



**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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## 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

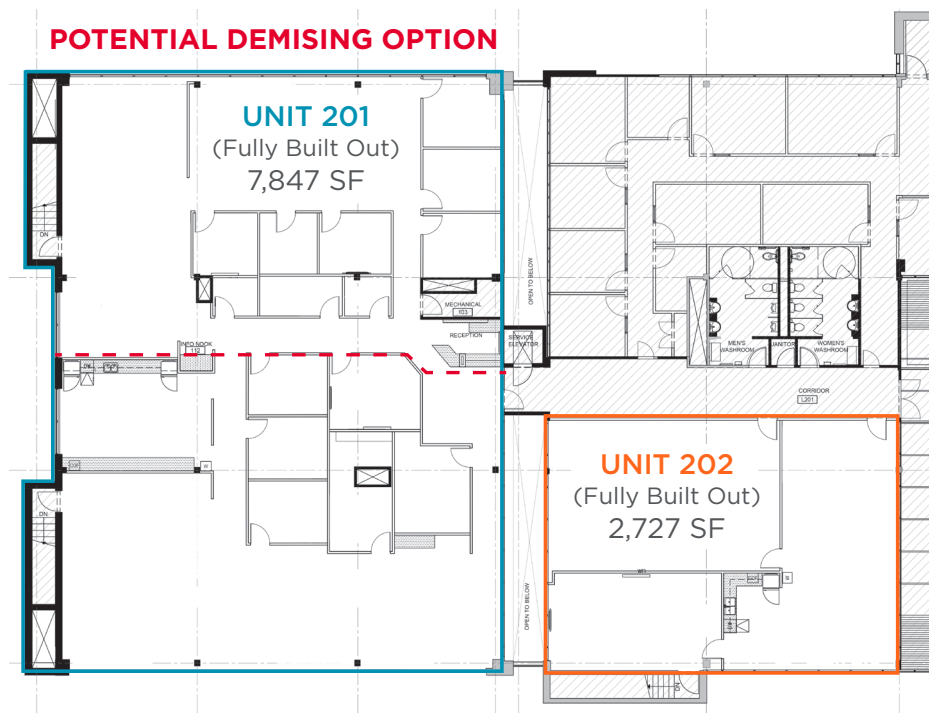
**Net Asking Rent:** Starting at \$15.00 per SF

**Lease Rate:** \$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

