

Office Space For Lease

Alberta Hotel

9804 Jasper Avenue
Edmonton, Alberta



Alberta Hotel Office Space

Building Operating Model

Alberta Hotel currently operates as a shared services community hub model.

In this model, tenants have their own private office space; however, washrooms and other amenities are shared with tenants on the floor and, in some cases, in the building. Amenities include access to various boardrooms, terraces and performance spaces without being charged booking fees.

Rigoletto's restaurant is located on the main floor on Jasper Ave.

Ideal Tenants

The landlord and primary tenant (CKUA) is open to expressions of interest from all prospective tenants. CKUA is particularly interested in recruiting non-profits and cultural/creative organizations that value being co-located with like-minded businesses. The ideal tenant group sees Alberta Hotel as more than funky office space; it is a place for community building by leveraging its many assets to invite the community in.

There is an ample supply of desks and some computer hardware that make the spaces nearly move-in ready.



Other Amenities

Alberta Hotel works with a property manager, with the bonus of having CKUA's engineering and facilities team that can handle most day-to-day repairs and issues on-site.

Given CKUA's access to various technologies and skill sets as part of our daily operations, tenants can access in-house internet, shared printing, and other business support services at equal or better than market rates.

There is a small workout facility with lockers and showers.

There is a small indoor bike lock-up.

Heated indoor parking is available next door at Canada Place at [City of Edmonton parking rates](#). The LRT is one block away.

Third Floor Plan

Yellow Section (1,290 Sq Ft)

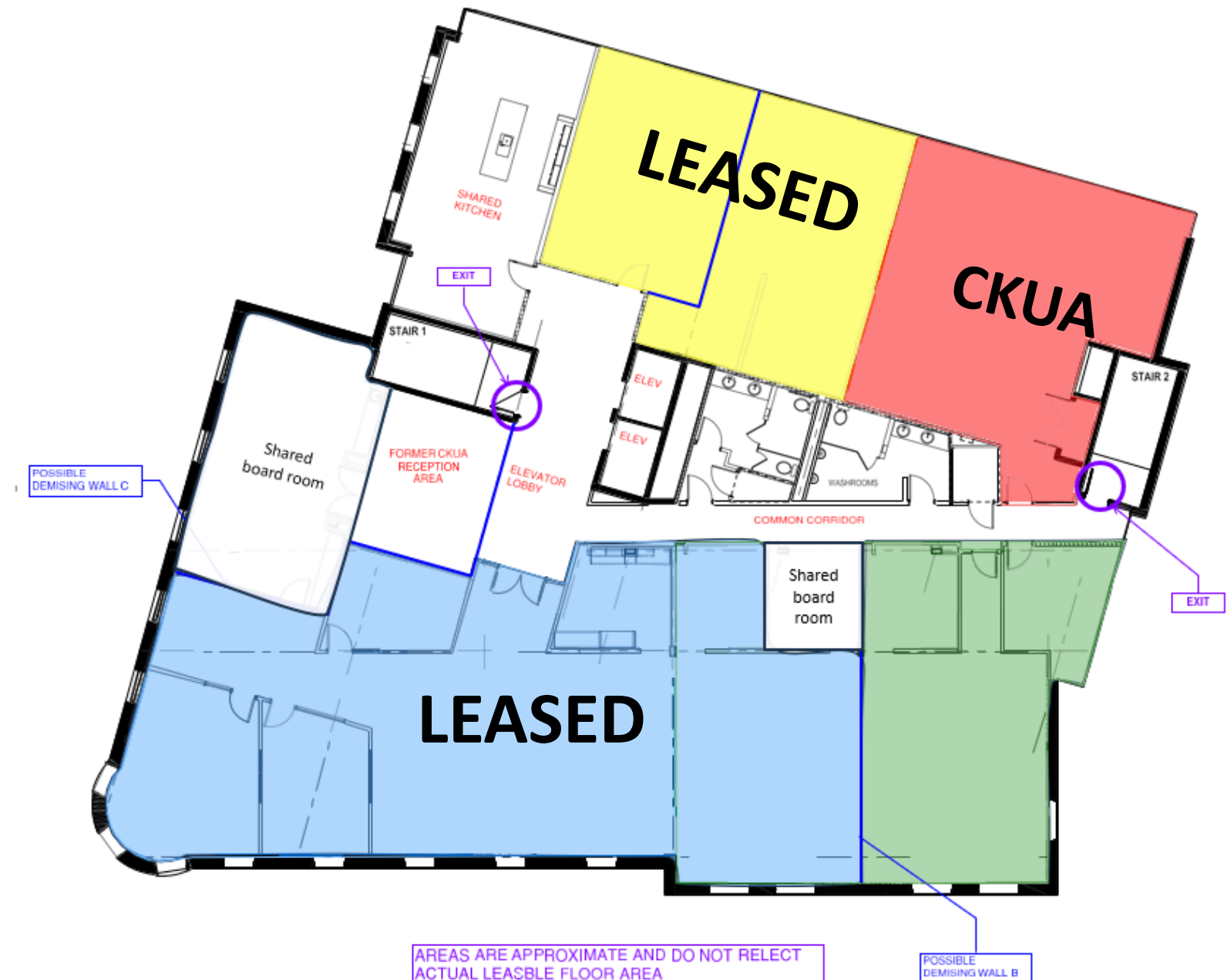
- North view towards The Citadel Theatre
- Currently occupied, but the tenant is considering moving to another location in the building.

