



**CUSHMAN &  
WAKEFIELD**  
Edmonton

**REDUCED LEASE RATE**

**FOR LEASE**

**PAPASCHASE  
OFFICE/  
WAREHOUSE  
CONDO**

4403 94 Street,  
Edmonton, AB



**2,400 SF - MOVE-IN-READY OFFICE / WAREHOUSE CONDO BAY**

**PROPERTY HIGHLIGHTS**

- Close proximity to Whitemud Drive, 91st Street, 51st Avenue and Gateway Boulevard.
- Well maintained interior and exterior. Building owner occupies adjacent space.
- Space includes reception area, 4 private offices, 2 washrooms, warehouse & mezzanine.
- Dedicated and ample scramble parking available.
- Building signage available.

**Mark Bowman**

Associate

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**Nick Mytopher**

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**CUSHMAN & WAKEFIELD  
Edmonton**

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Edmonton, AB T5J 2Z1

[www.cwedm.com](http://www.cwedm.com)

# PROPERTY DETAILS

**Municipal Address:** 4403 94 Street  
Edmonton, AB

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**Year Built:** 2000

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**Market:** Papaschase Industrial

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**Loading Doors:** (1) 12'x12' Grade

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**Main Floor Office:** ± 1,600 SF over two floors

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**Warehouse:** ± 800 SF

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**Total:** ± 2,400 SF

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**Heating:** Office - Forced Air  
Warehouse - Unit Heater

**Clear Height:** ± 17'

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**Zoning:** [Business Employment Zone](#)

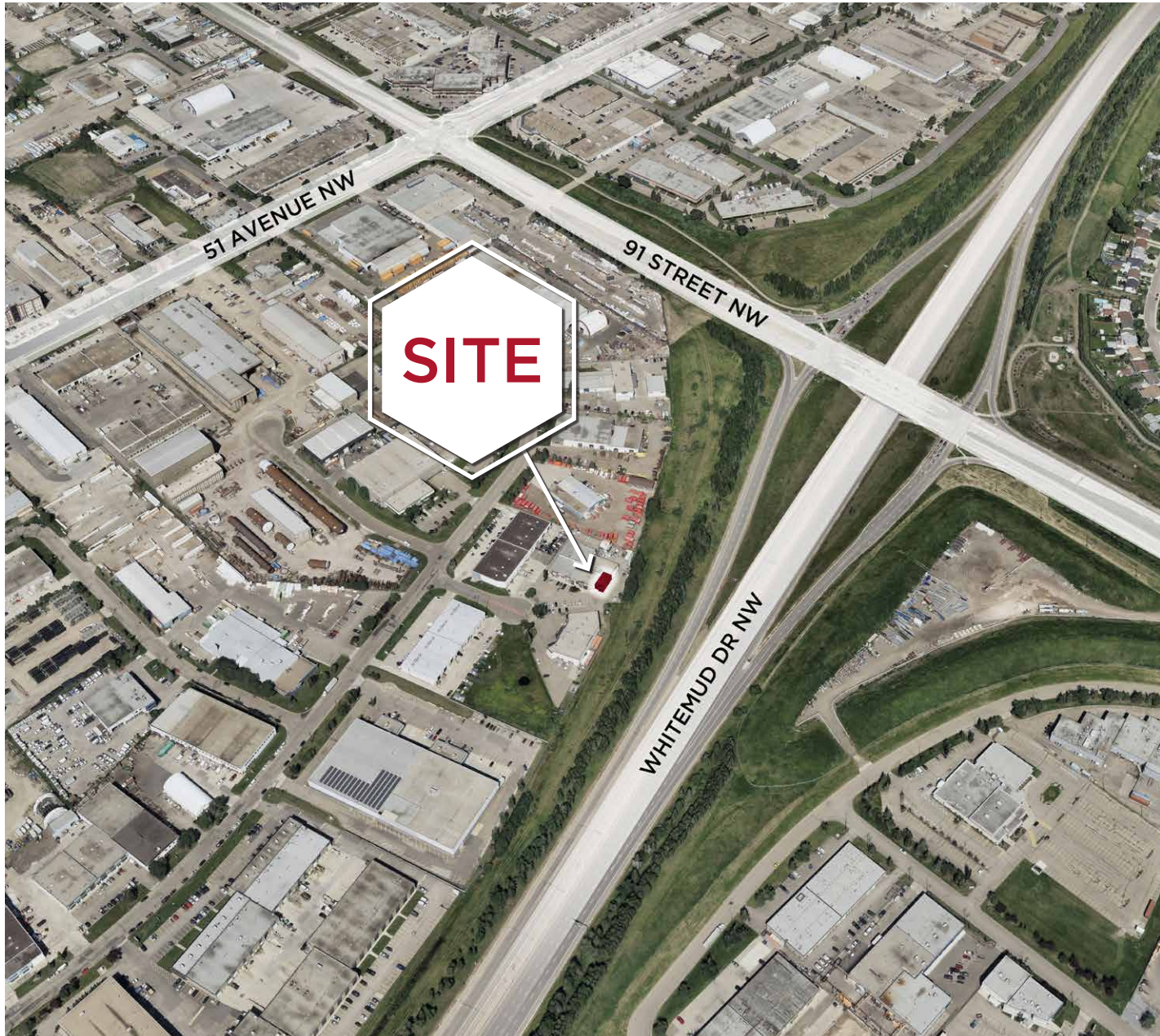
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**Starting Monthly Lease Rate:** \$4,000/month (Inclusive of Rent, Property Taxes, Insurance, and Snow Removal)  
\*excludes utilities and tenant insurance

