



HAT @ QUEEN ALEXANDRA COMMERCIAL OPPORTUNITIES

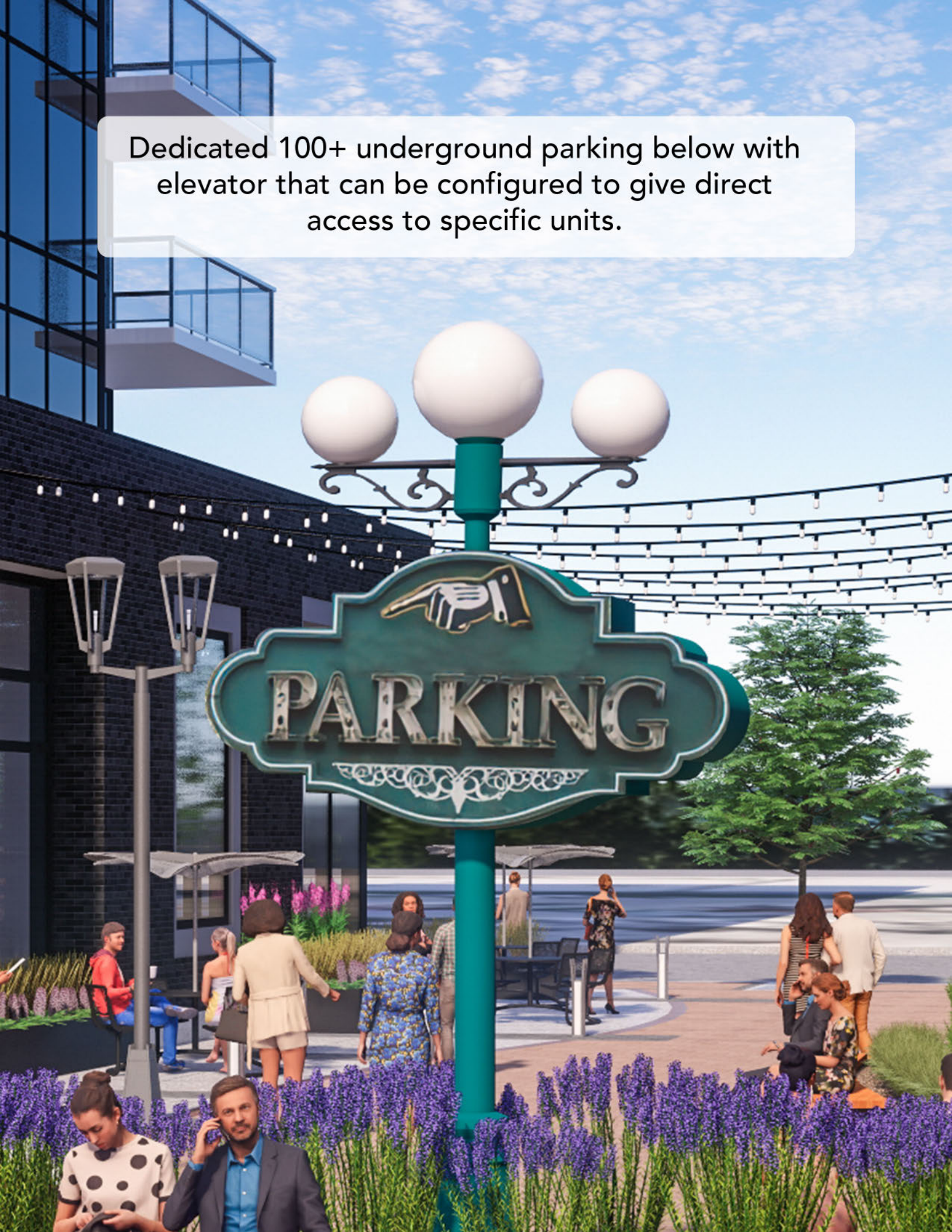
*10455 81 Ave NW Jasper Ave NW,
Edmonton, AB*



Standalone and mixed-use commercial space,
with adjacent incoming 450+ residential units and
1,000+ residents.



Dedicated 100+ underground parking below with elevator that can be configured to give direct access to specific units.



Corner end cap with huge windows on two sides,
lots of bright light.

