CUSHMAN & WAKEFIELD
Edmonton

FOR LEASE

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9910 39 Avenue,
Edmonton, AB



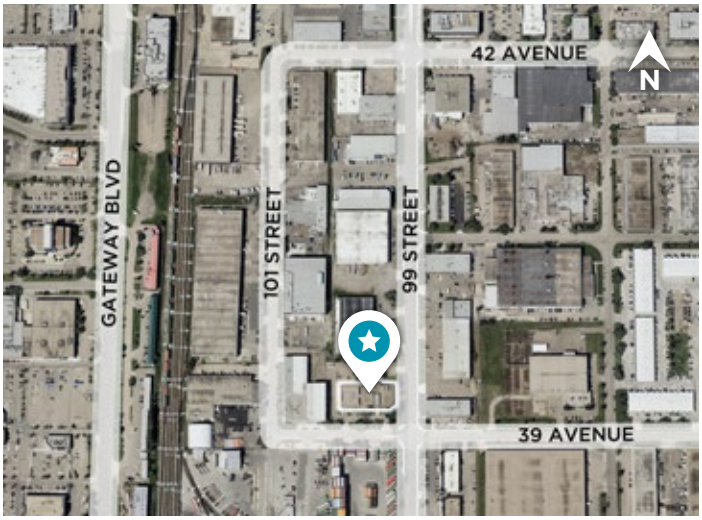
QUALITY OFFICE SPACE ALONG 99TH STREET

FULLY BUILT OUT AND MOVE-IN READY FOR MARCH 2027

2,771 SF OFFICE SPACE AVAILABLE

PROPERTY HIGHLIGHTS

- Professionally managed by Canderel
- Excellent access to 99th Street, Whitemud, Calgary Trail
- New vibrant common areas
- Pylon signage onto 99 Street
- Move-in Ready Space for March 1, 2027
- Fully built out with newer improvements!



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PROPERTY DETAILS

Building Size:	41,906 SF
Zoning:	IB - Industrial Business
Storeys:	Two (2) storeys with underground parkade
Parking:	3.2 stalls per 1,000 SF • Executive UG parking ($100.00/month) • Free Surface
Building Features:	• Executive underground parking • Brand new common washrooms • Fiber optics • Professionally managed by Canderel

LEASE DETAILS

Available Space:	Suite 103: 2,771 SF
Net Asking Rent:	Starting at $15.00 per SF
Tenant Improvements:	Move-in ready with high-end finishes
Additional Rent:	$14.82 per SF (2025 est.) (Includes in-suite janitorial)
Availability:	March 1, 2027

FLOOR PLANS

