## FOR LEASE
GOODRIDGE BLOCK
9696 Jasper Avenue

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<th>Address</th>
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| Building Area | 4900 sq ft Ground Level  
               | 4900 sq ft Basement   |
| Zoning      | DC1 - Heritage Quarter |
| Details     | Previous restaurant use |
              | Corner lot facing Edmonton Convention Centre and Canada Place |
              | Located one block south of the Valley Line LRT Quarters stop |
| Open Houses | March 16, 2020 1pm–3pm  
              | April 15, 2020 1pm–3pm |

Real Estate, City of Edmonton  
10111 104 Avenue NW  
Edmonton AB T5J 3A3  

Email: leasing@edmonton.ca  
http://www.edmonton.ca/leasing
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:** Market rent plus operating costs (utilities, janitorial, snow removal, security, maintenance, building insurance)

**Security Deposit:** $9000

**Lease Term:** 5 year with a 5 year option to renew (negotiable)

**Facility Access:** Public transit and on-street parking

**Tenant lease space responsibilities may include:**
- Supplying all required furnishing, fixtures or equipment
- Paying for required property taxes, phone/internet

Tenant will be responsible for paying for tenant improvements and will be required to obtain City approval prior to doing renovations, changes in use, or assigning

**Parking:** 2 dedicated parking stalls included in the lease, customer parking available on-street and in surrounding private parking lots

**Insurance:** Tenant is required to obtain liability insurance for the leased space

**Commencement Date:** Tenancy is estimated to commence summer 2020

Interested parties will be asked to fill in an application following the open houses. Applications will be evaluated. The City reserves the right to accept or reject any applicant. The most suitable applicant will be contacted to refine deal terms.

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