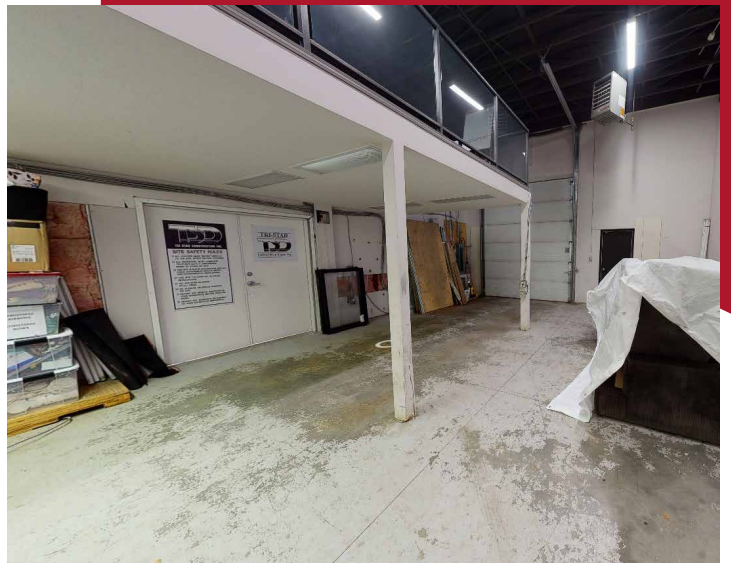
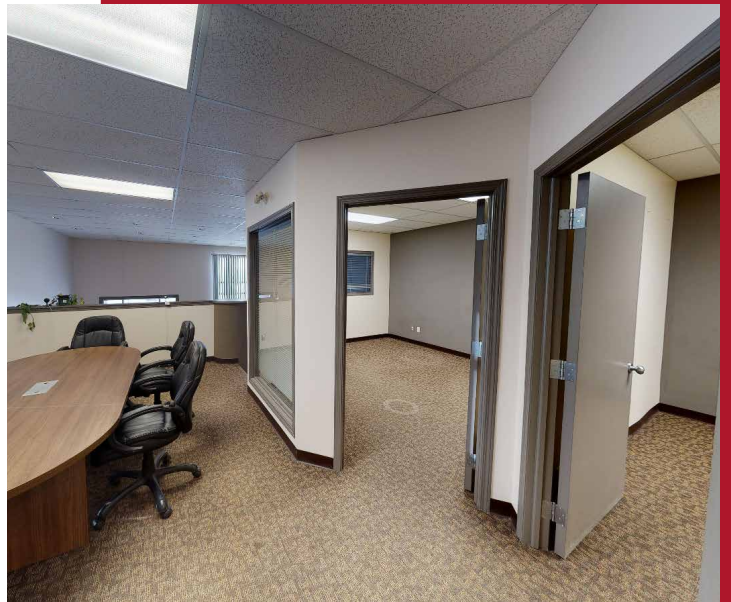
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**Availability:** Immediately

