

# FOR LEASE NINETY NINE TEN

9910 39 Avenue, Edmonton, AB

> QUALITY OFFICE SPACE ALONG 99TH STREET UNDERGROUND PARKING AVAILABLE

> > Sec. 1.d

#### 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

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- 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:	<ul> <li>3.2 stalls per 1,000 SF</li> <li>Executive UG parking (\$100.00/month)</li> <li>Free Surface</li> </ul>	
Building Features:	<ul> <li>Executive underground parking</li> <li>Brand new common washrooms</li> <li>Fiber optics</li> <li>Professionally managed by</li> </ul>	

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 🔿



