

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

11.0

- Pylon signage onto 99 Street
- Multiple fully built out suites available

Will Harvie Associate Patner 780 902 4278

Nick Mytopher Associate 587 597 5475 will.harvie@cwedm.com nick.mytopher@cwedm.com

Kurt Paull, SIOR Partner 780 702 4258 kurt.paull@cwedm.com

Max McPeak Associate 780 700 5038 max.mcpeak@cwedm.com **CUSHMAN & WAKEFIELD** Edmonton Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. December, 2024

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
Operating Costs:	\$14.77 per SF (Includes in-suite janitorial)

FLOOR PLANS 🔿