Green Section (1,065 Sq Ft)

- South and west view towards the river valley and Canada Place
- Coming available in March 2024.

Third-floor shared amenities

- Washrooms
- Kitchen area
- 18-person boardroom
- 10-person meeting room
- 6-person meeting room



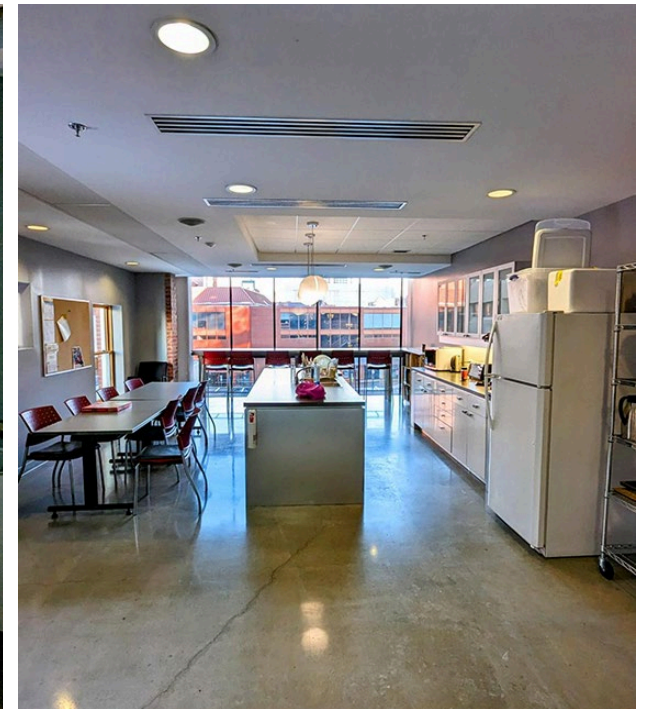
Third Floor Amenities



