

IKON Building

Single Tenant Freestanding Building

9897 - 34 Avenue
Edmonton, Alberta T6E 5X9
www.cbre.ca

Fully developed office space with warehouse

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IKON Building

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Freestanding office building with warehouse

Located on the corner of 34th Avenue and Parsons Road, the IKON Building is a single tenant freestanding building offering move-in ready office space with an interesting twist; ± 1,500 sq. ft. of warehouse space with dock and grade loading doors.

Within a two-minute drive is Gateway Boulevard and Calgary Trail, providing convenient access and a wide variety of amenities including restaurants, shopping and services. There is ample on-site parking at no charge (over 150 surface stalls), fibre optic Internet available, and exceptional signage opportunities (exposure to over 24,000 vehicles per day).

Leasing Details

Property Address	9897 34 Avenue	
Zoning	General Business Zone (CB2)	
Year Built	1980	
Area Breakdown	Main Floor:	19,142 SF
	Second Floor:	12,927 SF
	Total Area:	32,069 SF
Net Rental Rate	\$8.00 / SF (as-is)	
Operating Costs	\$3.33* / SF (2024)	
Parking Ratio	157 surface stalls ± 4.9 / 1,000 SF	
Parking Cost	Included	
Signage	Building & monument signage	
Fibre Internet	Yes	

* Property taxes, property management and insurance only - building is currently self-managed.

32,069 SF

Total building area

4.9 / 1,000 SF

Included surface parking stalls

± 1,500 SF

Warehouse area



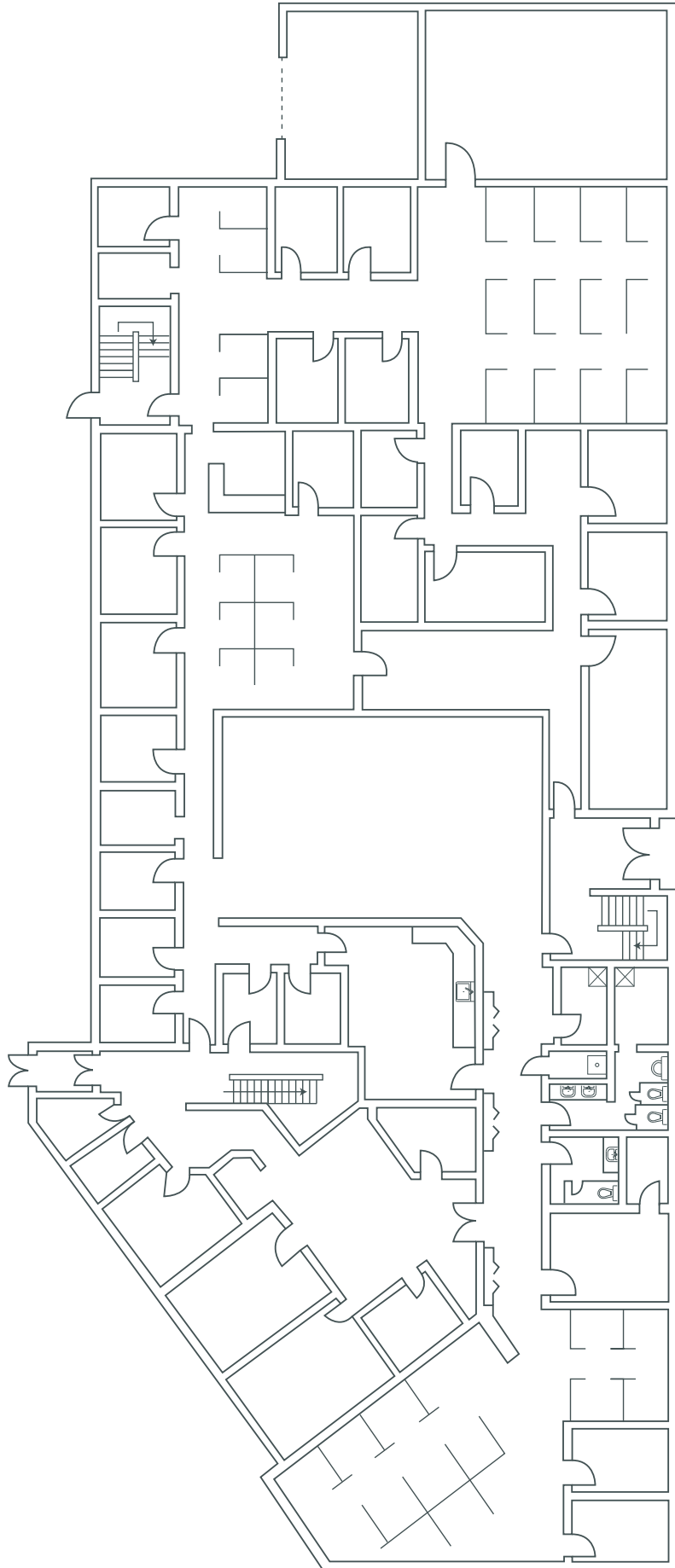
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Floor Plans

