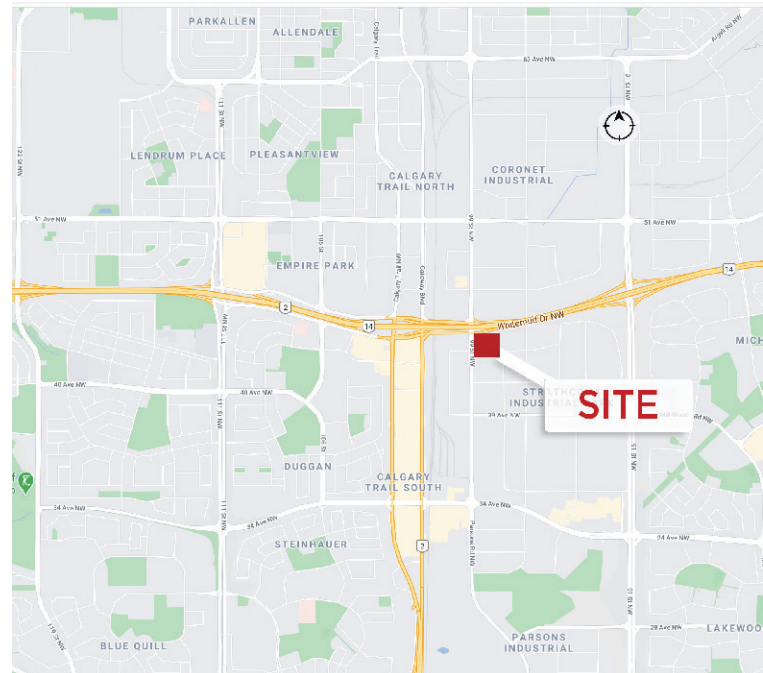




**3,183 SF Main Floor
Office Space Available**

Property Highlights

- Fully developed office space
- Ample visitor parking available
- Close proximity to Whitemud Freeway
- Convenient access using public transit



Dustin Bateyko
Partner
780 702 4257
dustin.bateyko@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Property Details

Municipal Address: 9830 42 Avenue, Edmonton, AB

Zoning: Industrial Business Zone (IB)

Lease Rate: Market

Available Sizes: Suite 100 - 3,183 SF

Parking: Suite 100 - 10

Availability: August 1 2022

Operating Costs: \$14.73 per SF (includes utilities)

