



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE

**NINETY
NINE TEN**

9910 39 Avenue,
Edmonton, AB

QUALITY OFFICE SPACE ALONG 99TH STREET

UNDERGROUND PARKING AVAILABLE

2,958 SF OFFICE SPACE AVAILABLE

PROPERTY HIGHLIGHTS

- Professionally managed by Canderel
- Excellent access to 99th Street, Whitemud, Calgary Trail
- Space includes 2 large offices, boardroom, kitchen and open work area
- New vibrant common areas, upgraded HVAC systems and façade improvements
- Pylon signage onto 99 Street

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Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
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PROPERTY DETAILS

Building Size: 41,906 SF

Zoning: IB - Industrial Business

Storeys: Two (2) storeys with underground parkade

Parking:

- 1 UG stall @ \$100 per month
- 9 surface stalls free of charge

Building Features:

- Executive underground parking
- Brand new common washrooms
- Fiber optics
- Professionally managed by Canderel

LEASE DETAILS

Available Space: 2,958 SF

Net Asking Rent: Starting at \$15.00 per SF

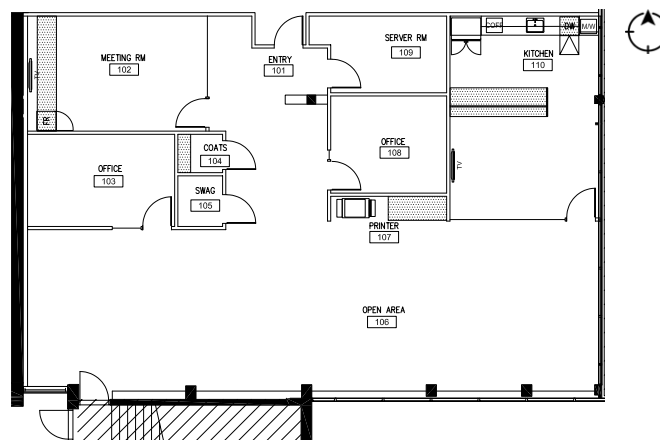
Tenant Improvements: Move-in ready with high-end finishes

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

MAIN FLOOR PLAN



UNIT 104
(Fully built out)
2,958 SF



PROPERTY PHOTOS



Furniture has been removed



Furniture has been removed





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