

FOR LEASE > 10045-156 Street NW

ORANGE HUB | FOR LEASE

20260622

Edmonton



10045 – 156 Street NW

Neighbourhood:	Jasper Place		
Leaseable Area:	Office	127 SF	1st Floor (Basement level)
	Office	660 SF	1st Floor (Basement level)
Year Built:	1981		
Legal:	Lot 11, Block 2, Plan 7921194		
Tax Roll Number:	1272509		
Zoning:	UI - Urban Institutional		
Available:	127SF.Office.September-2026 660SF.Office.January-2027		
Rent:	Semi-Gross Market Rates & Non-Profit 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 inter-cultural and inter-agency community hub for arts, 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 for lease are available at market lease rates, and may be eligible for subsidized rates to non-profit organizations.

Interested Parties are asked to submit their interest by requesting an Application Form from leasing@edmonton.ca. Completed Application Forms should be submitted:

For the single office of 127SF, prior to August 15, 2026; and
For the larger office of 660 SF, prior to December 15, 2026.

Applications received after the cut off dates may not be considered.
The City reserves the right to accept or reject any applicant.

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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:

- Lease rate 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

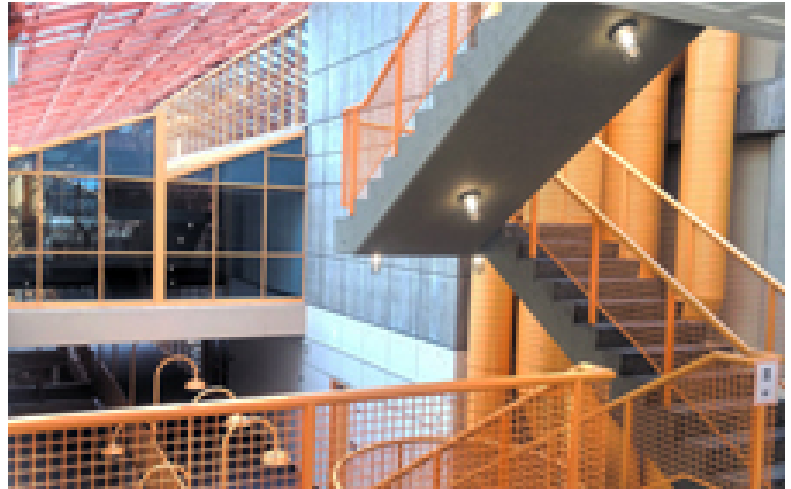
Availability: Immediate.

Security Deposit: Minimum of \$1,000.00 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.