

OFFICE SPACE FOR LEASE WITH COMPETITIVE RENTS

FOR LEASE

THE DEVONIAN BUILDING

11150 JASPER AVENUE



CUSHMAN &
WAKEFIELD
Edmonton



WiredScore
SILVER



PROPERTY HIGHLIGHT & IDEAL USES



FLEXIBLE



**LEED GOLD
CERTIFIED
BUILDING &
WIREScore
SILVER BUILDING**



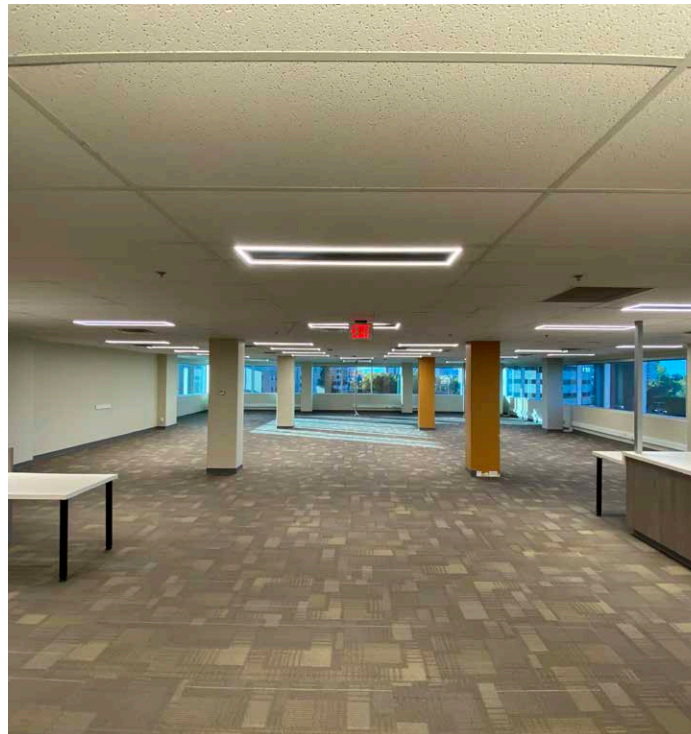
**AMPLE
ADDITIONAL
PARKING
AVAILABLE**



**SECURE BIKE
PARKING,
FITNESS ROOM,
AND SHOWER
FACILITIES**



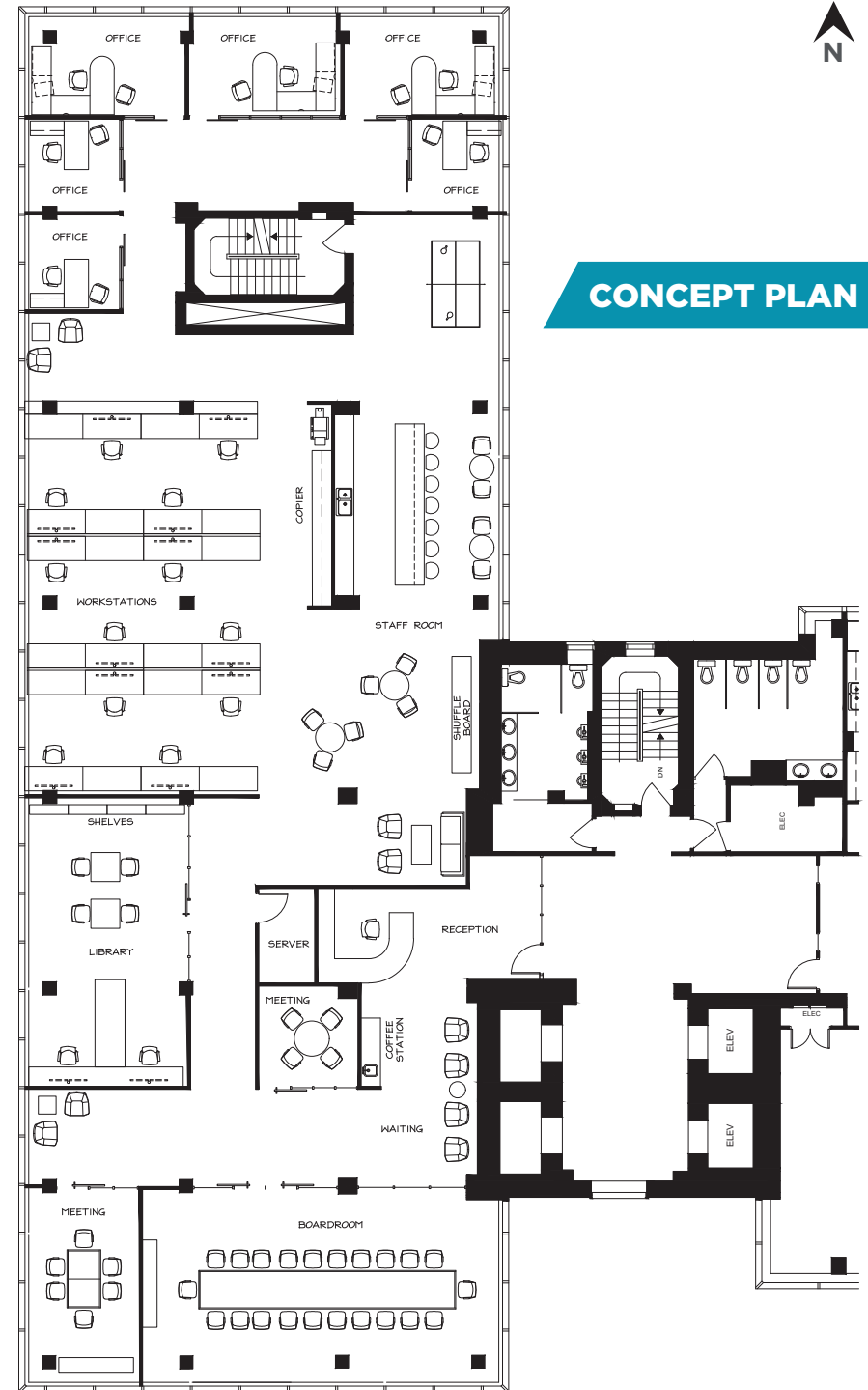
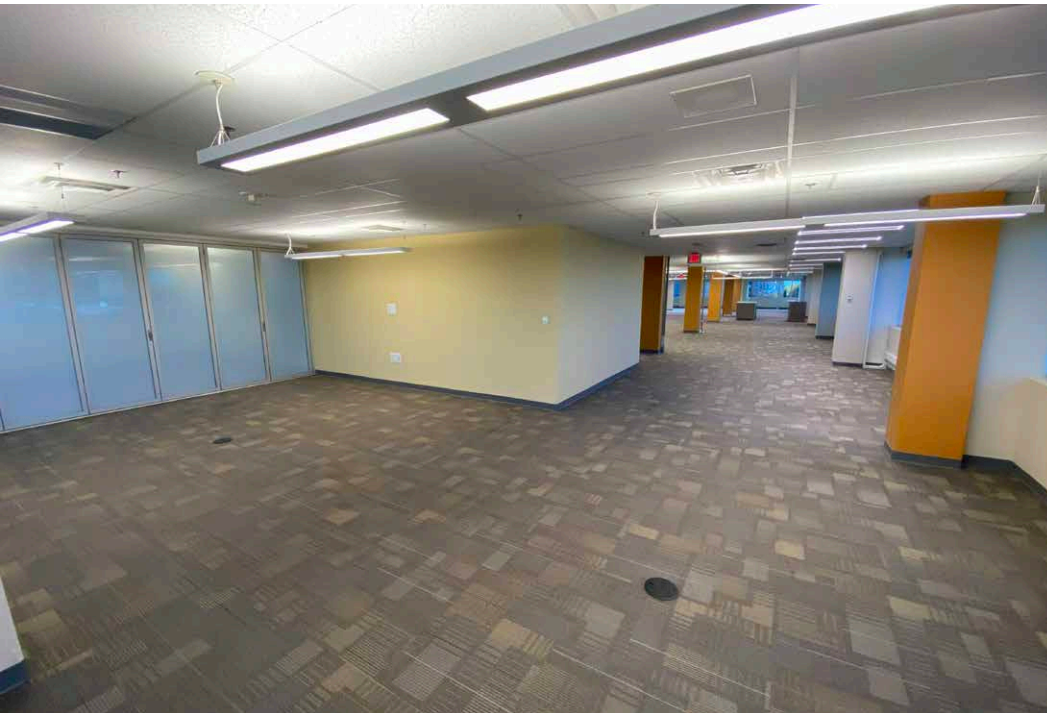
**LONG TERM
LEASES
AVAILABLE**



