FOR LEASE > 10045-156 Street NW

ORANGE HUB | FOR LEASE

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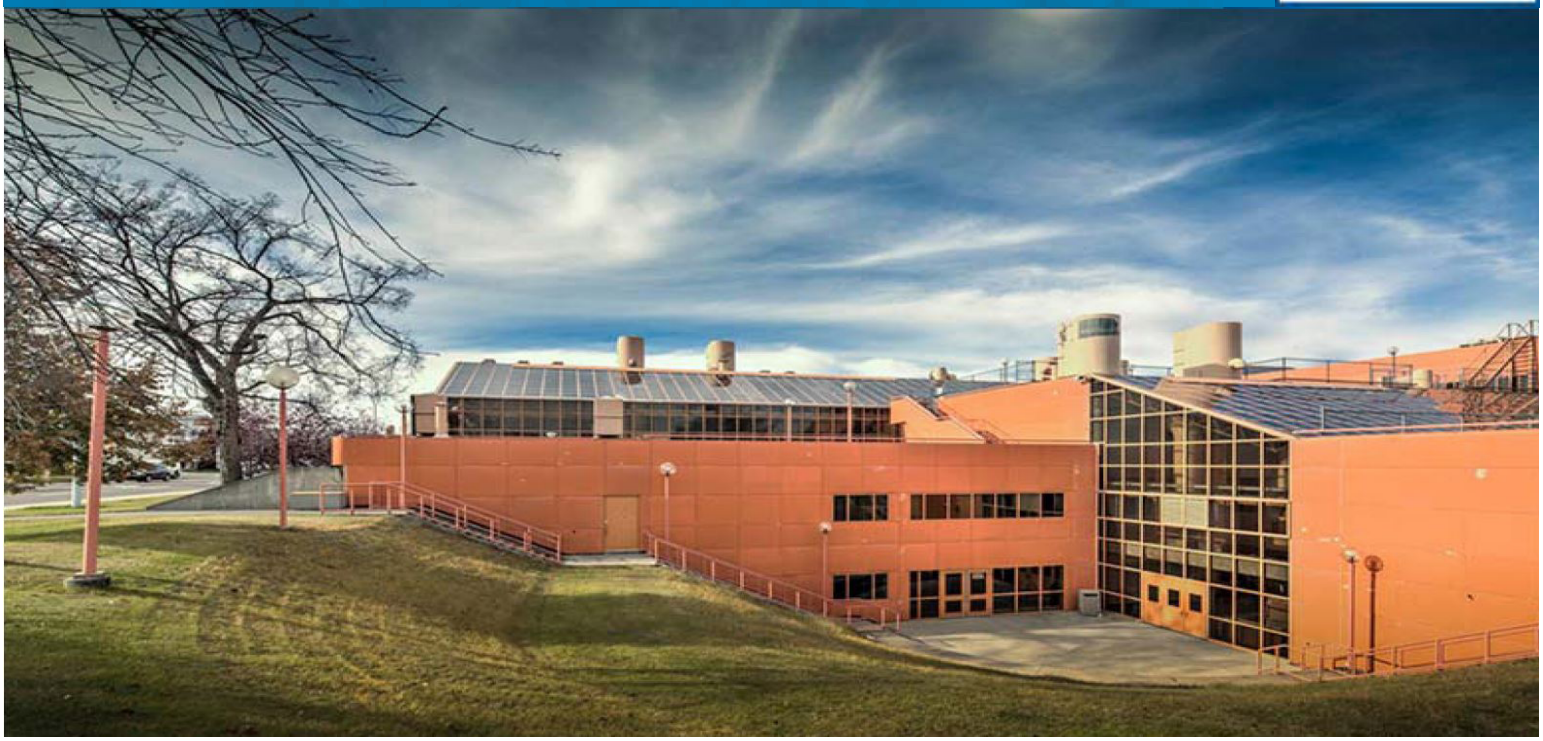

10045 – 156 Street NW

Neighbourhood:	Jasper Place
Leaseable Area:	Classroom 854 SF 1st Floor (Basement level) Office 1,700 SF 3rd Floor (Main Level)
Year Built:	1981
Legal:	Lot 11, Block 2, Plan 7921194
Tax Roll Number:	1272509
Zoning:	UI – Urban Institutional
Available:	Immediately
Rent:	Semi-Gross Market Rates Excludes Property Taxes, Internet, Janitorial. Includes Utilities and Common Area Maintenance.
Signage:	As per building standards.
Parking:	Not included. Individual parking licenses possible for per stall fee, separate agreement required.