10-person Boardroom

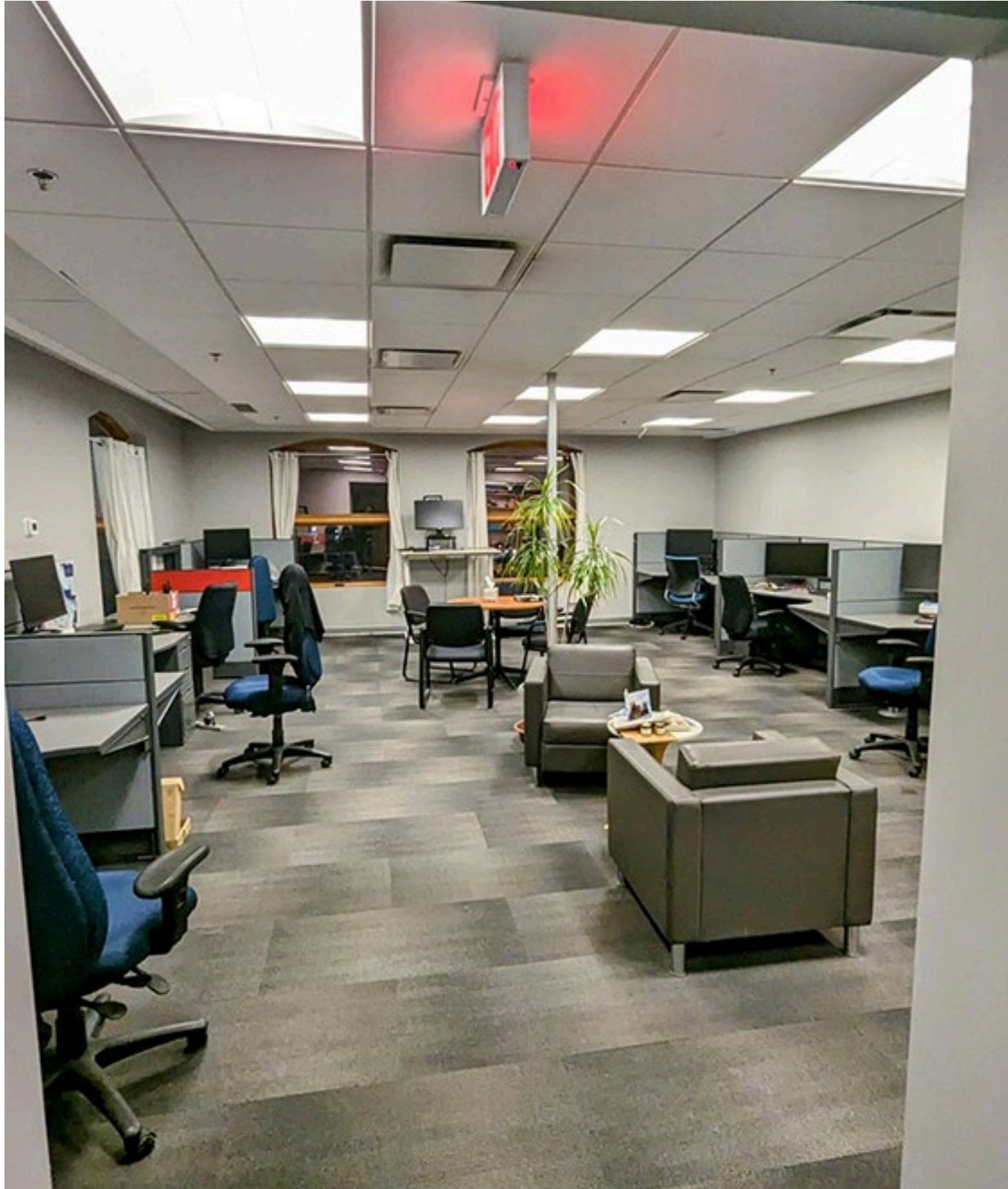


18-person Boardroom



Kitchen Area

Third Floor Office Space



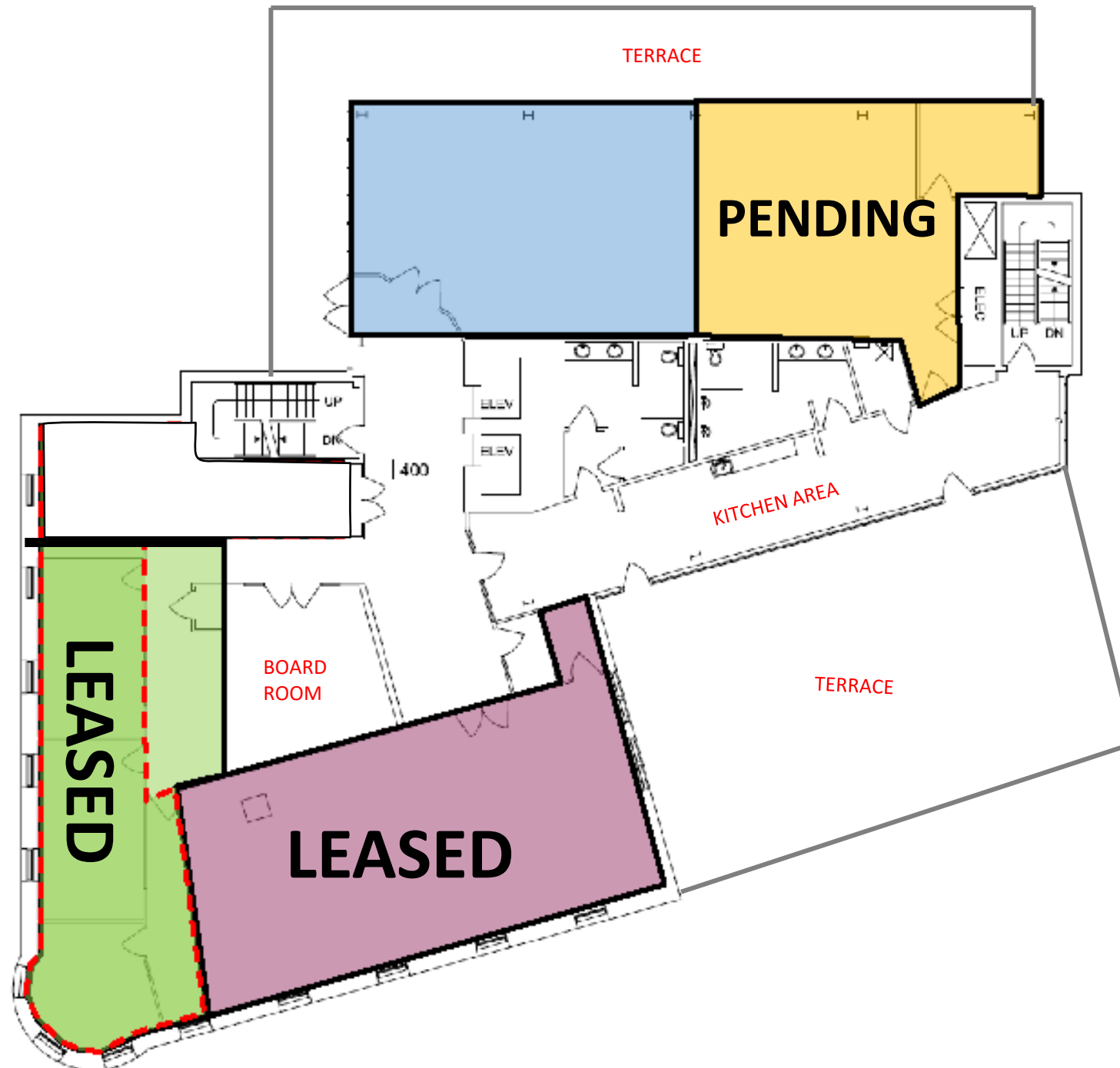
Office Space

- 1,065 Sq Ft
- Furnished
- Open concept with two adjacent offices
- Available March 2024

Fourth Floor Plan

Blue Section (1,365 sq ft)

