

**MULTIPLE UNITS AVAILABLE! \$2.00/SF OFFICE LEASING**



## HIGH PROFILE OFFICE/RETAIL SPACE 11456 Jasper Avenue, Edmonton, AB

# FOR LEASE

### PROPERTY HIGHLIGHTS

- Motivated landlord. Bring a tenant!
- Three floors of office space are available for immediate occupancy
- Second floor - 3,562 Sq.Ft. up to 12,092 Sq.Ft. (+/-)
- Third floor - 202 Sq.Ft. up to 8,046 Sq.Ft. (+/-)
- Fourth floor - 744 Sq.Ft. up to 14,582 Sq.Ft. (+/-)
- High exposure with over 27,400 VPD on Jasper Avenue
- 28,600 residents live within 2 kilometers
- Excellent exposure onto Jasper Avenue Westbound and Eastbound
- Great Signage opportunity for any new tenants

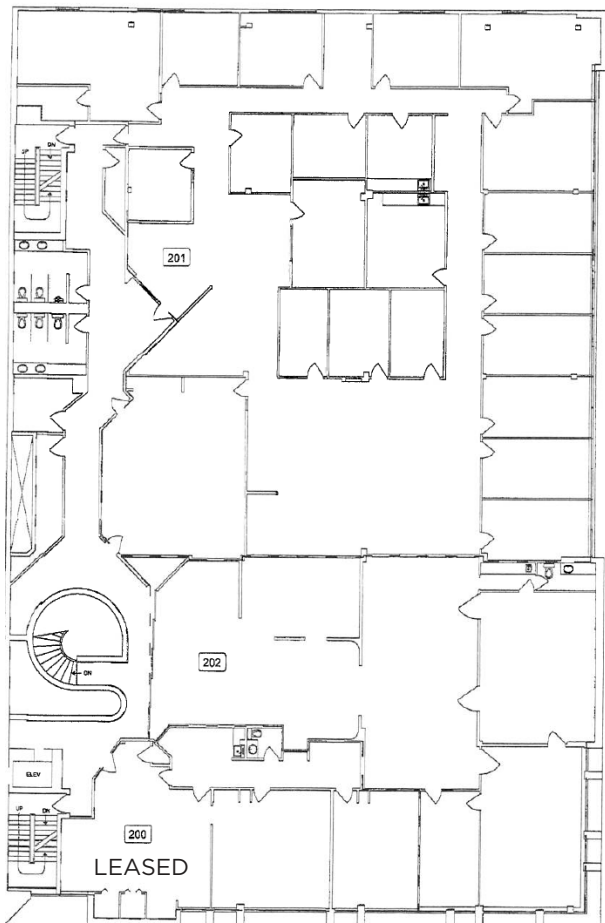


# HIGH PROFILE OFFICE/RETAIL SPACE FOR LEASE

## 4 NEW HIGHRISES WIN APPROVAL FROM EDMONTON CITY COUNCIL

Two of the buildings would be third and sixth tallest in city if built today. Edmonton city council has given the green light to two major apartment complexes with a total of four highrises, paving the way for construction of up to 1,500 new residential units in Oliver and the downtown core. A two-tower apartment complex was approved for the southeast corner of Jasper Avenue and 115th Street in Oliver after a public hearing on Thursday. A second two-tower complex was also given the go-ahead for downtown at 102nd Avenue and 106th Street. The Oliver highrises will tower over the neighbourhood at 170 metres and 140 metres, collectively adding roughly 800 units to the area. If the buildings existed today, the towers would be the third and sixth largest buildings in Edmonton. An eight-storey podium of small commercial units — intended to attract local retailers over big box stores — will face Jasper Avenue and row houses will front onto 115th Street. The building will be set back two metres from Jasper Avenue, satisfying the city's plans to prioritize pedestrians along the busy arterial roadway.



