

# FOR LEASE

1,000-2,000 SF (+/-)

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC

## DEMISABLE OPTIONS



## 11512 Jasper Avenue NW, Edmonton, AB

## HIGH EXPOSURE MEDICAL/RETAIL SPACE

### Property Highlights

- Ample parking at the front and rear of the building
- Located on Jasper Avenue with high exposure to both driving and walking traffic
- Daily traffic count Of 23,500 vehicles per day
- Situated on a major transportation route
- Close proximity to City Center, Ice District, River Valley, LRT stations and the Brewery District
- Floor to ceiling windows allowing abundant natural light
- Ideal uses: retail, professional office or educational & health services



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy 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 specific listing condition, imposed by our principals.

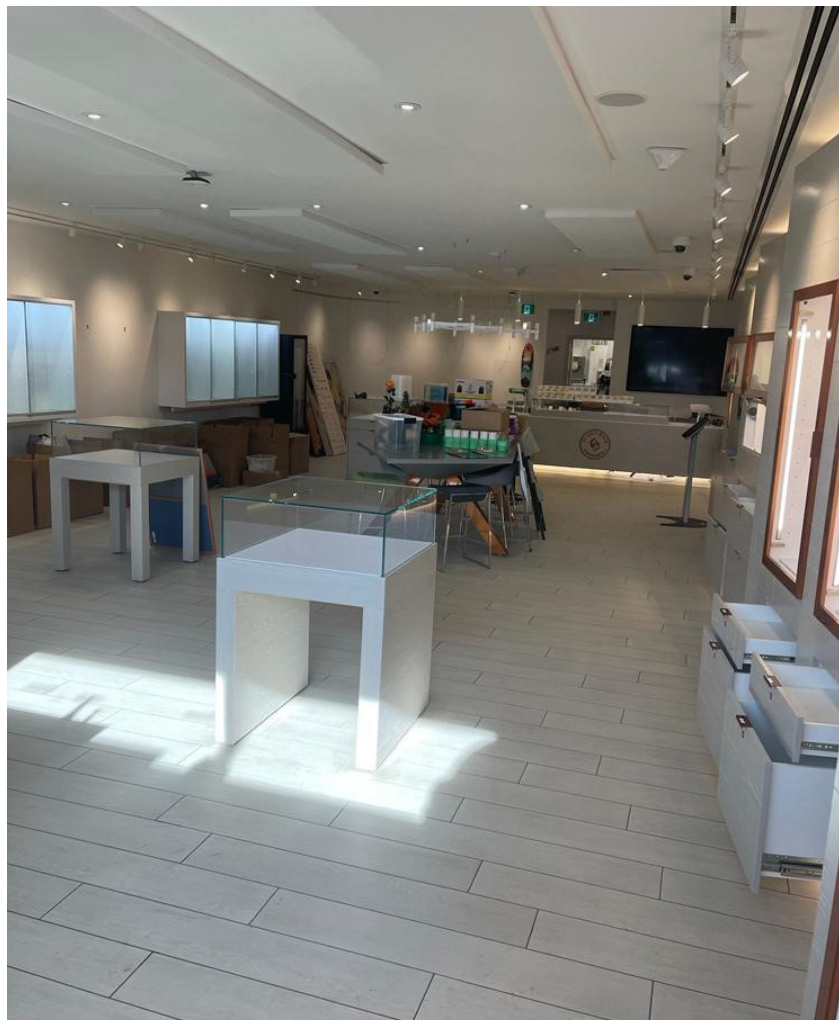
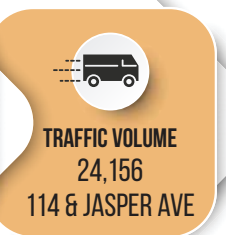
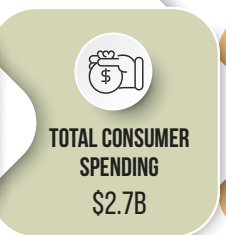
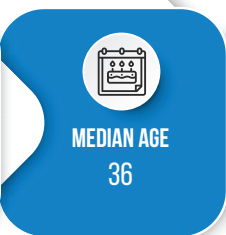
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## Demographics within 2KM



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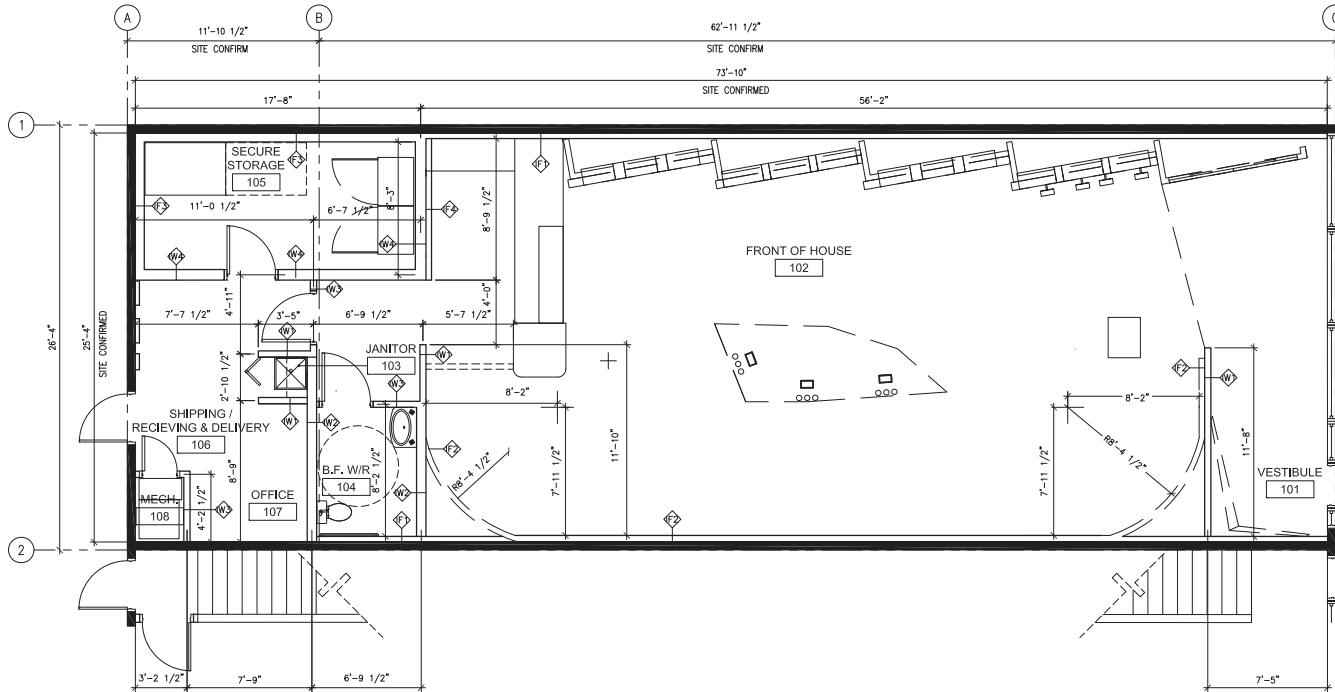


