

THE PENDENNIS BUILDING: MAIN FLOOR

FOR LEASE

9660 Jasper Avenue, Edmonton, Alberta

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EXECUTIVE SUMMARY

REMAX Commercial Excel is pleased to present The Pendennis Building: A World-Class Architectural Marvel in the heart of Downtown Edmonton.

Located just steps from the LRT, Edmonton Convention Centre, Winspear Centre, The Citadel, and the Art Gallery of Alberta, this premier property offers unparalleled access to Edmonton's downtown cultural and business hubs.

Tenants enjoy stunning, uninterrupted views of the North Saskatchewan River Valley, complemented by striking glass architecture that floods interiors with natural light.

The building features state-of-the-art mechanical systems and environmentally conscious operations, ensuring both comfort and sustainability.

A generous build-out package and tenant incentives may be available, offering businesses an exceptional opportunity to customize their space within an impressive and flexible floor plate.



PATIO POTENTIAL

Potential for a patio on Jasper Avenue. No terrace.

ADDITIONAL REVENUE POTENTIAL

From long-term and special events tenant occupying the third and fourth floors.



From its early beginnings as an unassuming boarding shack on the east end of Jasper Avenue, the Pendennis Building quickly rose to become **a prominent fixture in the cultural, social and commercial development of downtown Edmonton.**

Within the sturdy brick walls of the remodeled century-old structure, live stories of the city's Wild West past.



According to the City of Edmonton Archives, the original Pendennis Building is traced back to an 1898 wooden property referred to as the old "California Rooming House."

It is thought to have provided shelter to eager prospectors panning for gold in the North Saskatchewan River, or those on an adventurous cross-country journey seeking fortune in the Yukon Klondike Gold Rush.

The old rooming house eventually became known as the Pendennis Hotel, which officially opened in August of 1904.

It was in 1912 that an addition was added and a new brick facade was built right around the original building. Designed by the Calgary architectural firm of Lang, Major & Co. the build was a fine example of Edwardian style architecture. The three-storey structure had a full basement, ground floor bar and dining room while the upper floors contained the parlour and bed rooms.

The design was typical of turn-of-the-century apartments with the exterior having ornamental detail on the façade, double windows topped with a curved pediment and also displayed billboards above the parapet.



PROPERTY HISTORY



The newly renovated Pendennis Hotel contained 59 rooms. Guests could enjoy the beautiful Pendennis Hotel accommodations and services for \$2 a day. It was converted to apartments in the 1920s after prohibition laws came into effect. Then in 1945, the Pendennis Building became a rooming house called the Kenmo Lodge.

According to the City of Edmonton Archives, it was jointly owned by Ethel Mary Kennedy & Stenner Mogen - the Kenmo name was a combination of their last names. The property continued to be a rooming house for decades, and became known as the Stanley Block, and finally The Lodge Hotel.

As the years passed the building became vacant and fell into disarray. Despite the decline of the Pendennis, the integrity of the building remained.

