



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE **NINETY NINE TEN**

9910 39 Avenue,
Edmonton, AB

QUALITY OFFICE SPACE ALONG 99TH STREET

UNDERGROUND PARKING AVAILABLE

2,727 - 7,847 SF OFFICE SPACE AVAILABLE

PROPERTY HIGHLIGHTS

- Professionally managed by Canderel
- Excellent access to 99th Street, Whitemud, Calgary Trail
- New vibrant common areas, upgraded HVAC systems and façade improvements
- Pylon signage onto 99 Street
- Multiple fully built out suites available

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CUSHMAN & WAKEFIELD
Edmonton
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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

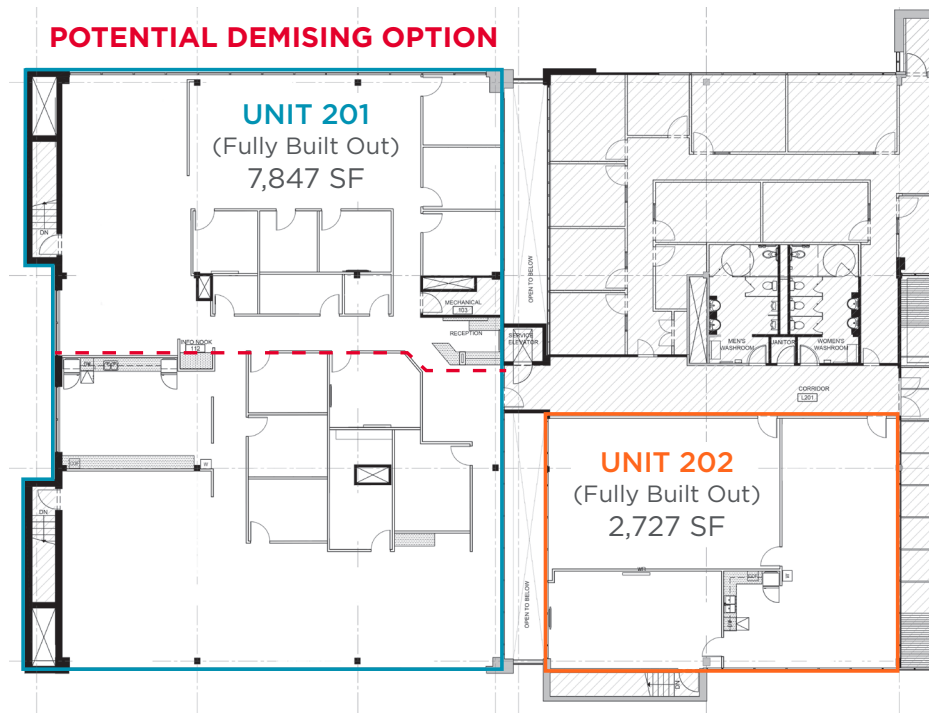
Available Space: Suite 201: 7,847
Suite 202: 2,727 SF

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)

FLOOR PLANS



UNIT 202



UNIT 201



UNIT 201