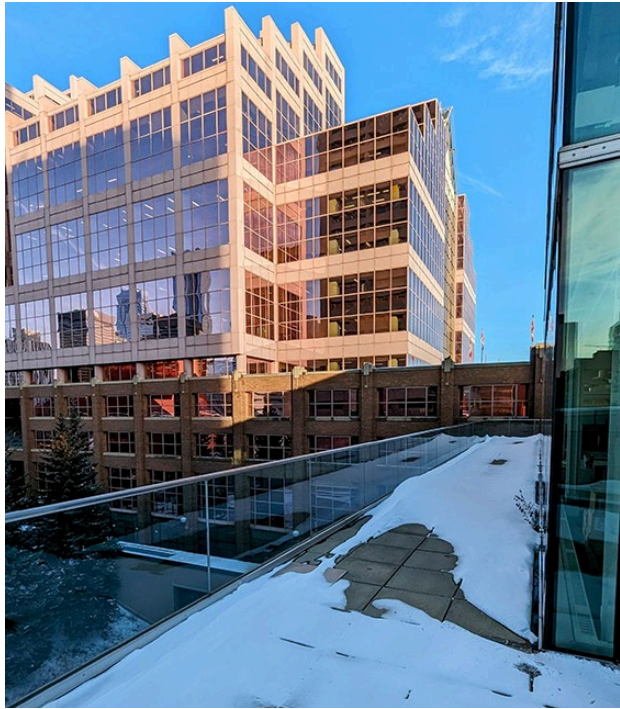
- North view towards The Citadel Theatre



Fourth-floor shared amenities

- Washrooms
- Kitchen area
- 10-person boardroom
- Rooftop terrace (60-person capacity), south-facing over the river valley
- Rooftop terrace (60-person capacity) north-facing towards the Citadel Theatre

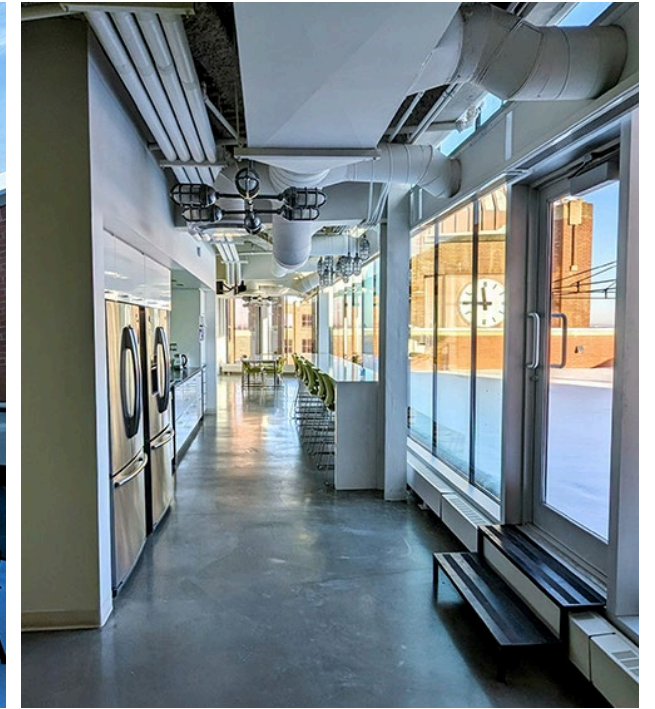
Fourth Floor Amenities



60-person Terrace
(Citadel Theatre View)

