

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:	 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 🔿



