

FOR LEASE > 10045-156 Street NW

ORANGE HUB | FOR LEASE

20240426

Edmonton



10045 – 156 Street NW

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| Neighbourhood: | Jasper Place |
| Leaseable Area: | Classrooms 854 SF, 1103 SF Offices 438 SF, 161 SF |
| Year Built: | 1981 |
| Legal: | Lot 11, Block 2, Plan 7921194 |
| Tax Roll Number: | 1272509 |
| Zoning: | UI - Urban Institutional |
| Available: | Immediately |
| Rent: | Semi-Gross Market Rates Excludes Property Taxes, Internet, Janitorial. Includes Utilities and Common Area Maintenance. |
| Signage: | As per building standards. |
| Parking: | Upcoming: On-site paid parking Q3 2024 |

Property Information:

Located on the west end of the city, the Orange Hub is an intercultural and inter-agency community hub for arts, recreation, 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 currently for lease are located on the lowest level (1st floor).



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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:

- Semi-Gross Market Rent includes building utilities and building maintenance but excludes property taxes.

Tenant lease space responsibilities include:

- 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:

- Attached pay parking opening soon.
- Tenant and customer parking available in surrounding private parking lots.

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 \$3,000.00 per space

Lease Term: Flexible. 1, 3, or 5 year terms available

Facility Access: Public Transit, limited 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.