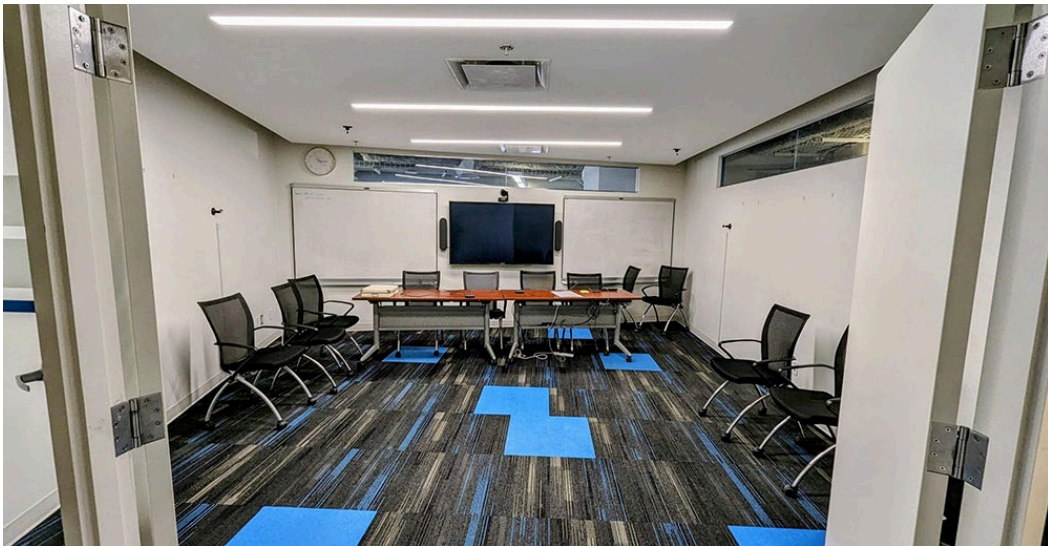


60-person Terrace
(River Valley View)

