

# FOR LEASE

6,269 Sq. Ft. (+/-)

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



**9 Sir Winston Churchill Sq NW, Edmonton, AB**

## CHURCHILL EXCHANGE BUILDING

### Property Highlights

- Historic building in a trophy location
- Vaulted ceilings
- Bright space with oversized windows
- The entrance is angled to point toward Churchill Square
- Underground parking available
- Rooftop patio for tenants
- Across the street from City Hall, City Centre Mall, AGA, Churchill Square, and the Edmonton Library
- LRT and public transit access



780.488.0888



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



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## Churchill Exchange Building

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The Churchill Wire Centre is a two-and-one-half-storey granite and terrazzo-clad structure with a basement, raised main floor and a four-storey addition to the west located on a prominent corner lot in Edmonton's civic district.

## HERITAGE VALUE

The Churchill Wire Centre, constructed in 1947, is significant because it is an excellent and rare surviving local example of the Stripped Classicism style of architecture, a subset of the Modern style. Its human scale, geometric and subtle classical references and early use of prefabricated exterior components helped influence the design of successive commercial and civic structures surrounding Churchill Square. Its modernistic styling is also symbolic of the changing attitudes towards new technologies and non-traditional design that became the hallmark of later twentieth-century architecture. The Churchill Wire Centre is also significant because of its association with Edmonton's former city architect, Maxwell Dewar, who oversaw the design of this building. He designed several civic buildings during Edmonton's period of rapid growth after World War Two when oil was discovered at Leduc in 1947. Dewar also planned the civic development around adjacent Sir Winston Churchill Square. The Churchill Wire Centre is also significant because of its original function as an urban industrial building. It had an open-plan interior and tall ceilings to accommodate bulky long-distance switching equipment on the upper floor.

## CHARACTER-DEFINING ELEMENTS

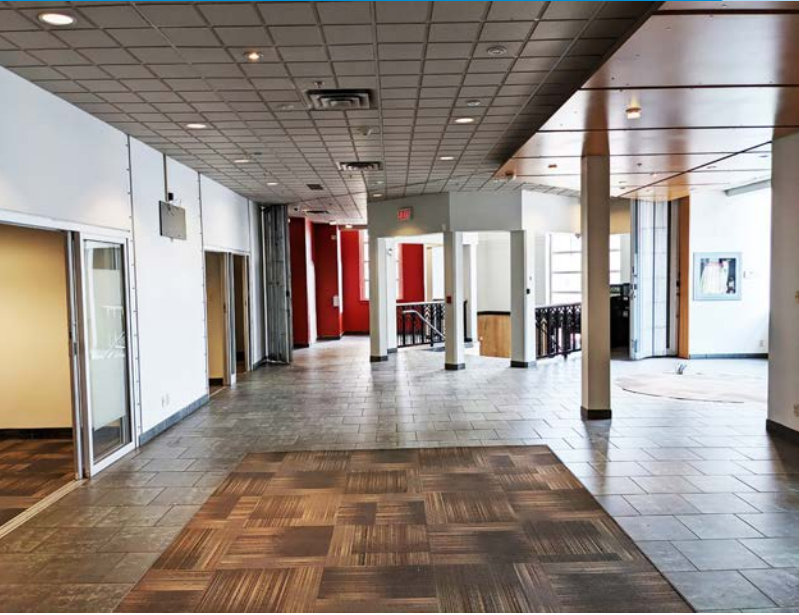
The character-defining elements of the Churchill Wire Centre include: form, scale and massing; high visibility from Churchill Square; angled orientation of the main entrance toward Churchill Square; entrance foyer leading to the main staircase, with a vaulted ceiling and travertine marble panels; glass block windows arranged in paired vertical bays inset slightly from the facade; black metal spandrels with chevron motifs; polished black granite and cast terrazzo exterior panels; - pilasters separating the paired windows; fluted column-like pilasters aside the main entrance; stylized dentils above the second-floor windows;



