MOVE IN READY SUITES WITH FLEXIBLE OFFICE LAYOUTS

FULLY FURNISHED SUITES AVAILABLE

FOR LEASE

THE DEVONIAN

11150 JASPER AVENUE

CUSHMAN & WAKEFIELD Edmonton

WiredScore SILVER

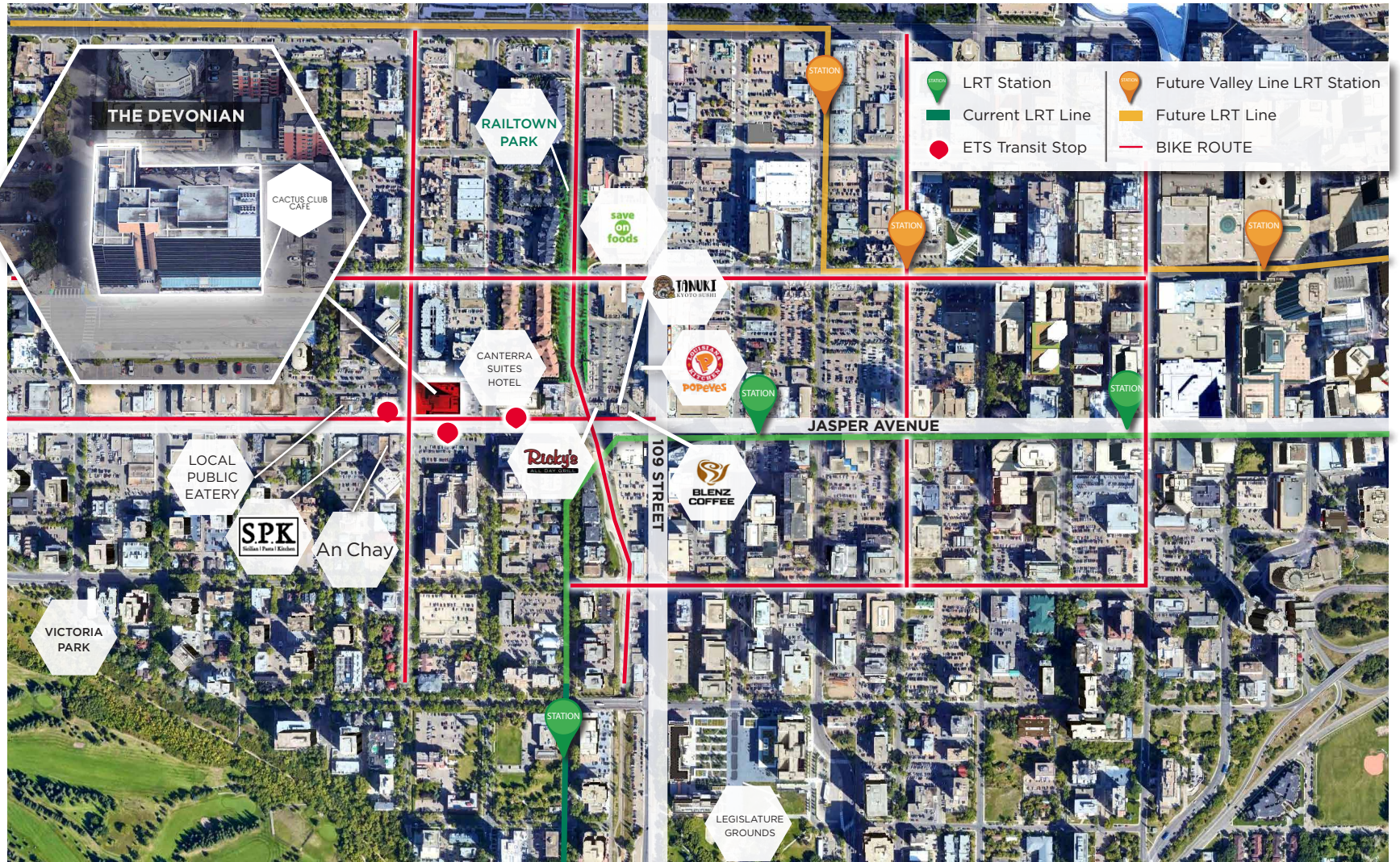
LEED GOLD 2020

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 Underground and Surface parking available at market rates. Additional parking available on a month-month basis

