)	18,209 SF
10 <sup>th</sup> 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



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