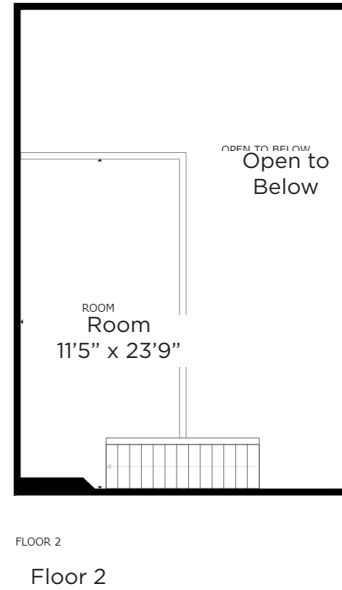
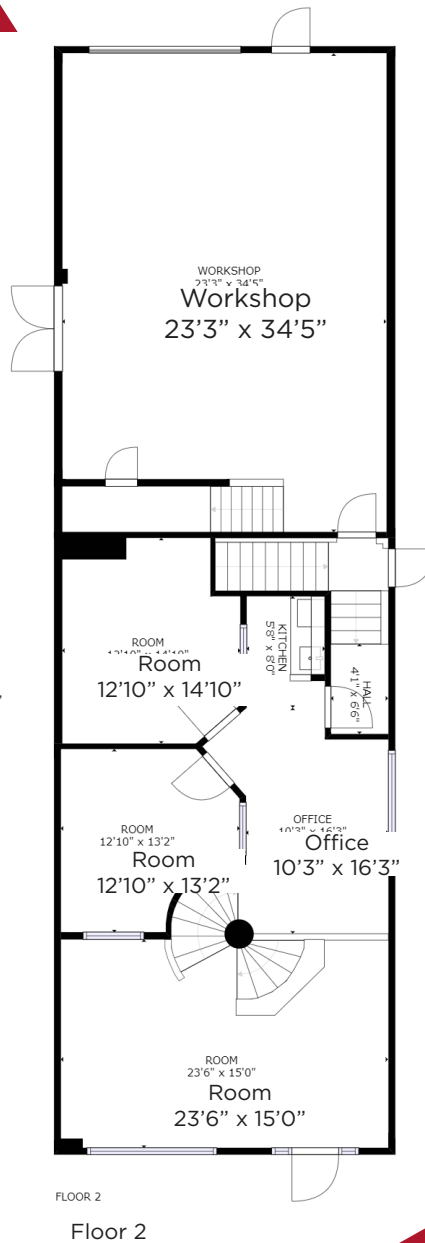
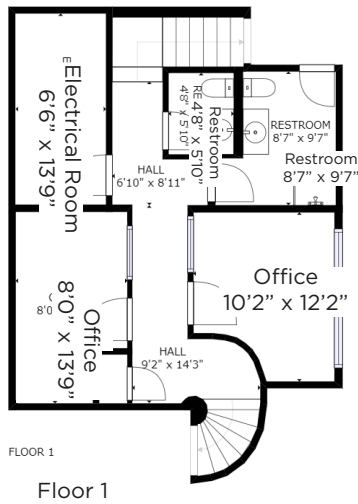
## AERIAL



# PROPERTY PHOTOS



# FLOOR PLAN



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