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## Partition Plan - Main Floor







1 MAIN FLOOR PARTITION PLAN  
A101 SCALE: 1/4" = 1'-0"

### PARTITION LEGEND:

- (W1)** TYPICAL PARTITION WALL:  
 1/2" GYPSUM BOARD TO U/S OF DECK  
 3-5/8" METAL FRAMING AT 16" O.C.  
 1/2" GYPSUM BOARD TO U/S OF DECK
- (W2)** TYPICAL PARTITION WALL (PLUMBING):  
 1/2" GYPSUM BOARD TO U/S OF DECK  
 6" METAL FRAMING AT 16" O.C.  
 BATT INSULATION TO FILL VOIDS AND FOR 1  
 STUD SPACE BEYOND BOTH SIDES  
 1/2" GYPSUM BOARD TO U/S OF DECK
- (W3)** TYPICAL PARTITION WALL (ACOUSTIC):  
 1/2" GYPSUM BOARD TO U/S OF DECK  
 3-5/8" METAL FRAMING AT 16" O.C.  
 BATT INSULATION TO FILL VOIDS AND FOR 1  
 STUD SPACE BEYOND BOTH SIDES  
 1/2" GYPSUM BOARD TO 6" ABOVE CEILING FINISH
- (W4)** SECURE WALL (REFER TO DETAIL):  
 ATTACK SIDE: 2 LAYERS 5/8" TYPE "X" GYPSUM  
 BOARD TO U/S OF DECK  
 FLATTENED METAL MESH STEEL TO U/S OF DECK  
 6", 18 GA. METAL FRAMING AT 12" O.C.  
 ANTI SPREAD BRACING 48" A.F.F. EITHER SIDE OF  
 DOOR OPENING  
 DOUBLE STUDS AT ALL CORNERS  
 BATT INSULATION TO FILL VOIDS  
 1 LAYER 5/8" TYPE "X" GYPSUM BOARD TO U/S  
 OF DECK
- (F1)** TYPICAL FURRING:  
 3-5/8" METAL FRAMING AT 16" O.C TO 6"  
 ABOVE SUSPENDED CEILING  
 BATT INSULATION TO FILL VOIDS  
 1/2" GYPSUM BOARD TO 6" ABOVE CEILING FINISH
- (F2)** TYPICAL FURRING:  
 3-5/8" METAL FRAMING AT 16" O.C TO 6"  
 ABOVE SUSPENDED CEILING  
 BATT INSULATION TO FILL VOIDS  
 3/4" CONTINUOUS PLYWOOD BACKING  
 1/2" GYPSUM BOARD TO 6" ABOVE CEILING FINISH
- (F3)** SECURE WALL FURRING:  
 6", 18 GA. METAL FRAMING AT 12" O.C.  
 DOUBLE STUDS AT ALL CORNERS  
 BATT INSULATION TO FILL VOIDS  
 1 LAYER 5/8" TYPE "X" GYPSUM BOARD TO U/S  
 OF DECK
- (F4)** TYPICAL FURRING:  
 3-5/8" METAL FRAMING AT 16" O.C TO 6"  
 ABOVE SUSPENDED CEILING  
 1/2" GYPSUM BOARD TO 6" ABOVE CEILING FINISH

### CONSTRUCTION LEGEND:

-  EXISTING BASE BUILDING WALL TO REMAIN.
-  NEW PARTITION. REFER TO PARTITION LEGEND FOR DESCRIPTION.
-  EXISTING DOOR, FRAME, (SIDELIGHT), AND HARDWARE TO REMAIN.
-  NEW DOOR, FRAME, (SIDELIGHT), AND HARDWARE. REFER TO DOOR AND HARDWARE SCHEDULE FOR COMPLETE INFORMATION.

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## Property Information

**Municipal Address:** 11512 Jasper Avenue NW, Edmonton, AB

**Legal Address:** Lot 79, Block 15, Plan B3

**Size:** 2,000 Sq. Ft. (+/-)

**Demisable option** 1,000-2,000 Sq. Ft.

**Zoning:** DC2(1133) Site Specific Development Control Provision

**Parking:** Ample street parking, paved parking lot

**Possession:** Immediate/negotiable

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**Lease Rate:** Contact Agent

**Op Costs:** \$8.00/Sq. Ft.

## Contact

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