

Iron Works Building

FILE#:COM259

HOLDING#:1009613

LAST UPDATE: August 23, 2024



10419 – 96 Street NW

Neighbourhood:	Boyle Street
Sector:	North West
Legal Description:	Plan ND; Block 13; Lots 17–28
Existing Land Use Zone:	MU – Mixed Use Zone
Usable Area:	North Annex: 13,369 sq.ft. Foundry: 15,608 sq.ft.
Leasable Term:	Initial Lease Term up to 10 years, with extension options possible
Available:	January 2025
Rent:	Market Rates Starting at \$4.00 psf Triple Net
Purchase:	Parties interested to purchase this property for market value are asked to email: leasing@edmonton.ca

Lessee's Application Form

PDF FORM – DOWNLOAD (scan, email or mail)

The City of Edmonton is requesting responses for space in Boyle Renaissance – 10419 96 Street NW. The project is currently being rehabilitated to a vacant shell, and is estimated to be ready for fit up and fixturing in January 2025. The project will be designated as a municipal historic resource in the future, and currently appears on the Inventory of Historic Resources in Edmonton.

The project consists of three connected buildings.

- The south annex is not rehabilitated and is not usable.
- The centre portion known as the foundry has office space and open space and open space suitable for events, meetings or work areas. The historic foundry rails have been rehabilitated for a unique atmosphere. There is new glazing and exterior wall structure, as well as rehabilitated brick where possible.
- The north building has a wide open floor plate.

The approximate usable square footage are:

- 13,369 sf for the north annex (5,274 basement, 8,094 main level)
- 15,608 for the foundry (1,055 basement, 12,335 main level, 2,217 second floor)

The information contained herein is believed to be true, but does not constitute a contract. Lessees should verify all information to their own satisfaction. Rent, terms and conditions are subject to change within notice. GST is not included in rent.

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Property Information

- The building is provided in grey box state, with the tenant responsible to complete servicing into the building, demising, finishes and fit-up at its sole cost. The rehabilitation did not include accessibility upgrades for any part of the building. The City does not provide tenant improvement allowances.
- The rehabilitation included new roofing and HVAC systems.
- The building can be leased to one single tenant or to two distinct tenants.
- The lease is intended to be carefree to the Landlord, at triple net market lease rates.
- Initial lease term up to 10 years, with extension options possible.

Conditions of Lease

1. All leases are subject to approval by the Branch Manager of Real Estate, Financial and Corporate Services, and/or the Executive Committee of City Council.
2. The Lessee will be required to submit a deposit upon execution of lease agreement.
3. The property is being leased on a strictly "as is", "where is" basis. Any representations or information regarding the size, configuration, dimensions, zoning, utility services, environmental quality/liability, soil conditions or developability with respect to the property are taken and relied upon at the Lessee's sole risk; the Lessee has an obligation to ascertain the accuracy of all such information.

