CUSHMAN & WAKEFIELD
Edmonton

FOR LEASE

NINETY NINE TEN

9910 39 Avenue,
Edmonton, AB

QUALITY OFFICE SPACE ALONG 99TH STREET

UNDERGROUND PARKING AVAILABLE

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

- Pylon signage onto 99 Street

- Multiple fully built out suites available

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CUSHMAN & WAKEFIELD
Edmonton
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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:	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
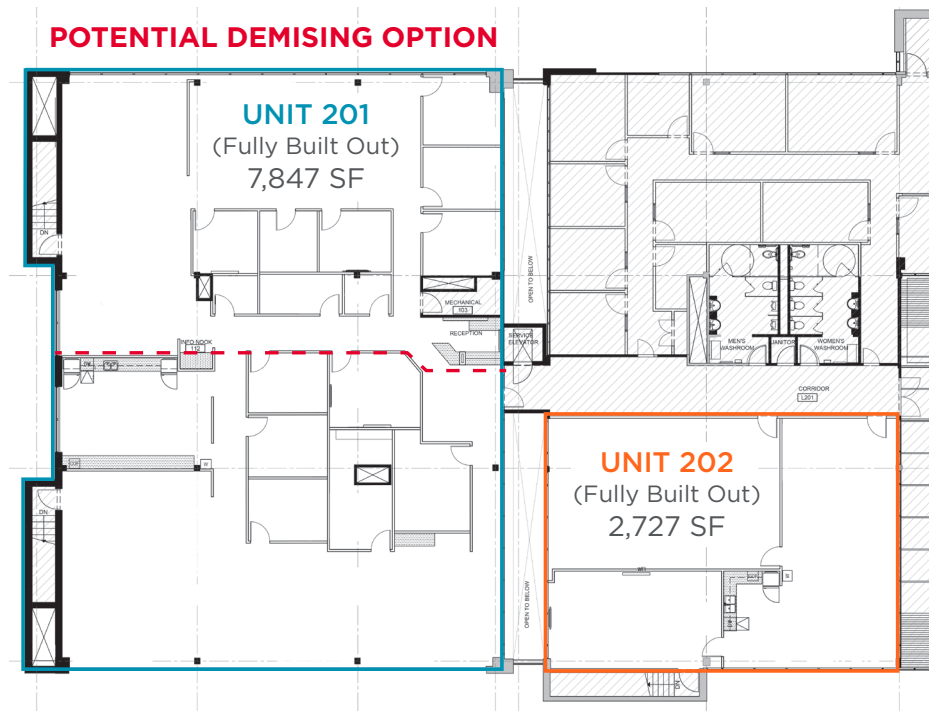- Professionally managed by Canderel

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
Additional Rent:	$14.82 per SF (2025 est.) (Includes in-suite janitorial)

FLOOR PLANS

POTENTIAL DEMISING OPTION

UNIT 201
(Fully Built Out)
7,847 SF

MECHANICAL 103

RECEPTION

SERVICE ELEVATOR

OPEN TO BELOW

MEN'S WASHROOM   JANITOR   WOMEN'S WASHROOM

CORRIDOR L201

UNIT 202
(Fully Built Out)
2,727 SF

OPEN TO BELOW

UNIT 202

UNIT 201

UNIT 201