

FOR LEASE

The Pendennis Building: A World-Class Architectural Marvel in Downtown Edmonton

9660 JASPER AVENUE NW | EDMONTON



\$25
PSF NET

- Steps from the LRT, Edmonton Convention Centre, Winspear Centre, The Citadel, and the Art Gallery of Alberta
- Stunning, uninterrupted views of the North Saskatchewan River Valley
- Glass architecture and open spaces for heavenly natural light throughout
- The latest modern mechanical systems and ecologically-conscious operations
- Generous Tenant incentives to help fit one's business into the amazing floor plate



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THE HISTORY | THE PENDENNIS HOTEL

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 on Jasper Avenue 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. It was designed by the Calgary architectural firm of Lang, Major & Co. and 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 bedrooms. 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.

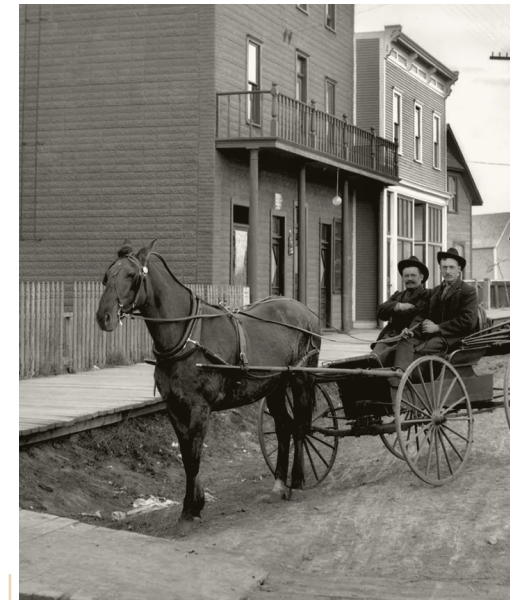
The newly renovated Pendennis Hotel contained 59 rooms. Guests could enjoy the beautiful Pendennis Hotel accommodations and services for \$2 a day.

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 &

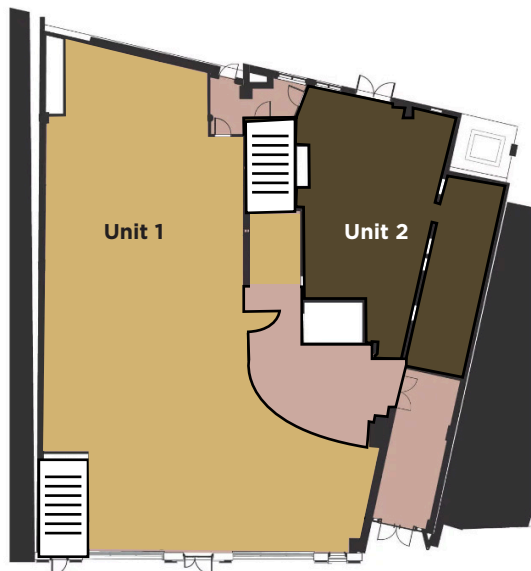
Stenner Mogen - the Kenmo name was a combination of their last names. The property continued to be a rooming house for decades, and became known as the Stanley Block, and finally The Lodge Hotel.

As the years passed the building eventually 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!



FLOOR PLAN | THE PENDENNIS HOTEL



MAIN FLOOR

Unit 1	± 4,270 SF
Unit 2	± 1,386 SF
Total Available	± 5,656 SF

IDEAL USES

- Restaurant
- Pub
- Event Space
- Atrium-Area Retail

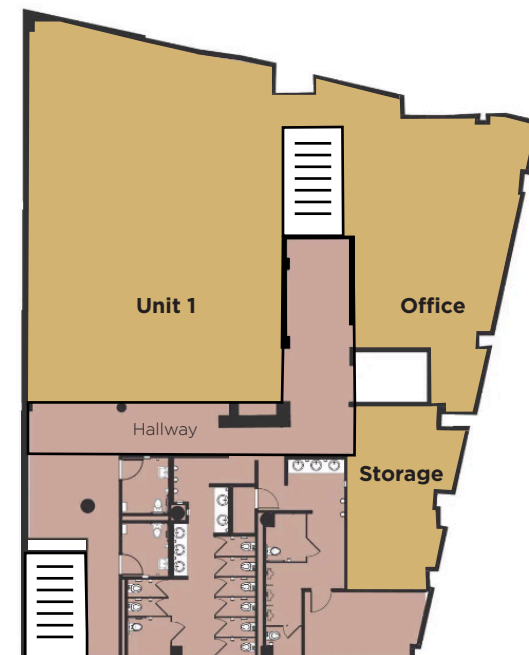


SECOND FLOOR

Unit 1	± 3,575 SF
Unit 2	± 1,845 SF
Total Available	± 5,420 SF

IDEAL USES

- Restaurant
- Pub
- Event Space



BASEMENT

Unit 1	± 1,845 SF
Office	± 325 SF
Storage	± 856 SF
Total Available	± 3,026 SF

IDEAL USES

- Restaurant Prep
- Brew Operations (Brew Pub)
- Amenity Area

DETAILS | THE PENDENNIS HOTEL

MUNICIPAL

9660 Jasper Avenue | Edmonton, Alberta

LEGAL

Plan 9221505, Block 2, Lot 40A

ZONING

DC1 18461 - [Quarters Area 2](#) 

BUILDING CAPACITY

400+

RENTABLE AREA

Main Floor	± 8,123 SF
Second Floor	± 6,972 SF
Basement	± 6,525 SF

PARKING

Potential to buy discounted parking from neighboring lots

PATIO/TERRACE

Potential for a patio on Jasper Avenue; No terrace

NOTES

- A generous build-out package and tenant incentives may be available
- A long-term special events tenant occupies the third and fourth floors, where their catering can be an additional revenue opportunity