Aerial



Dustin Bateyko

Partner

780 702 4257

dustin.bateyko@cwedm.com

CUSHMAN & WAKEFIELD Edmonton

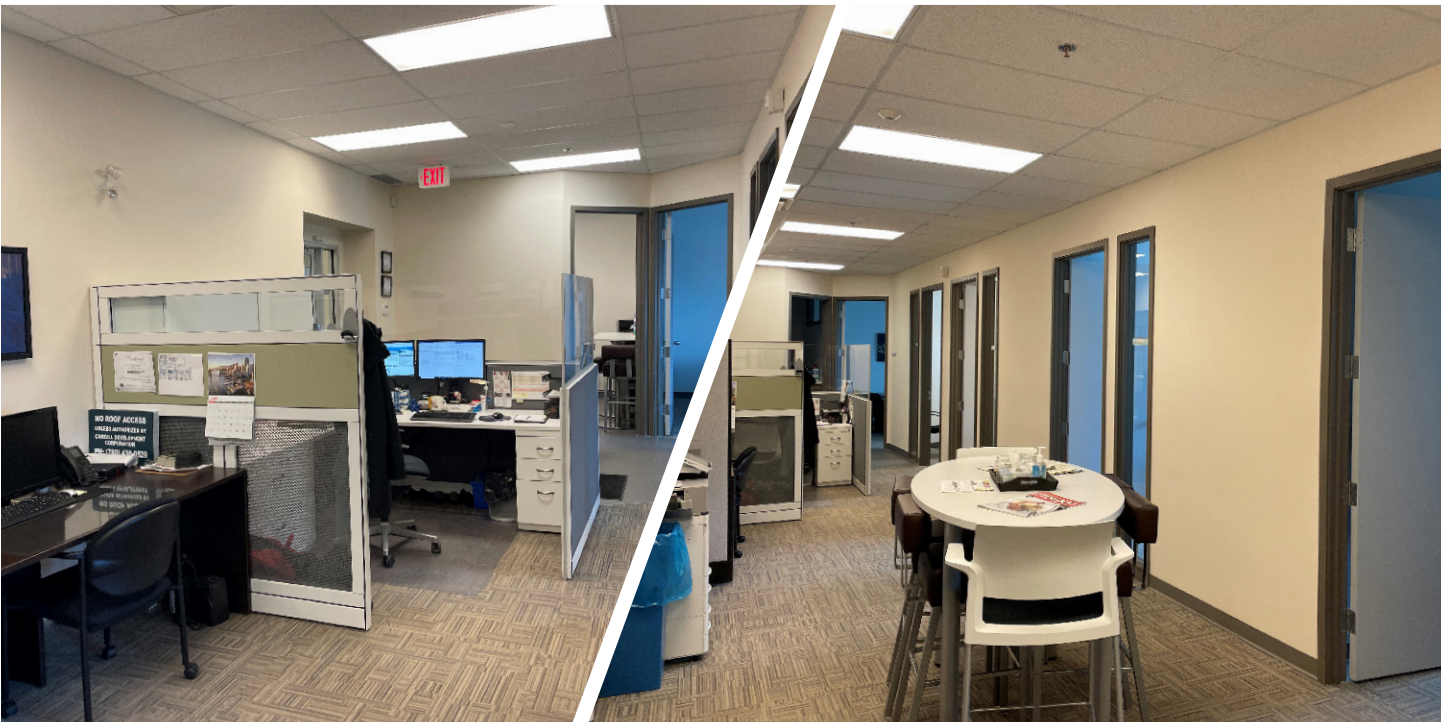
Suite 2700, TD Tower

10088 - 102 Avenue

Edmonton, AB T5J 2Z1

www.cwedm.com

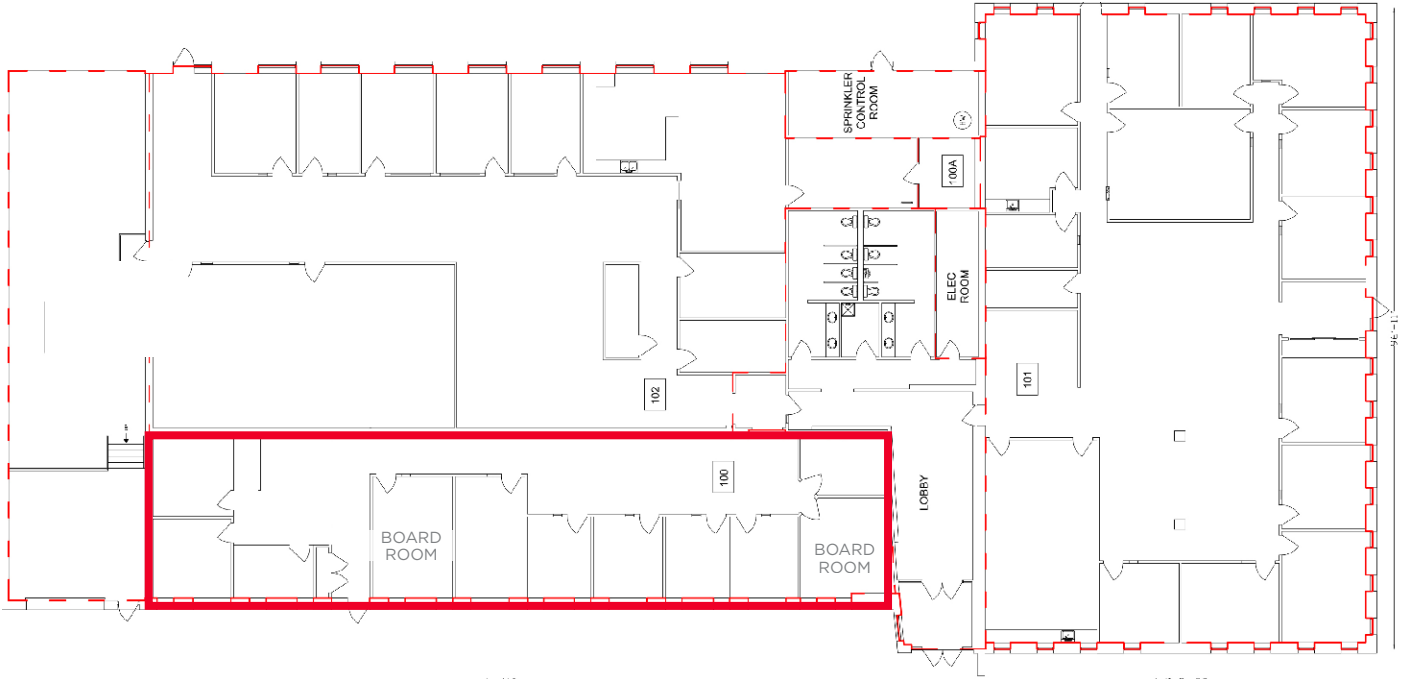
Property Photos



Dustin Bateyko
Partner
780 702 4257
dustin.bateyko@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Floor Plan



Property Photos



Dustin Bateyko
Partner
780 702 4257
dustin.bateyko@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com