



MOVE IN READY SUITES WITH FLEXIBLE OFFICE LAYOUTS

FULLY FURNISHED SUITES AVAILABLE

FOR LEASE

# THE DEVONIAN

11150 JASPER AVENUE



CUSHMAN &  
WAKEFIELD  
Edmonton



WiredScore  
SILVER

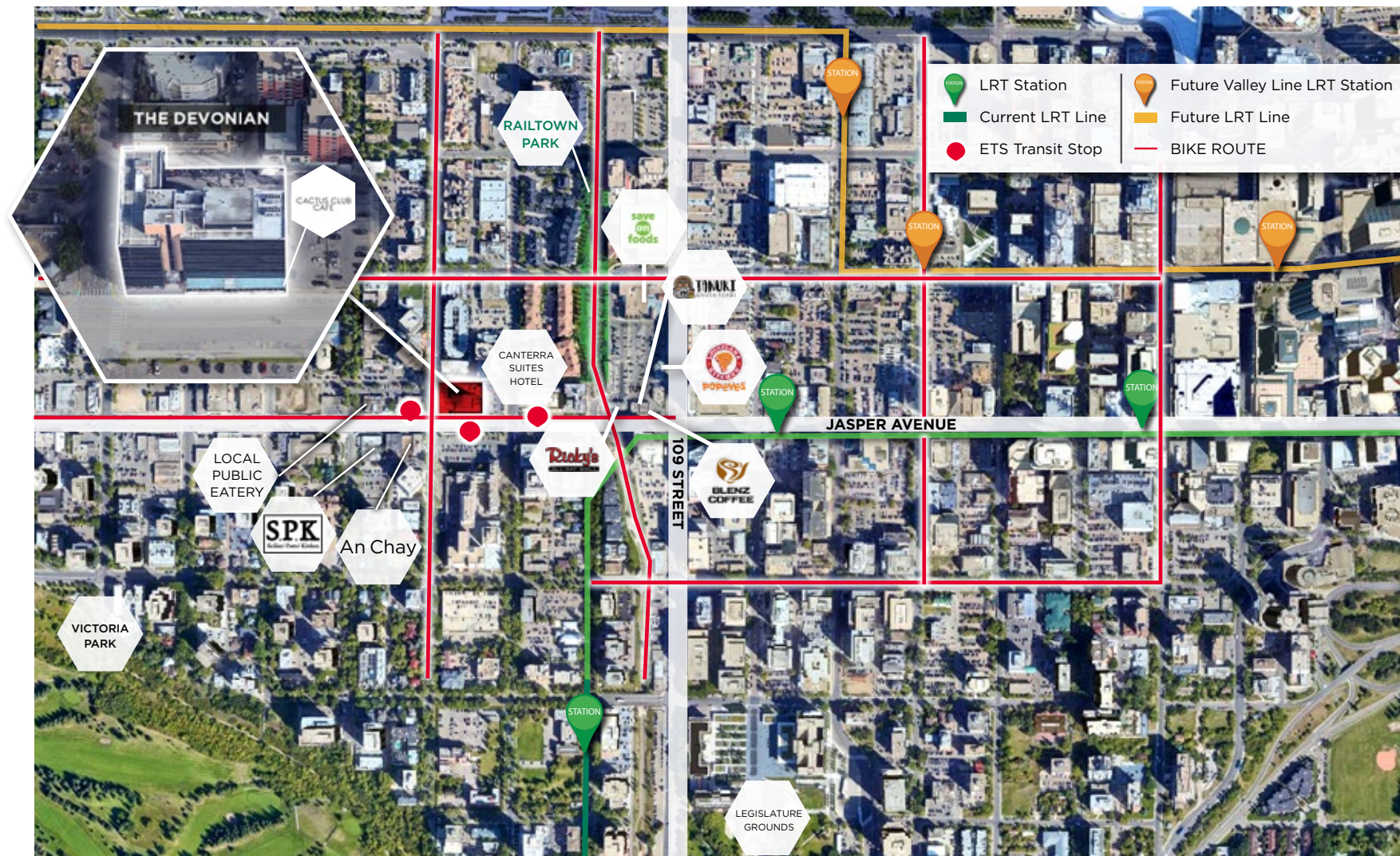


# THE DEVONIAN

## Property Highlights

Included in Gross Rate: Access to six (6) common boardrooms, four (4) common kitchens, three (3) common coffee areas, fitness room, bike storage and shower facilities

- Flexible term lengths available
- 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.