PROPERTY DETAILS

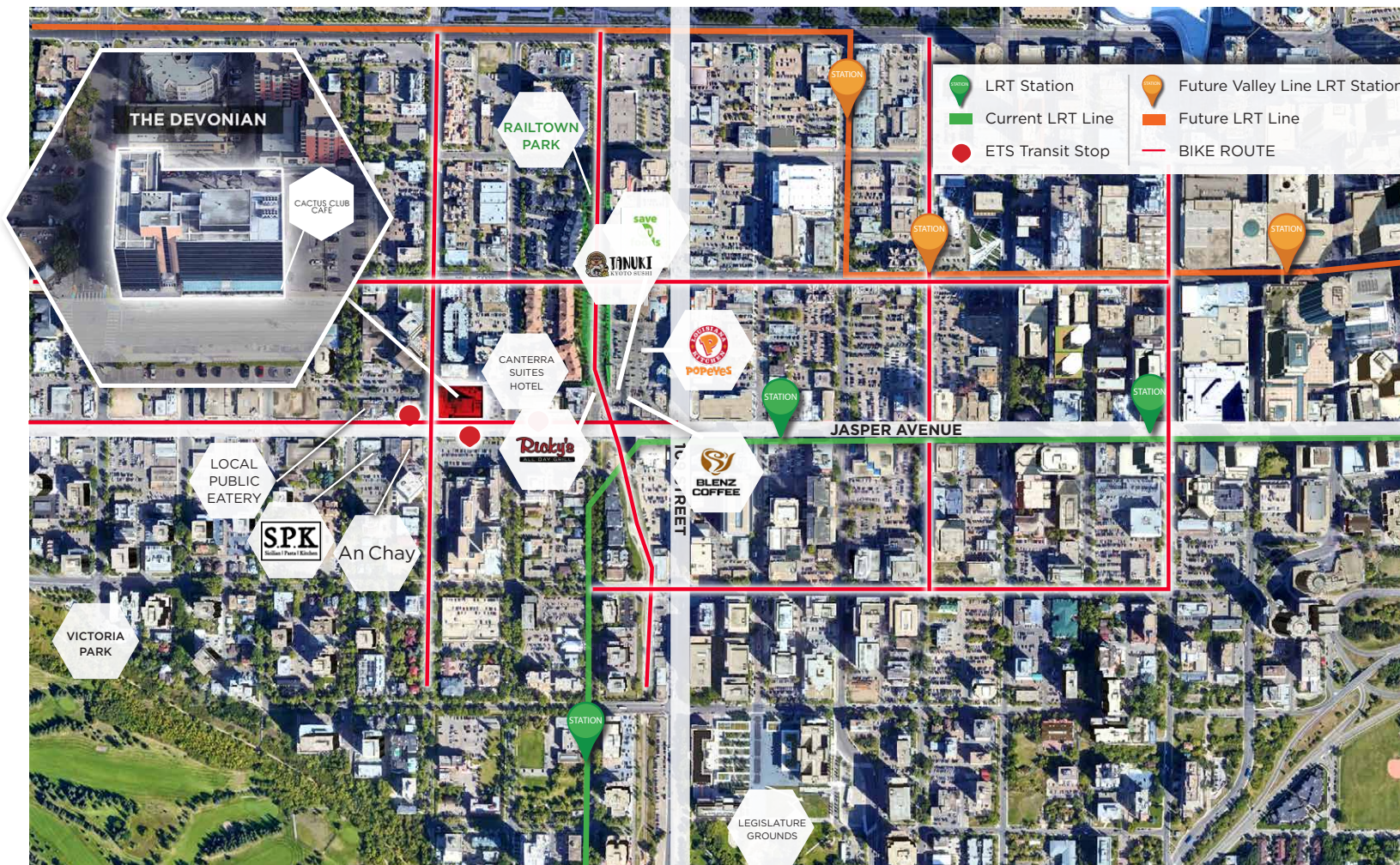
THE DEVONIAN

MUNICIPAL ADDRESS:	11150 Jasper Avenue, Edmonton Ab
AVAILABILITIES:	Floor 6: 8,147 SF
POSSESSION DATE:	Immediately
TERM OF LEASE:	5-10 Year term lengths available
BASIC RENT:	\$16.00 - \$18.00 per SF
OPERATING COSTS:	\$13.50 per SF + In-suite janitorial
INDUCEMENTS:	Turnkey to building standard
PARKING:	Combined 1.7 stalls per 1,000 SF Under-ground and Surface parking available at market rates. Additional parking available on a month-month basis



PROPERTY HIGHLIGHTS

- Recent LED Light upgrade completed in unit
- Landlord can provide turnkey buildout options
- Landlord willing to customize elevator floor lobby with Tenant's input
- 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 main floor
- Ample surface and underground parking
- On-site security
- Professionally owned and managed by Canterra Developments Corp.



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