

FOR LEASE > 10045-156 Street NW

ORANGE HUB | FOR LEASE

20260824

Edmonton



10045 – 156 Street NW

Neighbourhood: Jasper Place

Leaseable Area: 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: 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 or recognized artist organizations.

Interested Parties are asked to submit their interest by requesting an Application Form from leasing@edmonton.ca. Completed Application Forms should be submitted prior to December 15, 2026.

The 660 sf space offered is a single room, with minimal office finish (paint and carpet), on the basement level (1st floor), and has no natural light.

Applications received after the cut off date 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: January 2027.

Security Deposit: Minimum of \$3,000.00

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.