

FOR LEASE > 10045-156 Street NW

# ORANGE HUB | FOR LEASE - OFFICE SPACES

Edmonton



## 10045 - 156 Street NW

**Neighbourhood:** Jasper Place

**Leaseable Area:** Office 91 SF  
Office 93 SF

**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.

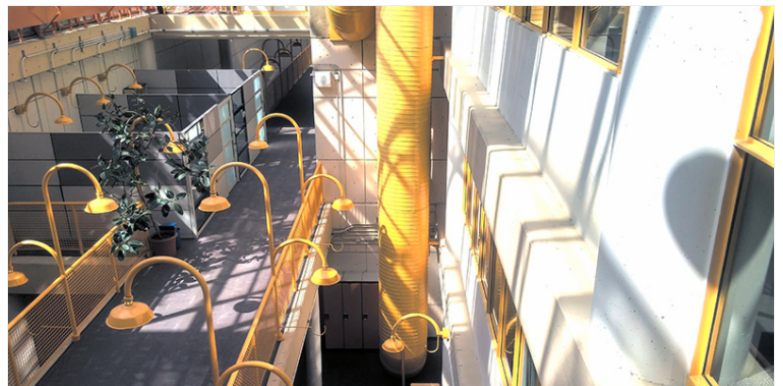
**Signage:** As per building standards.

**Parking:** Upcoming: On-site paid parking Q1 2024

### 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.

Offices for lease benefit from natural light via an interior atrium.



FOR LEASE > 10045 – 156 STREET

# ORANGE HUB | OFFICE SPACES

Edmonton

## 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 lease space responsibilities include:

- 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:

- Attached pay parking under construction.
- Tenant and customer parking available in surrounding private parking lots.

### 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:** \$1,000.00 per office

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

**Facility Access:** Public Transit, limited 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](mailto: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.