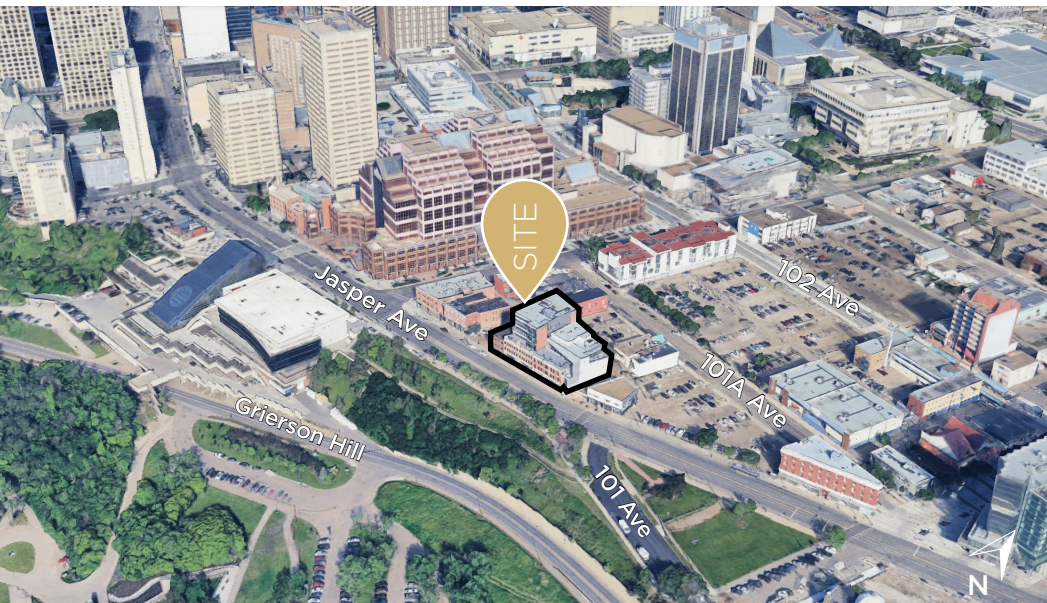
LEASE DETAILS

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\$25 PSF
NET RENT



\$11.65 PSF
2025 OP. COSTS

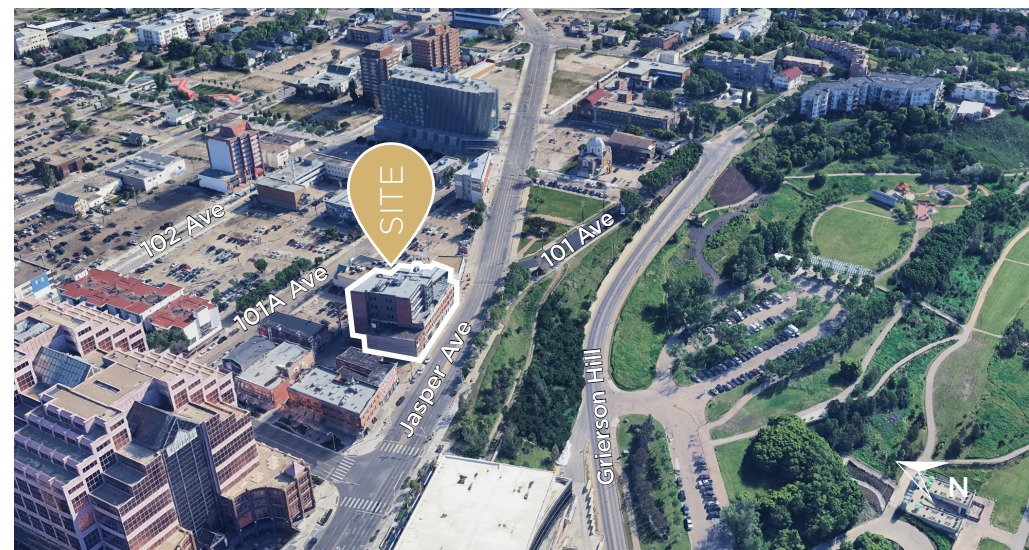


Currently, the area is home to approximately 2,400 residents, but once fully developed, The Quarters Downtown is expected to accommodate between 18,000 and 20,000 residents. The development is designed with sustainable community principles in mind, featuring a mix of land uses, diverse development forms,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

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.

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 seamlessly blends the impressive architecture of the past with new energy and inspiration, transforming it into a vibrant, premium downtown location.



DEMOGRAPHICS



NEIGHBOURHOOD
POPULATION
(5 KM | 2024)

214,734



5-YEAR GROWTH
FORECAST
(5 KM | 2024)

2.64%



AVERAGE HOUSEHOLD
INCOME
(5 KM | 2024)

\$88,542



TRAFFIC COUNTS
JASPER AVE & 97 STREET NW
(2018)

19,000



SAFETY OF THE AREA

Downtown has a reputation for crime, but The Pendennis Building benefits from increased police patrols by the Chinese Business Association and the City of Edmonton. Vandalism, theft, and assaults have significantly decreased, and growing venues and activity contribute to a safer environment.



FROM SITE WALKING DISTANCE

- | | |
|-------------------------|------------|
| 1. Fairmont Hotel | 7 Minutes |
| 2. Winspeare Centre | 8 Minutes |
| 3. Citadel Theatre | 8 Minutes |
| 4. Louise McKinney Park | 8 Minutes |
| 5. Royal Alberta Museum | 10 Minutes |

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