



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE

**9407 27
AVENUE**



5,596 SF - MOVE-IN-READY OFFICE / WAREHOUSE CONDO BAY

PROPERTY HIGHLIGHTS

- Office / warehouse condo with grade loading
- Secure rear storage & parking area, with generous front parking as well.
- Secure exterior storage garage of 1,500 SF
- Main floor office area includes seven well sized office and meeting rooms. Warehouse is former lab-type space, clean and well lit for detailed work.
- Structural storage mezzanine (not included in GLA).
- Excellent access to 91 Street, Whitemud Freeway and the Anthony Henday.
- New LED bright energy saving lights throughout the premises.
- Rooftop unit with air conditioning.
- Recent complex improvements include a new roof and exterior paint.

Kennedy Munro

Associate

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CUSHMAN & WAKEFIELD

Edmonton

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Edmonton, AB T5J 2Z1

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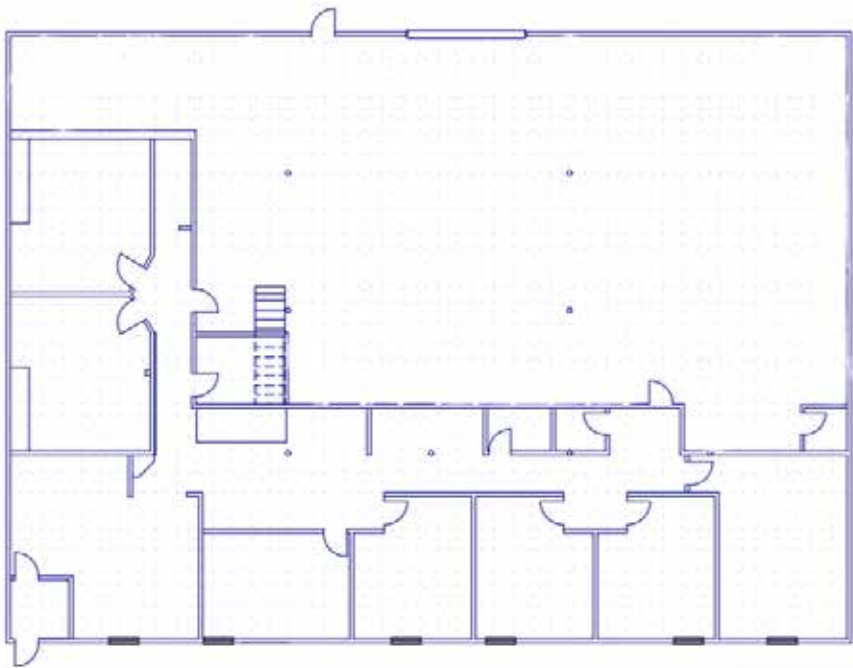
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PROPERTY DETAILS

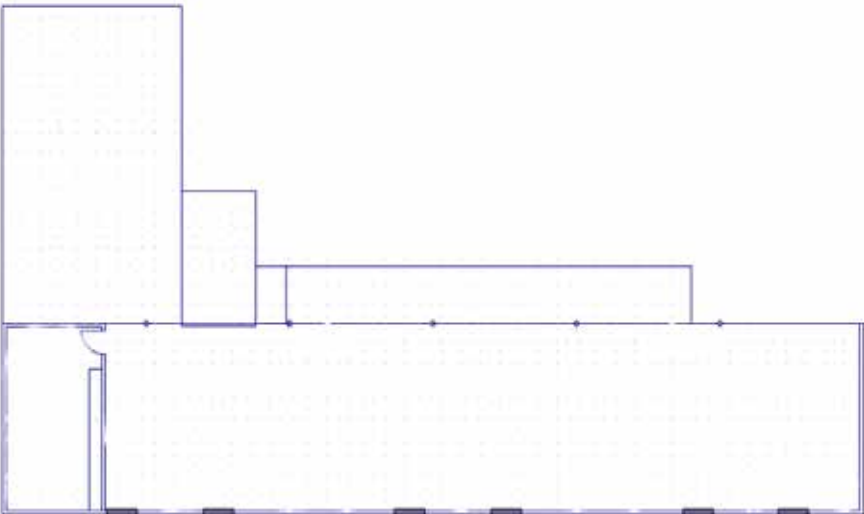
Municipal Address:	9407 27 Avenue, Edmonton, AB		HVAC:	Office serviced with A/C
Size:	Main Floor:	5,596 SF Approx 40% Office Buildout	Lease Rate:	\$14.00 PSF
	Mezzanine:	Approx 2,365 SF (Not included in GLA)	Secure Storage:	\$6.00 PSF (Gross)
	Secure Outdoor Storage Unit:	1,500 SF	Operating Costs:	TBC
Zoning:	IM (Medium Industrial)			
Loading:	(1) Grade (12' x 14')			
Clear height:	TBC			