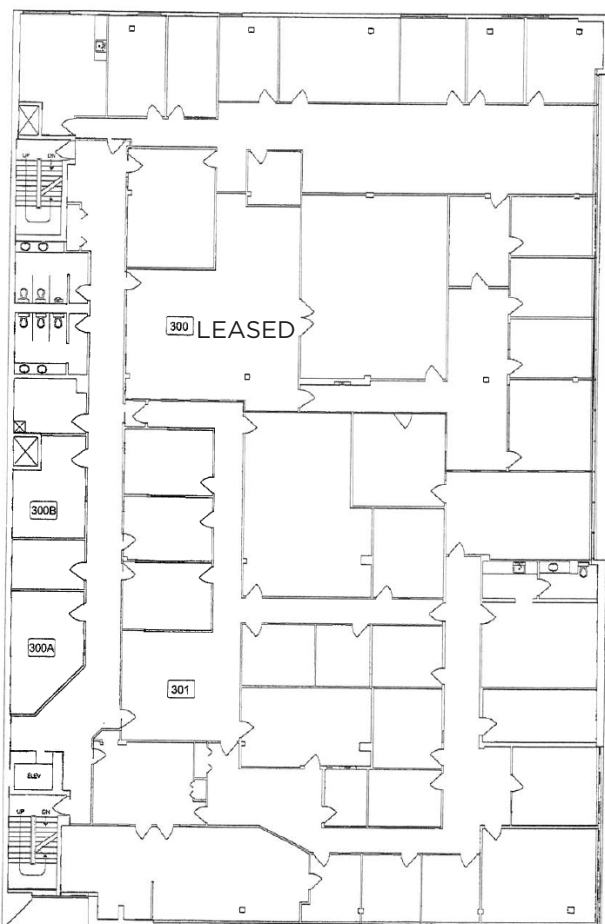


## SECOND FLOOR

**200** - LEASED

**201** - 8,530 Sq.Ft.

**202** - 3,562 Sq.Ft.



## THIRD FLOOR

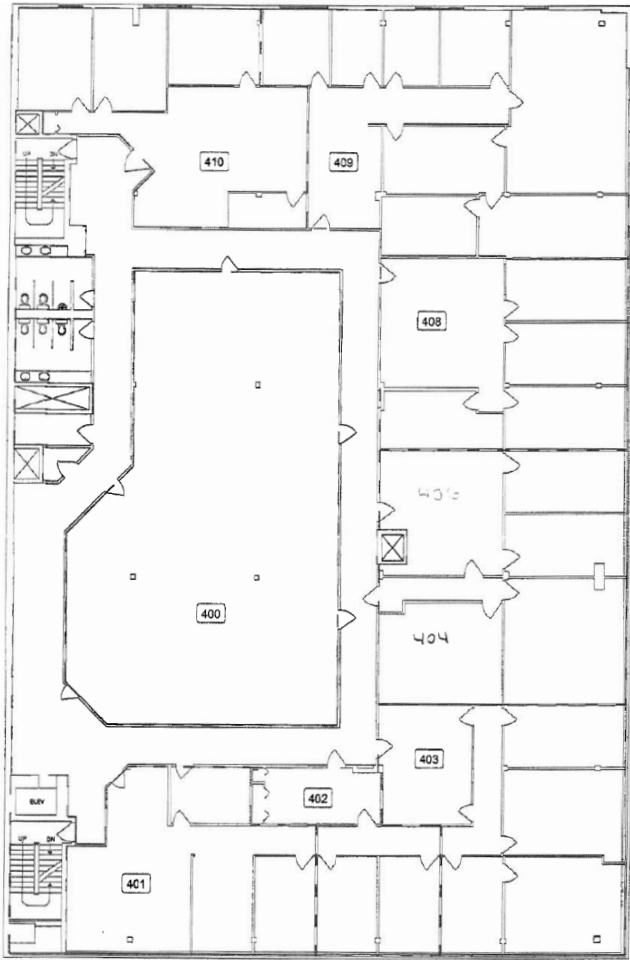
**300** - LEASED

**300A** - 243 Sq.Ft.

**300B** - 202 Sq.Ft.

**301** - 7,601 Sq.Ft.





## FOURTH FLOOR

**400** - 3,376 Sq.Ft.

**401** - 1,249 Sq.Ft.

**402** - 744 Sq.Ft.

**403** - 1,684 Sq.Ft.

**406** - 1,945 Sq.Ft.

**408** - 1,485 Sq.Ft.

**409** - 2,568 Sq.Ft.

**410** - 1,531 Sq.Ft.

## ADDITIONAL INFORMATION

- The property located in the heart of Oliver neighborhood, which is one of the oldest and is consistently ranked one of the best neighborhoods in Edmonton. North of 104 Avenue, Oliver stretches south which overlooks the scenic Victoria Park Drive and the North Saskatchewan River, with 124 Street to the west and 109 Street to the east.
- Oliver has developed into an enterprising neighborhood with the addition of Oliver Square, Brewery District, and the development of Jasper Avenue.
- With City Centre only minutes away, Oliver is well situated to access all major amenities. The MacEwan LRT station is located in the southeast part of the neighborhood, and bus routes are conveniently located throughout the major roadways. There are 15 access routes that link Oliver with other parts of Edmonton.