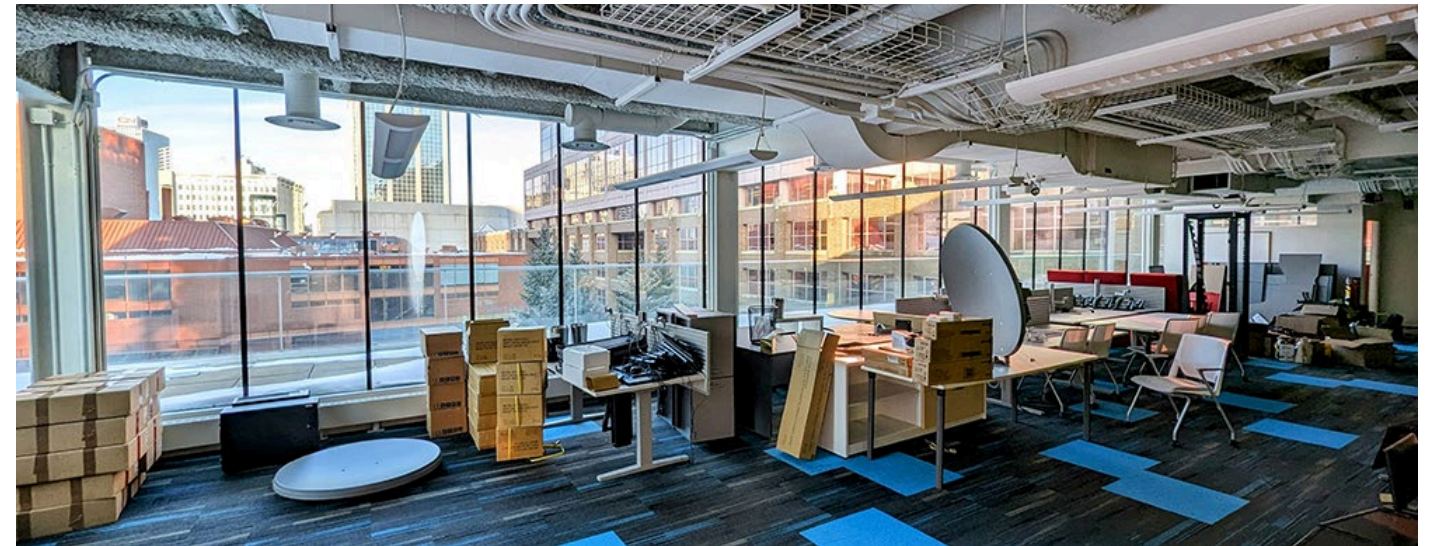


Kitchen Area

Fourth Floor Office Space