FLOOR PLANS

MAIN FLOOR



MEZZANINE FLOOR



PROPERTY PHOTOS



DEMOGRAPHICS

POPULATION			
	1km	3km	5km
	1,096	52,008	176,502

AVERAGE INCOME			
	1km	3km	5km
	\$110,063	\$113,131	\$123,237

HOUSEHOLDS			
	1km	3km	5km
	395	19,078	63,490

VEHICLES PER DAY			
	1km	3km	5km
	39,000 on 91 Street (2022)	5,400 on 28 Avenue (2022)	19,800 on Parsons Rd (2022)

PERMITTED USES

Printing Shop

Marketing Company

Auto Detailer

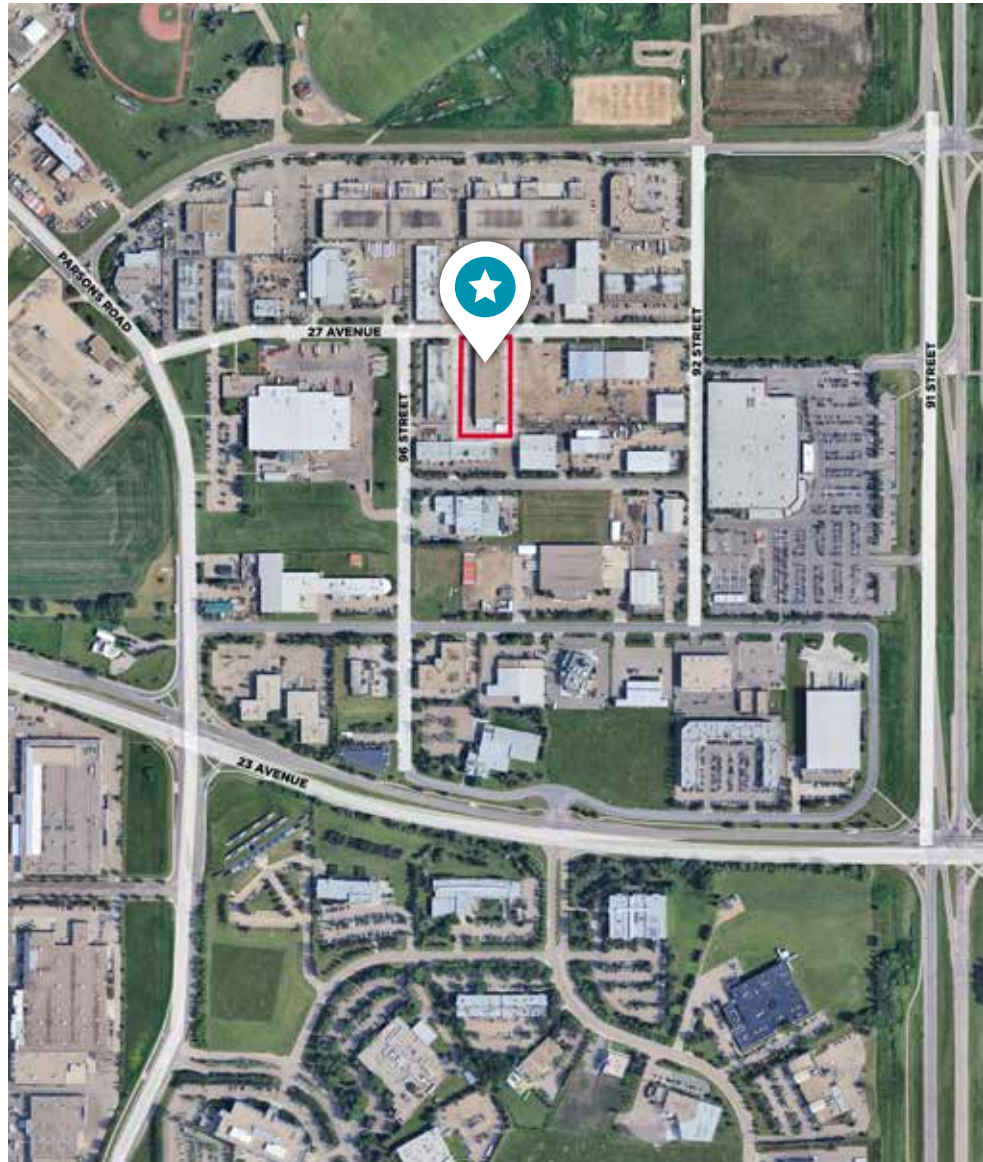
Office

Light Manufacturing

Storage

Research &
Development

... AND MANY MORE!



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