# HIGH PROFILE OFFICE/RETAIL SPACE FOR LEASE

## PROPERTY INFORMATION

<b>MUNICIPAL ADDRESS:</b>	11456 Jasper Avenue, Edmonton, AB
<b>LEGAL DESCRIPTION:</b>	Lot 80, 81, 82; Block 14; Plan B3
<b>SIZE:</b>	202 - 34,720 Sq.Ft. (+/-)
<b>ZONING:</b>	Direct Development Control Provision (DC1)
<b>PARKING:</b>	Ample street and assigned
<b>OP. COSTS:</b>	\$2.00/Sq.Ft.
<b>LEASE RATE:</b>	Market

### IDEAL USES

- Accounting
- IT/Tech
- Shared office space
- Not-for-profit organization
- Medical/Professional
- Dental

## MORE INFORMATION

**DAVID J. OLSON**  
SENIOR ASSOCIATE  
RETAIL LEASING & INVESTMENT

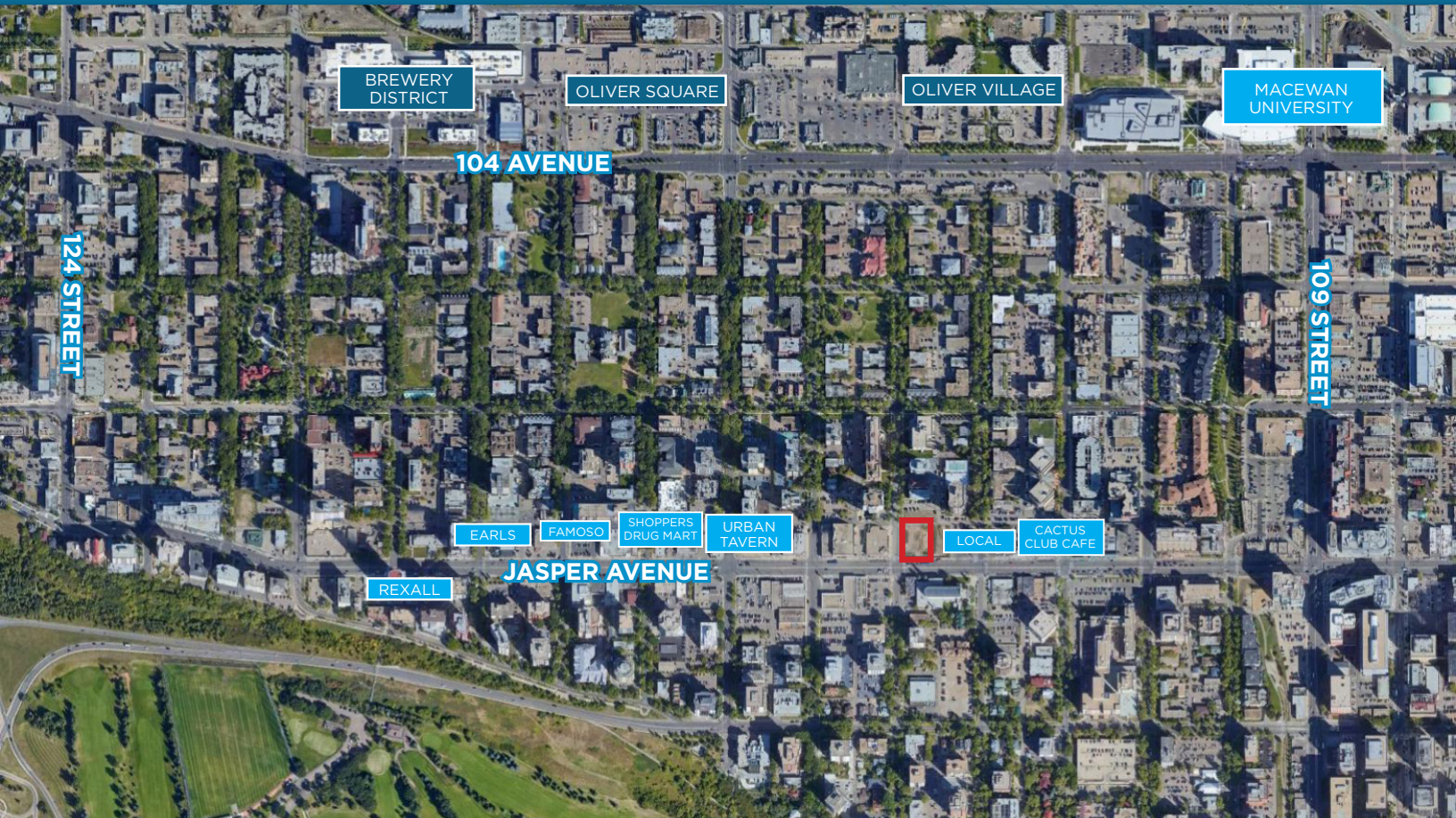
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