

FOR LEASE

±4,000-6,269 Sq. Ft.

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



9 Sir Winston Churchill Sq NW, Edmonton, AB

RESTAURANT SPACE DOWNTOWN

Property Highlights

- 4,000-6,269 SF for restaurant with the possibility to lease additional space
- Exclusive building signage available to full-building tenant
- Incentives available for qualified groups
- Across from Churchill Square and City Center Mall, City Hall, and Edmonton Library
- The entrance is angled, pointing towards Churchill Square giving direct exposure to all events in Churchill Square
- Rogers Arena, Citadel Theater, AGA & a host of other venues within walking distance
- Easy access to LRT and public transit

FOR LEASE

Churchill Exchange Building

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The Churchill Wire Centre is a two-and-one-half-storey granite and terrazzo-clad structure with a basement, raised main floor and a four-storey addition to the west located on a prominent corner lot in Edmonton's civic district.

HERITAGE VALUE

The Churchill Wire Centre, constructed in 1947, is significant because it is an excellent and rare surviving local example of the Stripped Classicism style of architecture, a subset of the Modern style. Its human scale, geometric and subtle classical references and early use of prefabricated exterior components helped influence the design of successive commercial and civic structures surrounding Churchill Square. Its modernistic styling is also symbolic of the changing attitudes towards new technologies and non-traditional design that became the hallmark of later twentieth-century architecture. The Churchill Wire Centre is also significant because of its association with Edmonton's former city architect, Maxwell Dewar, who oversaw the design of this building. He designed several civic buildings during Edmonton's period of rapid growth after World War Two when oil was discovered at Leduc in 1947. Dewar also planned the civic development around adjacent Sir Winston Churchill Square. The Churchill Wire Centre is also significant because of its original function as an urban industrial building. It had an open-plan interior and tall ceilings to accommodate bulky long-distance switching equipment on the upper floor.

CHARACTER-DEFINING ELEMENTS

The character-defining elements of the Churchill Wire Centre include: form, scale and massing; high visibility from Churchill Square; angled orientation of the main entrance toward Churchill Square; entrance foyer leading to the main staircase, with a vaulted ceiling and travertine marble panels; glass block windows arranged in paired vertical bays inset slightly from the facade; black metal spandrels with chevron motifs; polished black granite and cast terrazzo exterior panels; - pilasters separating the paired windows; fluted column-like pilasters aside the main entrance; stylized dentils above the second-floor windows;