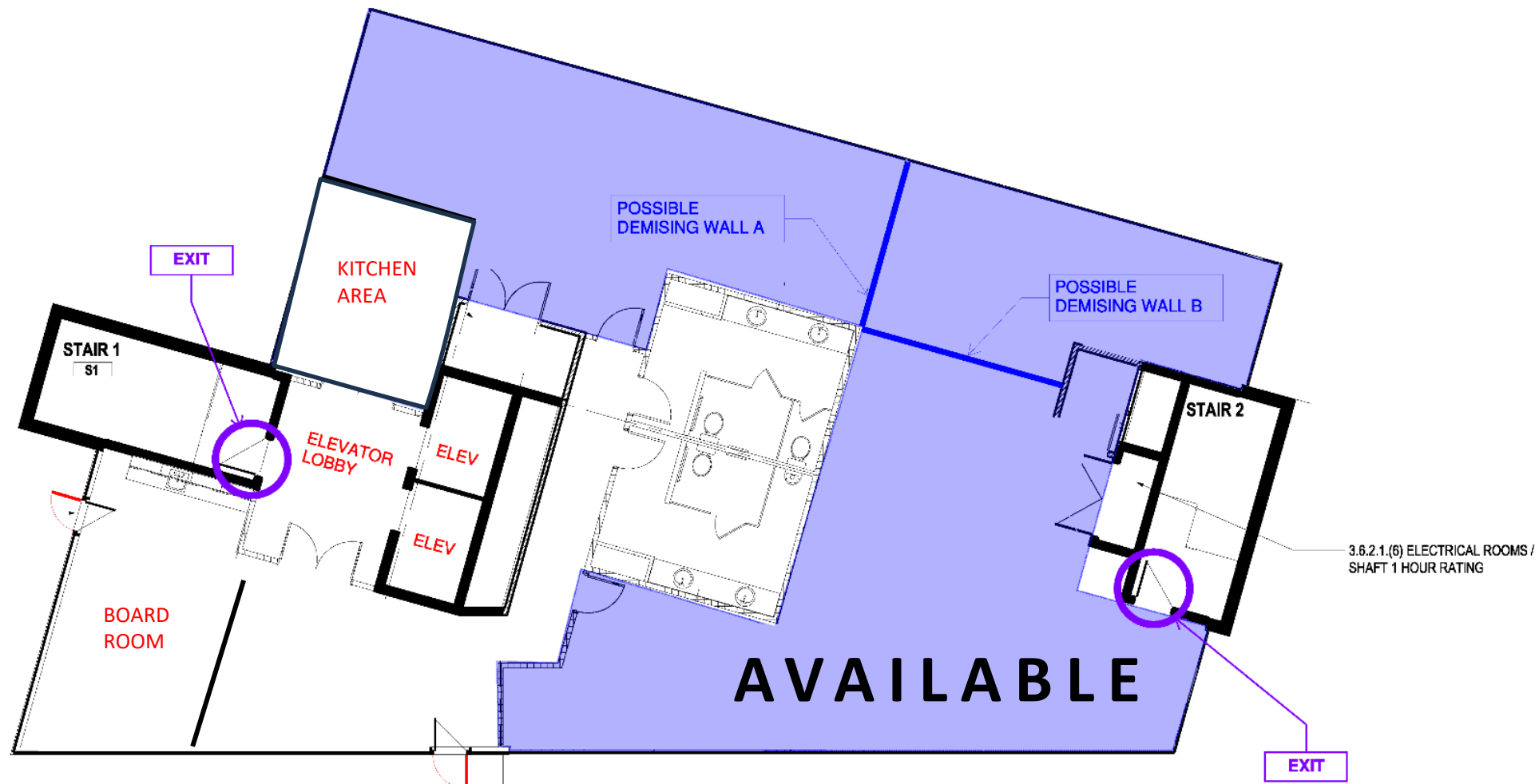
12-person Boardroom



Office Space (currently being used for a project)