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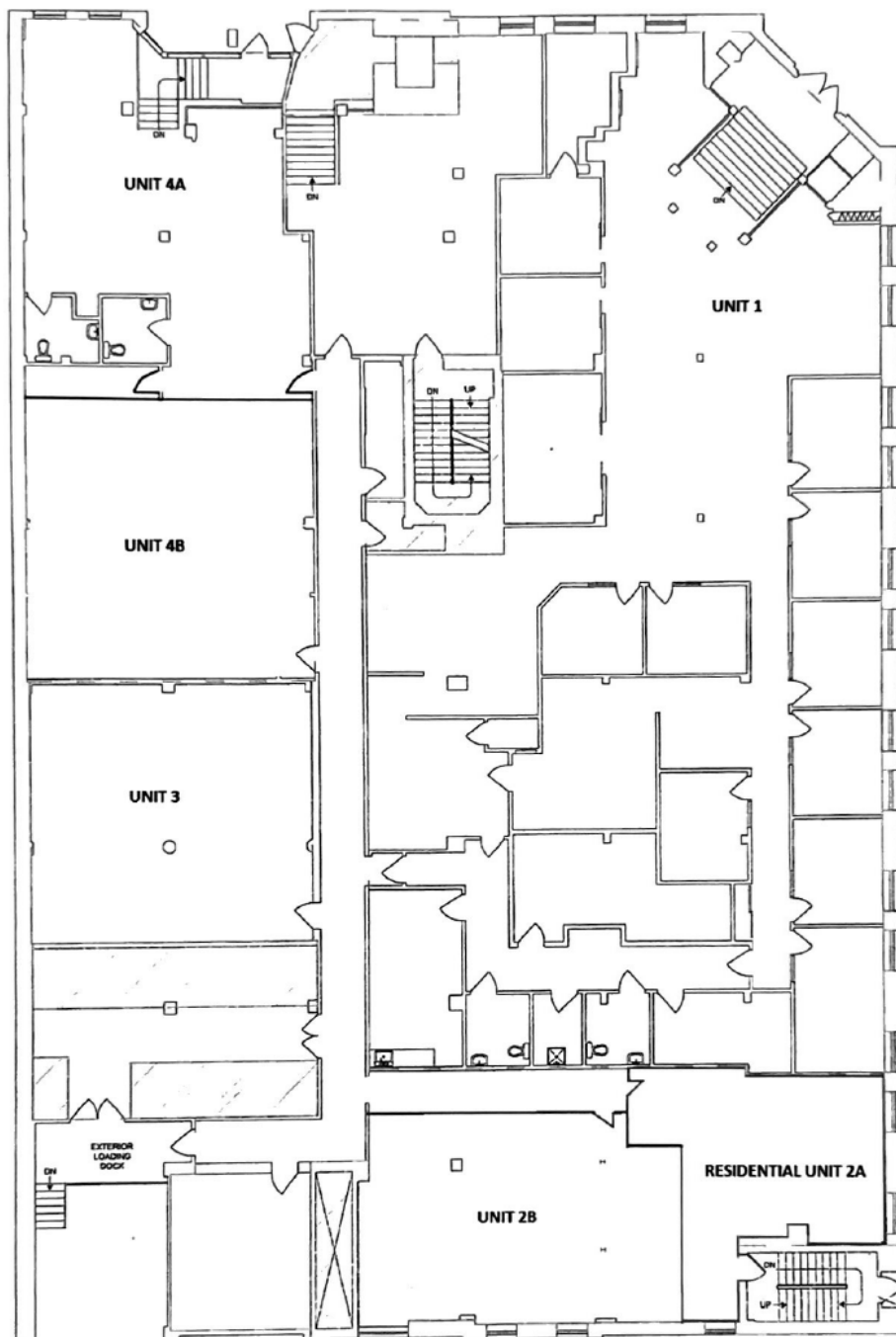
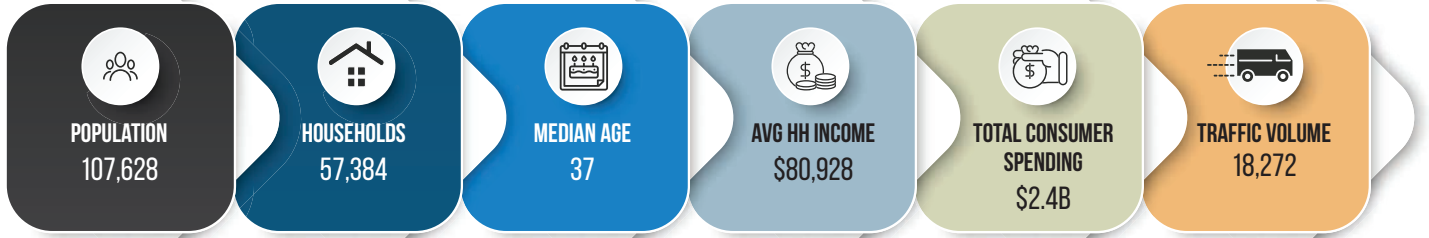


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## Demographics within 3KM



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### Property Information

**Municipal Address:** 9 Sir Winston Churchill Sq NW, Edmonton, AB

**Size:** 6,269 Sq. Ft. (+/-)

**Zoning:** DC1 (suitable for personal svcs, professional svcs, education, healthcare and restaurants/cafes)

**Parking:** Underground parking available at market rent

**Possession:** Immediate/negotiable

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**Lease Rate:** Bring offers!

**Op Costs:** \$15.65/Sq. Ft. + Power

### Contact

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