

FOR LEASE
GOODRIDGE BLOCK
9696 Jasper Avenue

Edmonton



Address	9696 Jasper Avenue NW
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

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

Email: leasing@edmonton.ca
<http://www.edmonton.ca/leasing>

FOR LEASE GOODRIDGE BLOCK

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: 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 leasing@edmonton.ca.