SECOND FLOOR BREAKOUT ROOM



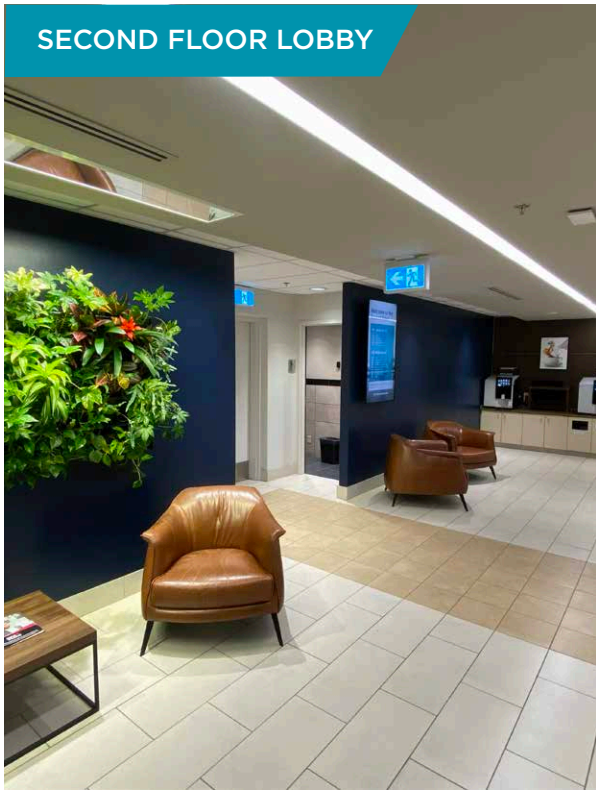
SECOND FLOOR KITCHENETTE



SECOND FLOOR BOARDROOM



SECOND FLOOR LOBBY



SUITE 960



NINTH FLOOR PLAN



FIFTH FLOOR PLAN

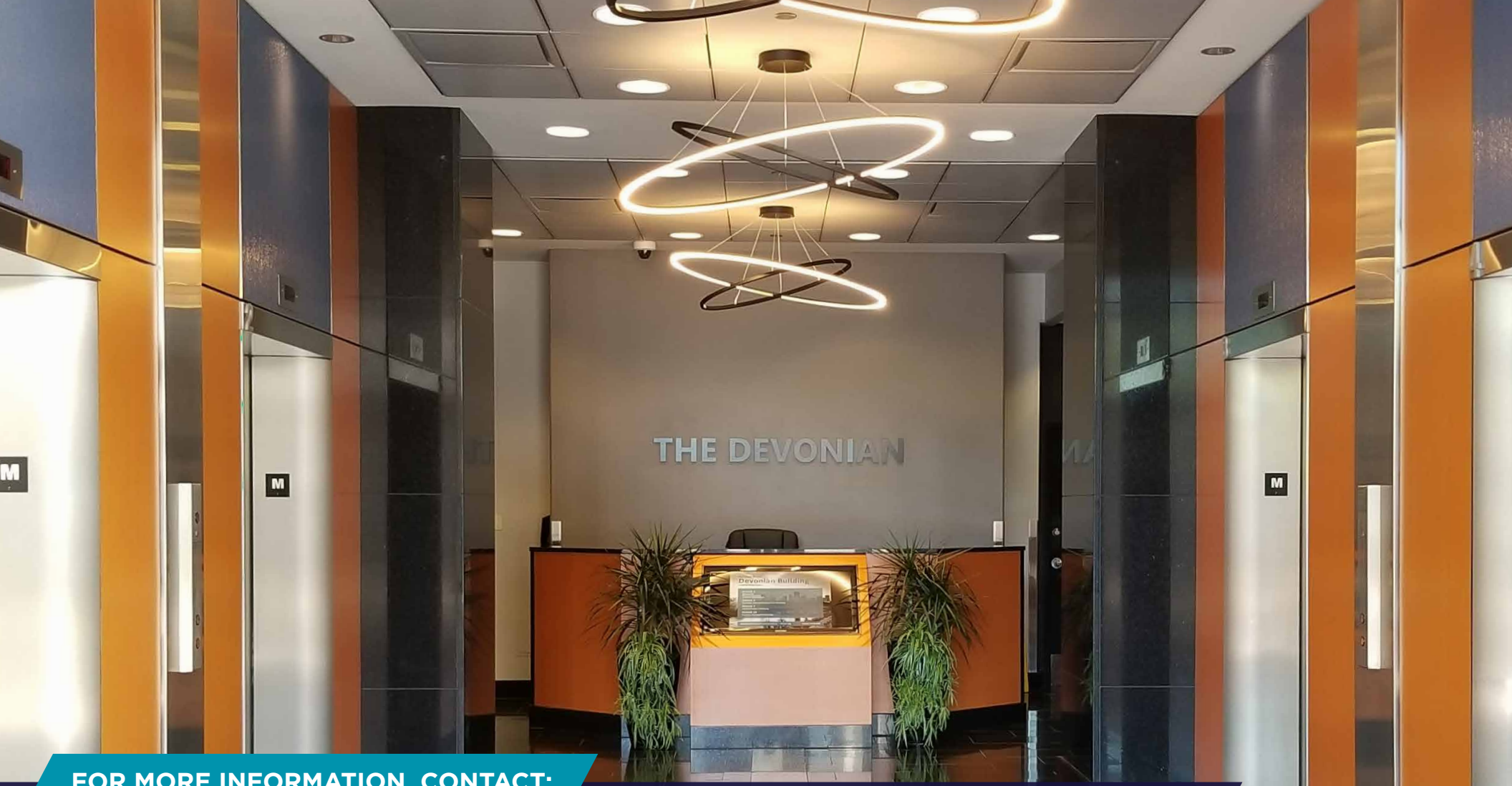


THIRD FLOOR PLAN



SECOND FLOOR PLAN





FOR MORE INFORMATION, CONTACT:

Jacob Dykstra
Senior Associate
780 934 7769
jacob.dykstra@cwedm.com

Shane Asbell
Partner
780 993 0082
shane.asbell@cwedm.com

MOVE-IN READY OFFICE SPACE

CUSHMAN & WAKEFIELD
Edmonton

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is mad to the accuracy or completeness 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 special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. October 2026