- 1,365 sq ft
- Furnished
- Available immediately

Fifth Floor Plan

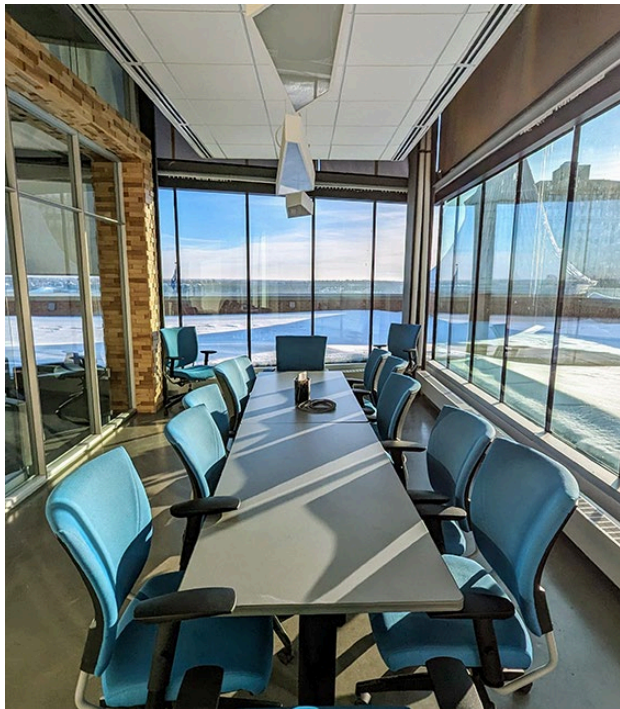


- Purple Section** (2,405 sq ft) subdividable into 845 and 1,560 sq ft.
- Surround-view North, East, West, and South over the river valley

Fifth-floor shared amenities

- Kitchen area (can be privatized for a full floor tenant)
- 16-person boardroom (can be privatized for a full floor tenant)
- Rooftop terrace (60-person capacity), south-facing over the river valley (cannot be privatized)

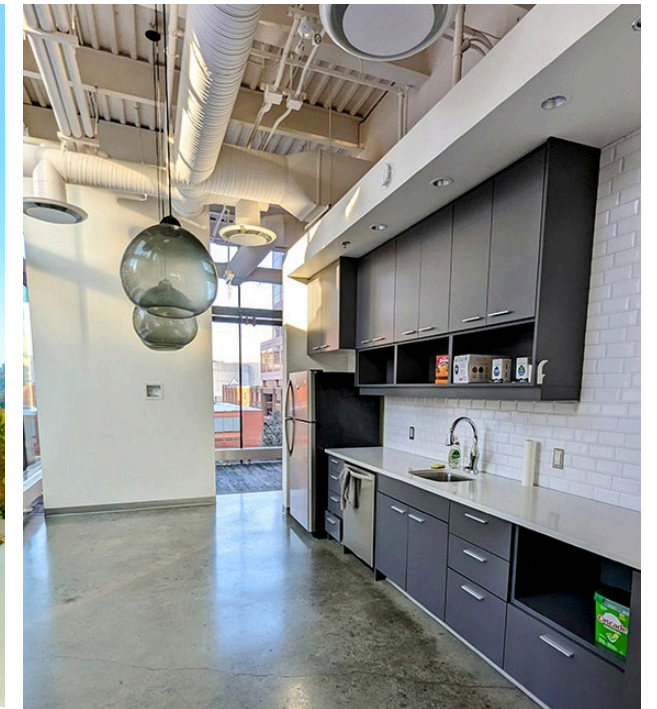
Fifth Floor Amenities



18-person Boardroom



60-person Terrace



Kitchen Area

Fifth Floor Office Space



Office Space

- North view towards the Citadel Theatre and East view towards the SunLife Building
- Total floor: 2,405 sq ft
- Current view: 845 sq ft section, which can be subdivided from the total floor

Fifth Floor Office Space



Office Space

- North view towards the Citadel Theatre, West view towards Canada Place, South view towards the river valley
- Total floor: 2,405 sq ft
- Current view: A portion of the 1,560 sq ft section, which can be subdivided from the total floor

Fifth Floor Office Space



Office Space

- West view towards Canada Place and South view towards the river valley
- Total floor: 2,405 sq ft
- Current view: A portion of the 1,560 sq ft section, which can be subdivided from the total floor

Lobby & Performance Space



Lobby/Event Reception Space



Performance Setting



Natural Setting

**For more information or to view
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★ = Parking