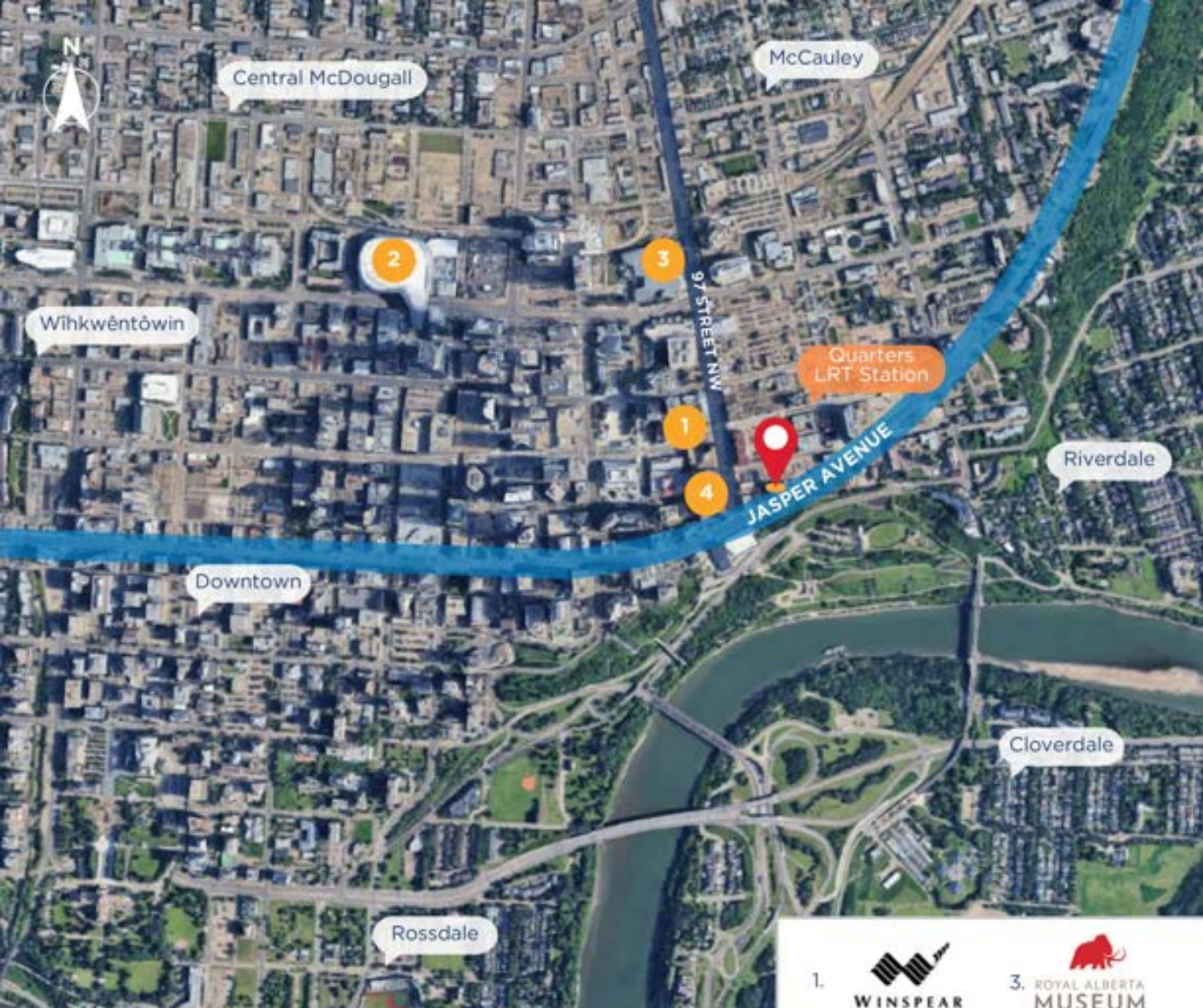
The Lodge Hotel was designated as a Municipal Historic Resource by the city of Edmonton in 2001. It was purchased in 2018 by LEDR Developments and the rest, as they say, is history!

REVITALIZING DOWNTOWN EDMONTON

For years, this section of Jasper Ave has remained vacant. However, the developers of the Pendennis Building and the neighboring Brighton Block shared a unified vision to revitalize these remarkable historic structures. Today, this area blends the impressive architecture of the past with new energy and inspiration, transforming it into a vibrant, premium downtown location.

Currently, the area is home to approximately 2,400 residents, but once fully developed, The Quarters Downtown is expected to accommodate between 18,000 and 20,000 residents. The development is designed with sustainable community principles in mind, featuring a mix of land uses, diverse development forms, attractive design elements, and green spaces to provide a distinctive experience for both residents and visitors.





LOCATION IN EDMONTON

Located along Jasper Avenue, just west of 96 Street, the site benefits from strong visibility and accessibility, with an average daily traffic volume of 16,018 vehicles (2023).

Just a short distance from the Pendennis Building, you'll find the Edmonton Convention Centre, the Fairmont Macdonald Hotel, Edmonton's funicular providing access to the river valley, Edmonton's Citadel Theatre, the Art Gallery of Alberta, the Winspear Centre, and the newly renovated Edmonton Public Library—all within walking distance.

1.  WINSPEAR CENTRE
2.  ICE DISTRICT PLAZA
3.  ROYAL ALBERTA MUSEUM
4.  EDMONTON CONVENTION CENTRE
 Canada Place Service Centre

PROXIMITY TO LRT

LEGEND

- Capital Line
- Metro Line
- Valley Line
- Future Expansion (Capital Line)
- Future Expansion (Metro Line)
- 9660 Jasper Avenue



PROPERTY HIGHLIGHTS:

Municipal Address	9660 Jasper Avenue, Edmonton, Alberta
Legal Description	Plan 9221505, Block 2, Lot 40A
Zoning	DC1 18461 - Quarters Area 2
Building Capacity	400+ People
Usable Area	± 4,193 SF Main Floor
Lease Rate	Market Rate; Please call for more information.
Operating Costs	\$11.65 PSF





FLOORPLAN

Main Floor: ± 4,193 SF

Ideal Uses:

- Restauraunt
- Pub
- Atrium - Area Retail

SUBJECT PROPERTY
± 4,193 SF





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