Property Information:

Located on the west end of the city, the Orange Hub is an intercultural and inter-agency community hub for arts, recreation, wellness and learning. An opportunity that encourages connections and collaboration between organizations and people to build vibrant local communities. A four storey former educational facility with wide open corridors and common spaces. Accessible. On site meeting rooms are available to all tenants for periodic rental.

Spaces currently for lease are available at market lease rates only – theses spaces are not eligible for subsidized rates.

10th Floor Edmonton Tower
10111 – 104 Avenue NW
Edmonton, AB T5J 0J4

www.edmonton.ca/leasing
Send inquiries to:
leasing@edmonton.ca

City of Edmonton
OWNER
Real Estate

FOR LEASE > 10045 – 156 STREET

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LEASING DETAILS / CONSIDERATIONS:

While more detailed terms will be clarified through subsequent lease development and negotiation processes, the following are some initial considerations for respondents.

Leasing Costs:

- Semi-Gross Market Rent includes building utilities and building maintenance but excludes property taxes.

Tenant responsibilities include (at tenant's expense):

- All required furnishing, fixtures or equipment
- Property taxes, required insurances, parking fees, and phone/internet services
- Tenant Improvements, which must follow the facility approval and development process and guidelines
- Business Licencing and Building Permit
- Following all building rules and regulations
- Providing business metrics for landlord statistical reporting

Parking:

- Not Included
- Tenant and customer parking available in adjacent parkade (pay for use).

Facility:

- Open 7 days/week with specified access hours. 24 hour access is not currently available but is contemplated for the future.

Insurance:

- Tenant is required to maintain liability insurance for the leased space

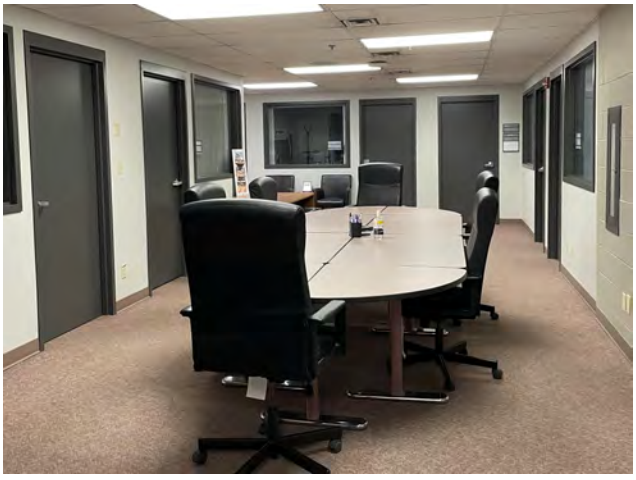
Availability: Immediate.

Security Deposit: Minimum of $3,000.00 per space

Lease Term: Flexible. 1, 3, or 5 year terms available

Facility Access: Public Transit, adjacent pay parking, bicycle racks

Interested parties will be asked to fill in an application for review and evaluation. Applicants are asked to demonstrate financial capacity and provide their business plan, describing how their operations would complement the facility and collaborate with other tenants. The City reserves the right to accept or reject any applicant.



For more information write to us at
leasing@edmonton.ca.

City of Edmonton Strategic Objectives

HEALTHY CITY

Edmonton is a neighbourly city with community and personal wellness that embodies and promotes equity for all Edmontonians.

URBAN PLACES

Edmonton neighbourhoods are more vibrant as density increases, where people and businesses thrive and where housing and mobility options are plentiful.

REGIONAL PROSPERITY

Edmonton grows prosperity for our Metro Region by driving innovation, competitiveness and relevance for our businesses at the local and global level.

CLIMATE RESILIENCE

Edmonton is a city transitioning to a low-carbon future, has clean air and water and is adapting to a changing climate.