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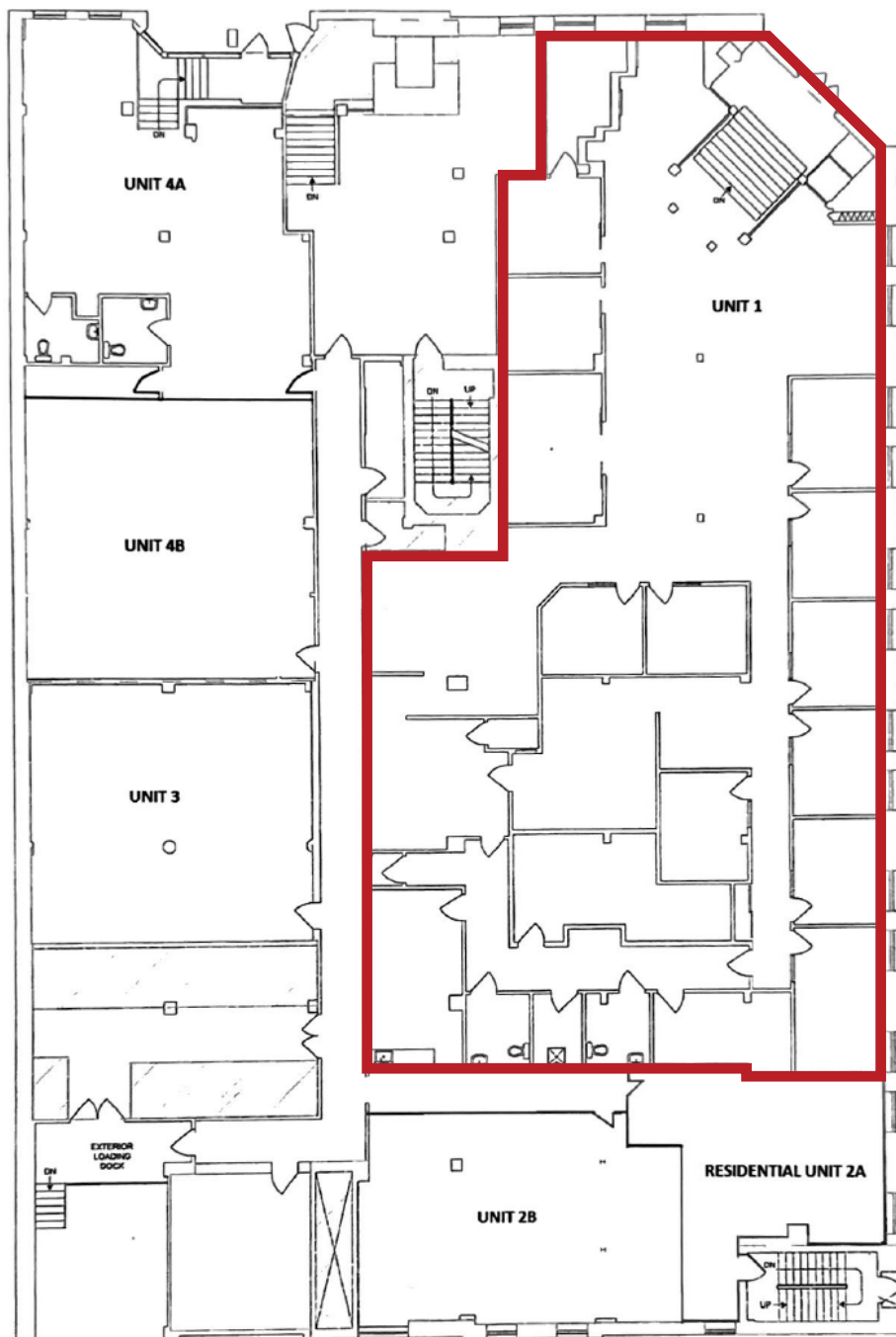
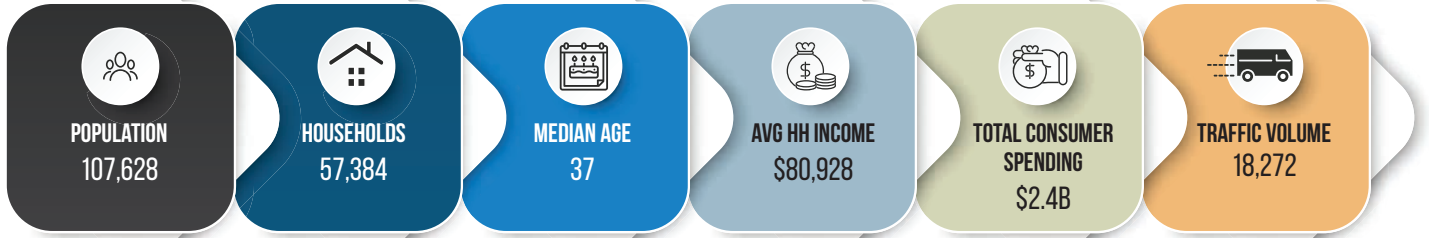


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Demographics within 3KM



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Property Information

Municipal Address: 9 Sir Winston Churchill Sq NW, Edmonton, AB

Size: ±4,000-6,269 Sq. Ft. *Additional space available

Zoning: DC1 (suitable for restaurants/cafes)

Parking: Underground parking available at market rent

Possession: Immediate/negotiable

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Lease Rate: Bring offers!

Op Costs: \$15.65/Sq. Ft. + Power

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