# PROPERTY DETAILS

## THE DEVONIAN

|                    |                                                                                                                                                  |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| MUNICIPAL ADDRESS: | 11150 Jasper Avenue, Edmonton AB                                                                                                                 |
| AVAILABILITIES:    | Co-suiting program available on the 2nd, 3rd, 5th and 9th floors                                                                                 |
| POSSESSION DATE:   | Immediately                                                                                                                                      |
| TERM OF LEASE:     | 1-5 year terms                                                                                                                                   |
| GROSS RATE:        | \$32.00 PSF inclusive of all operating costs and 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 |

SECOND FLOOR BREAKOUT ROOM



SECOND FLOOR KITCHENETTE



SECOND FLOOR BOARDROOM



SECOND FLOOR LOBBY



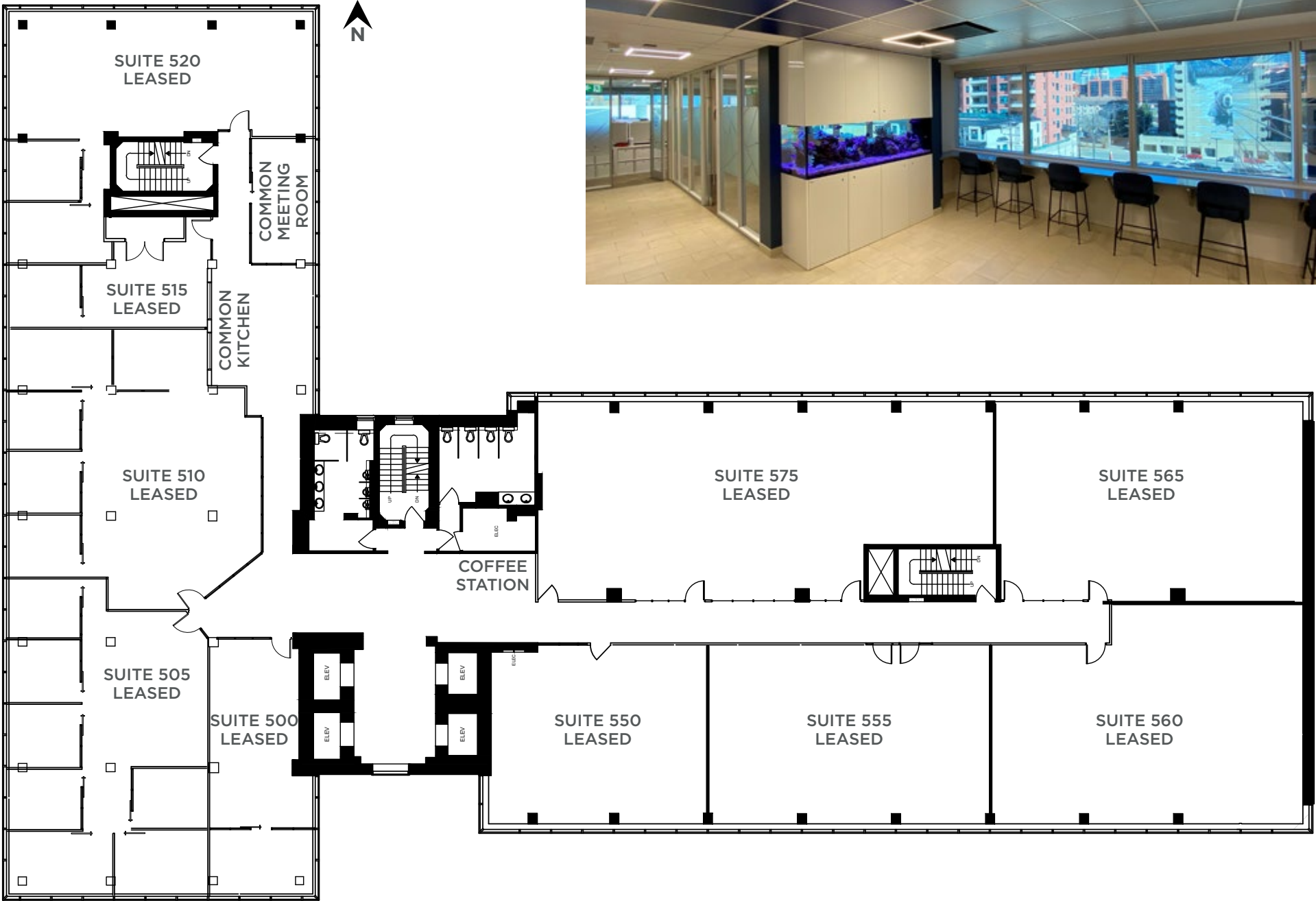
SUITE 960



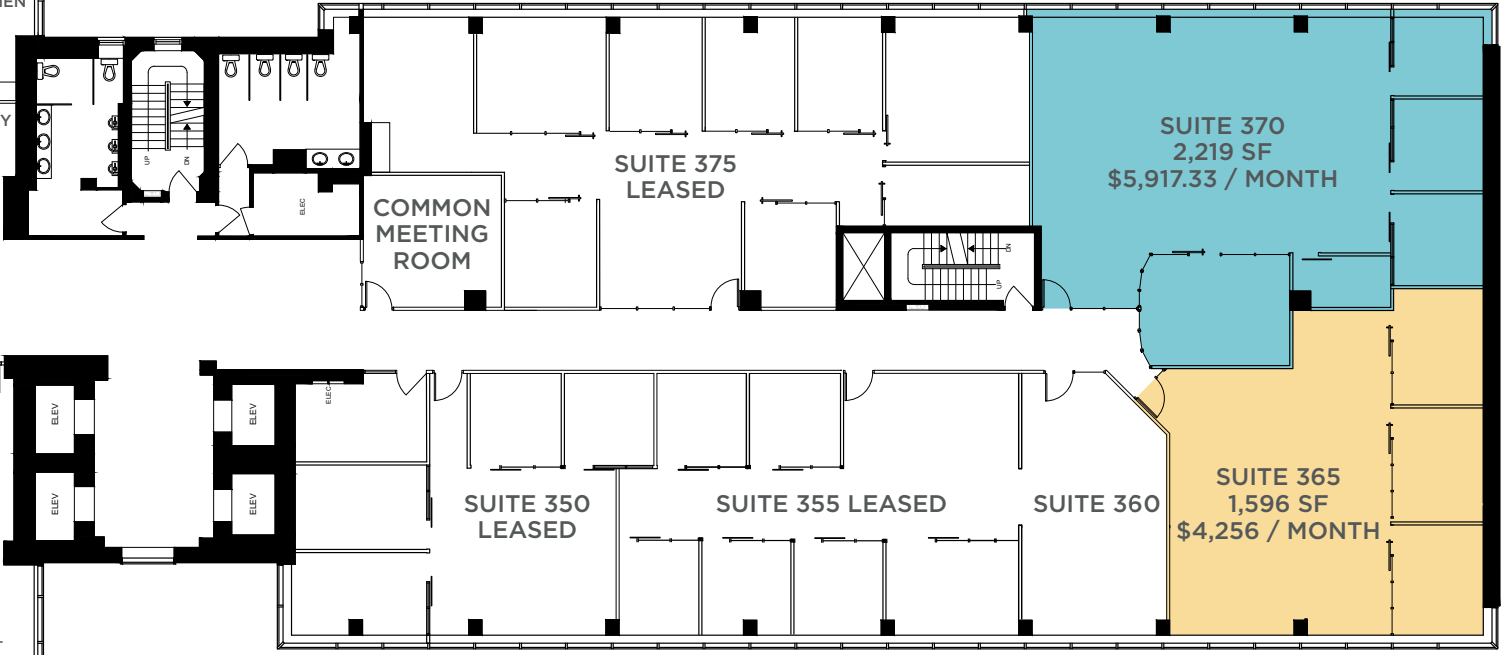
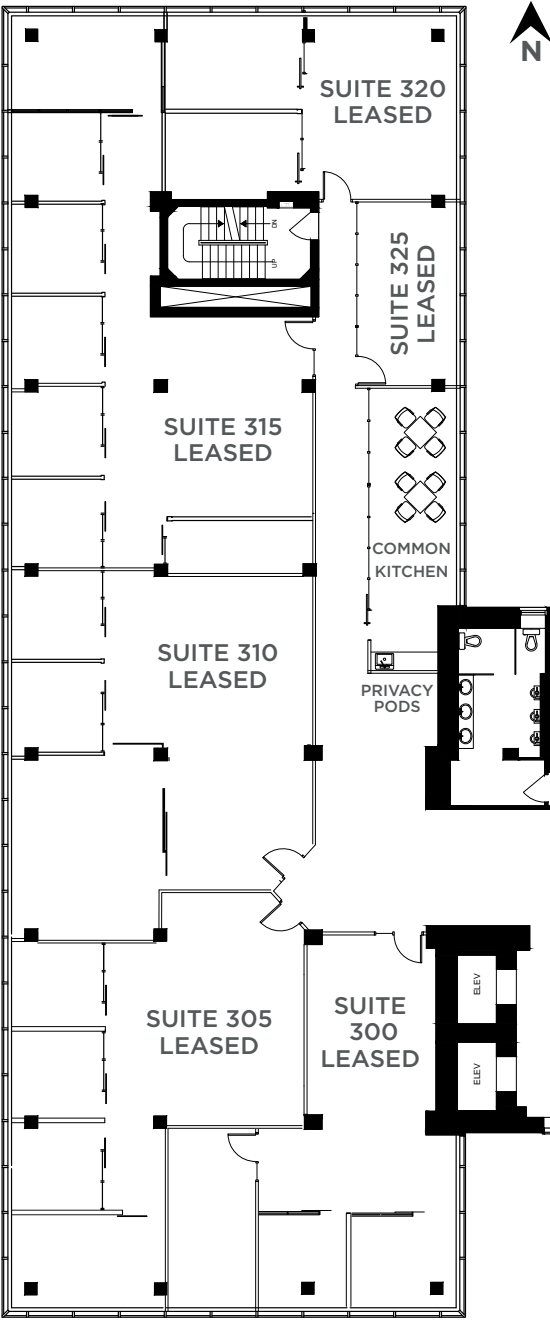
# NINTH FLOOR PLAN



# FIFTH FLOOR PLAN



# THIRD FLOOR PLAN



# SECOND FLOOR PLAN





## THE DEVONIAN

**FOR MORE INFORMATION, CONTACT:**

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**MOVE-IN READY OFFICE SPACE**



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