SIGNAGE

An architectural rendering of a modern building's corner. The building features a prominent corner end cap with large, multi-paned windows on two sides. A white, cantilevered awning extends from the building, with the word "SIGNAGE" written in bold, black, sans-serif capital letters. Below the awning, there is an outdoor seating area with a round table, four chairs, and a large white patio umbrella. The ground is paved with grey and brown tiles. A planter box with green grasses is located in front of the building. To the left, there is a tree with green leaves. The background shows other buildings with brick and dark wood siding.



Outdoor patio options.

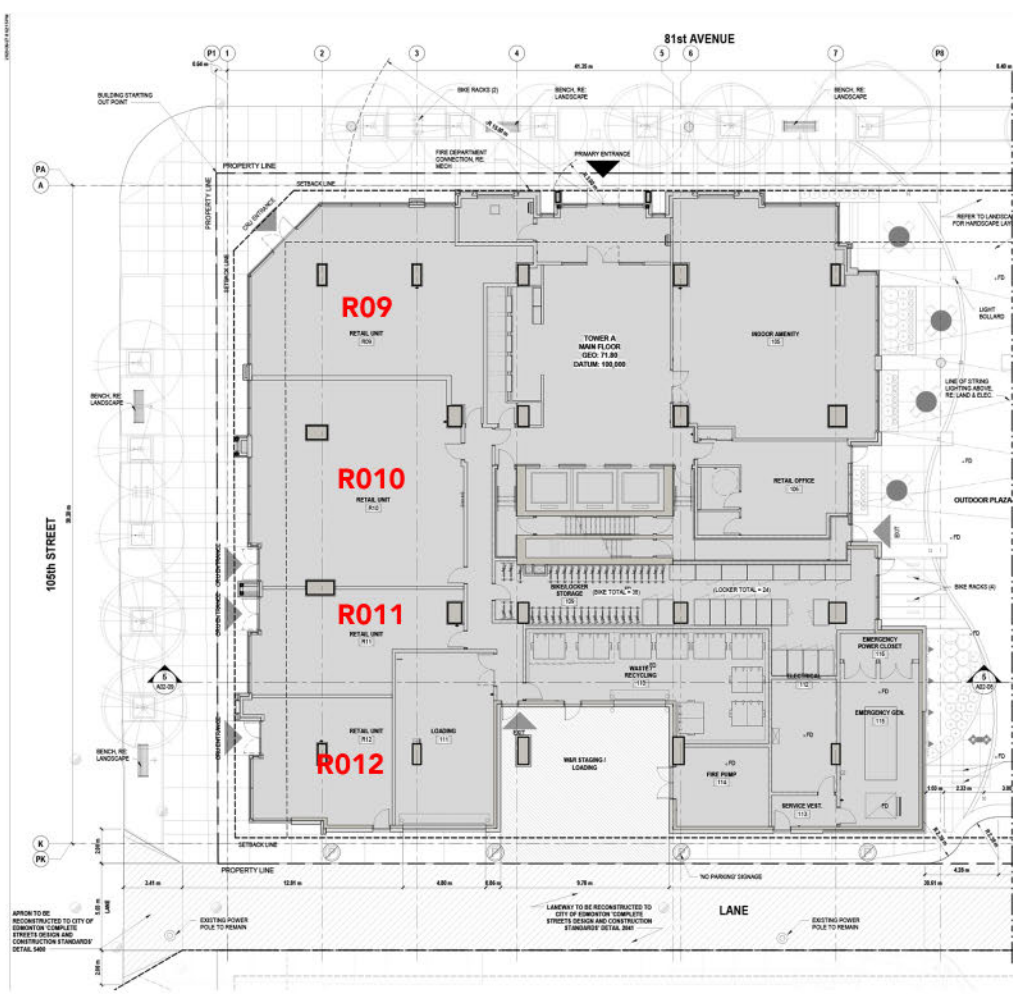
Double-height ceilings up to 22+ feet on the end cap, with an average of 16+ feet throughout the building.





Commercial Building

- CRU01 (R01): 1,916 SF (C/O)**
- CRU02 (R02): 1,526 SF (C/O)**
- CRU03 (R03): 1,870 SF**
- CRU04 (R04): 946 SF**
- CRU05 (R05): 1,373 SF**
- CRU06 (R06): 1,518 SF**
- CRU07 (R07): 1,042 SF**
- CRU08 (R08): 3,120 SF (C/O)**



Mixed-use Retail

- CRU09-A (R09): 1,504 SF**
- CRU10-A (R10): 1,617 SF**
- CRU11-A (R11): 732 SF**
- CRU12-A (R12): 691 SF**