Lease Process

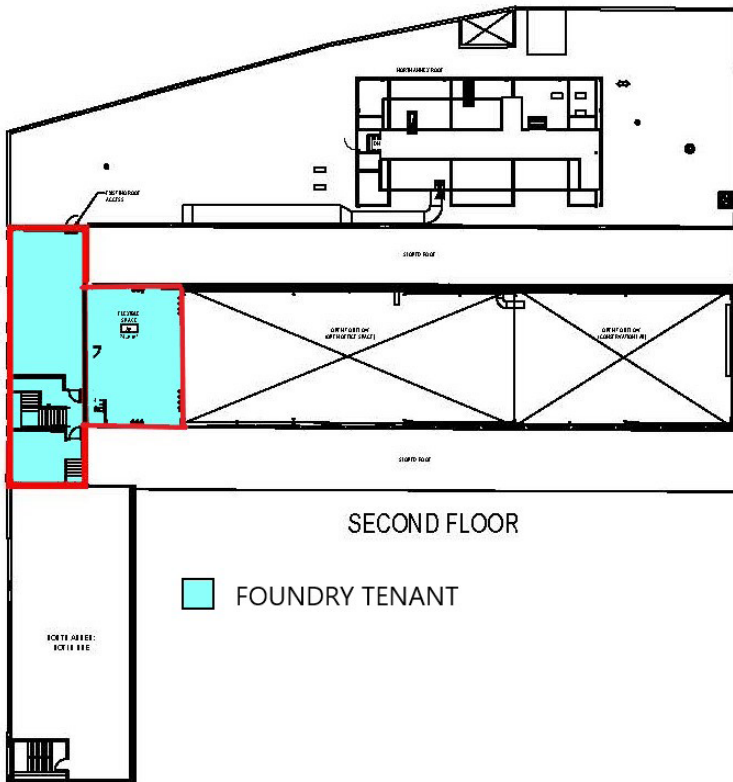
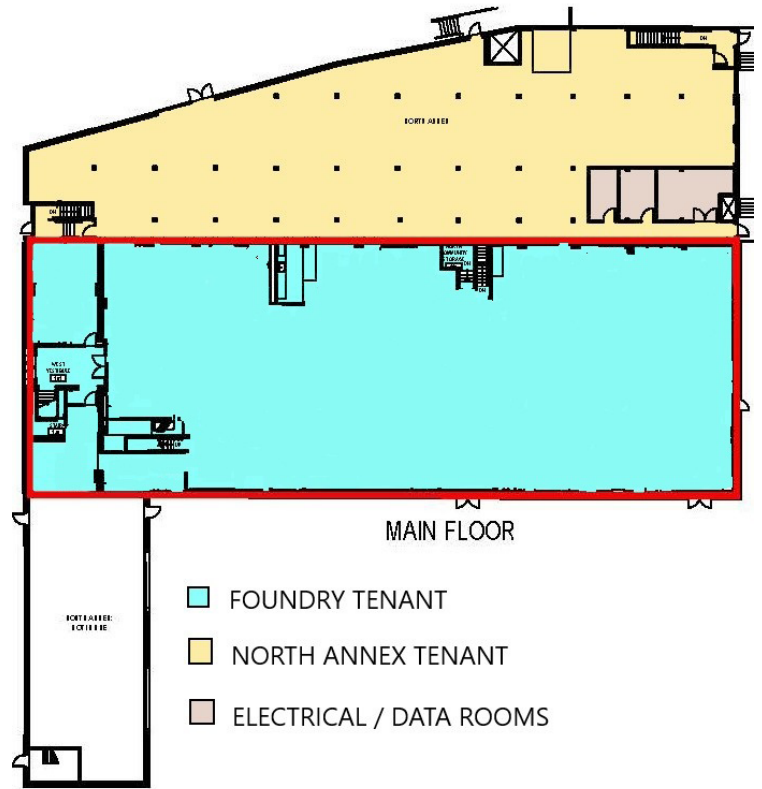
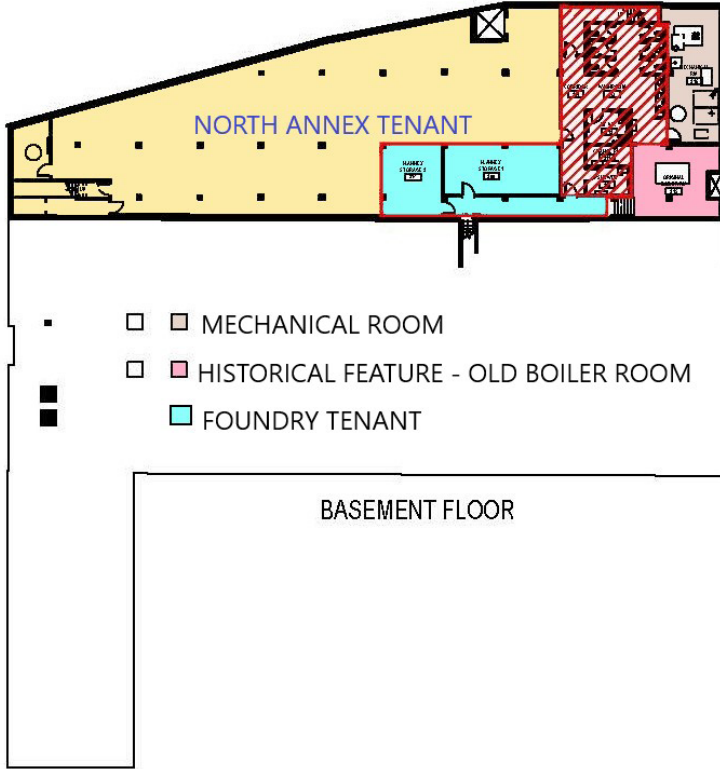
1. All interested parties must submit an Expression of Interest to the City. Upon the City's review, the applicant may be contacted to further negotiate and formalize an agreement. All submissions should be emailed to leasing@edmonton.ca
2. At a minimum, the Expression of Interest should include:
 - Proposed Use:
 - applicants should clearly described the proposed use of the facility including an outline of their anticipated timelines to complete fit up;
 - Organizational Capacity:
 - applicants should demonstrate proven organizational capacity through financial statements or other comparable means;
 - Lease Terms:
 - an outline of proposed lease terms such as, rental rate, term length, fit up period etc.
3. Prospects must acknowledge the involvement or assistance of any Licensed Real Estate Brokers within their submission.
4. The City reserves the right at its discretion, to accept, reject or further negotiate with any or all applicants and/or cancel or modify this offering.



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FLOOR PLANS



FOR LEASE - BOYLE RENAISSANCE

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