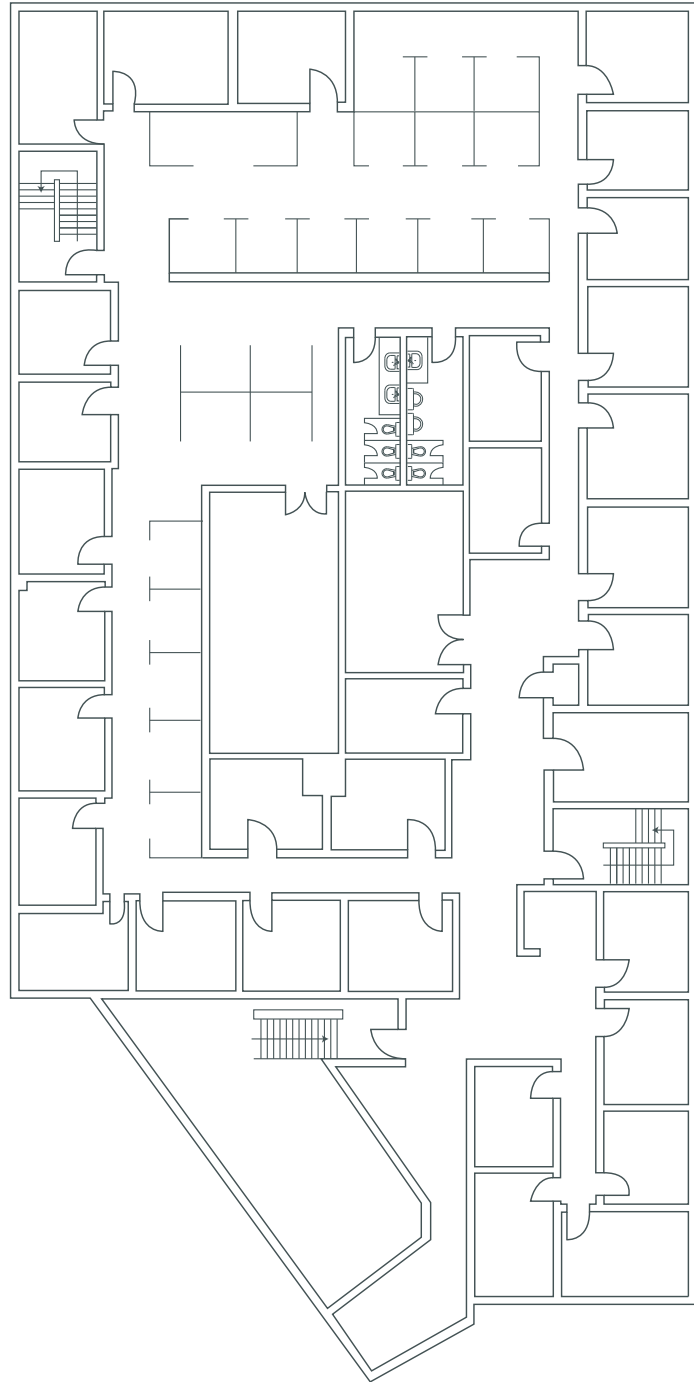
Main Floor - 19,142 SF

- + Enclosed offices
- + Open area for workstations
- + Meeting rooms
- + Reception area
- + Kitchen/staff room
- + File/print room
- + Washrooms & shower facilities
- + Storage / warehouse area with dock and grade loading doors



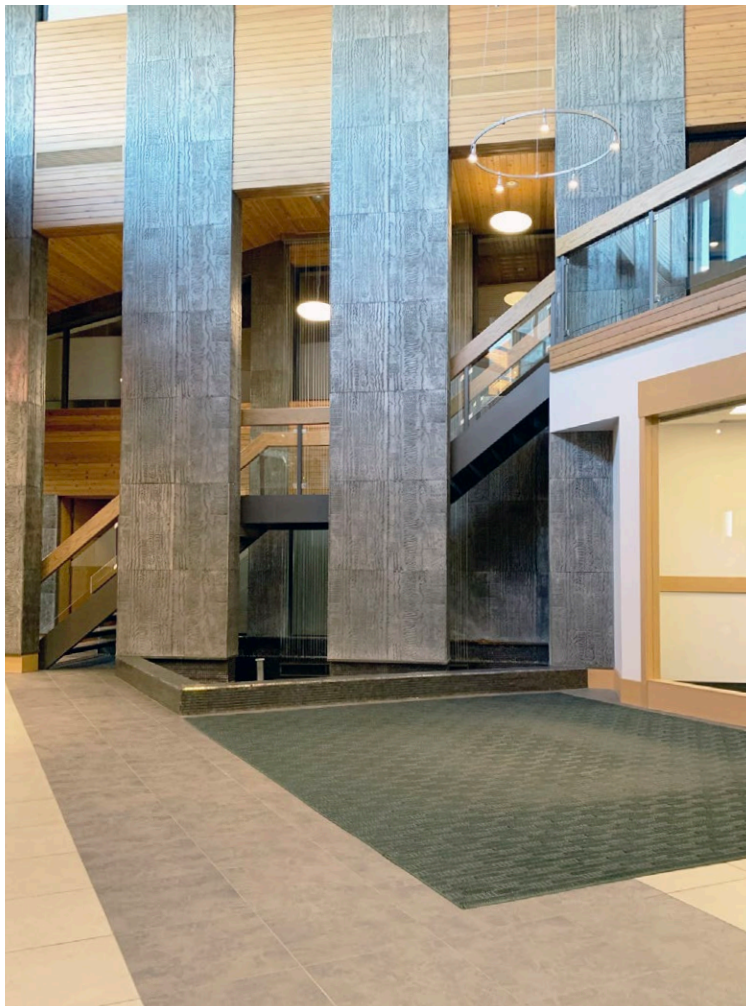
2nd Floor - 12,927 SF

- + Enclosed offices
- + Open area for workstations
- + Meeting rooms
- + Kitchen/staff room
- + File room
- + Washrooms
- + Mechanical room



IKON Building

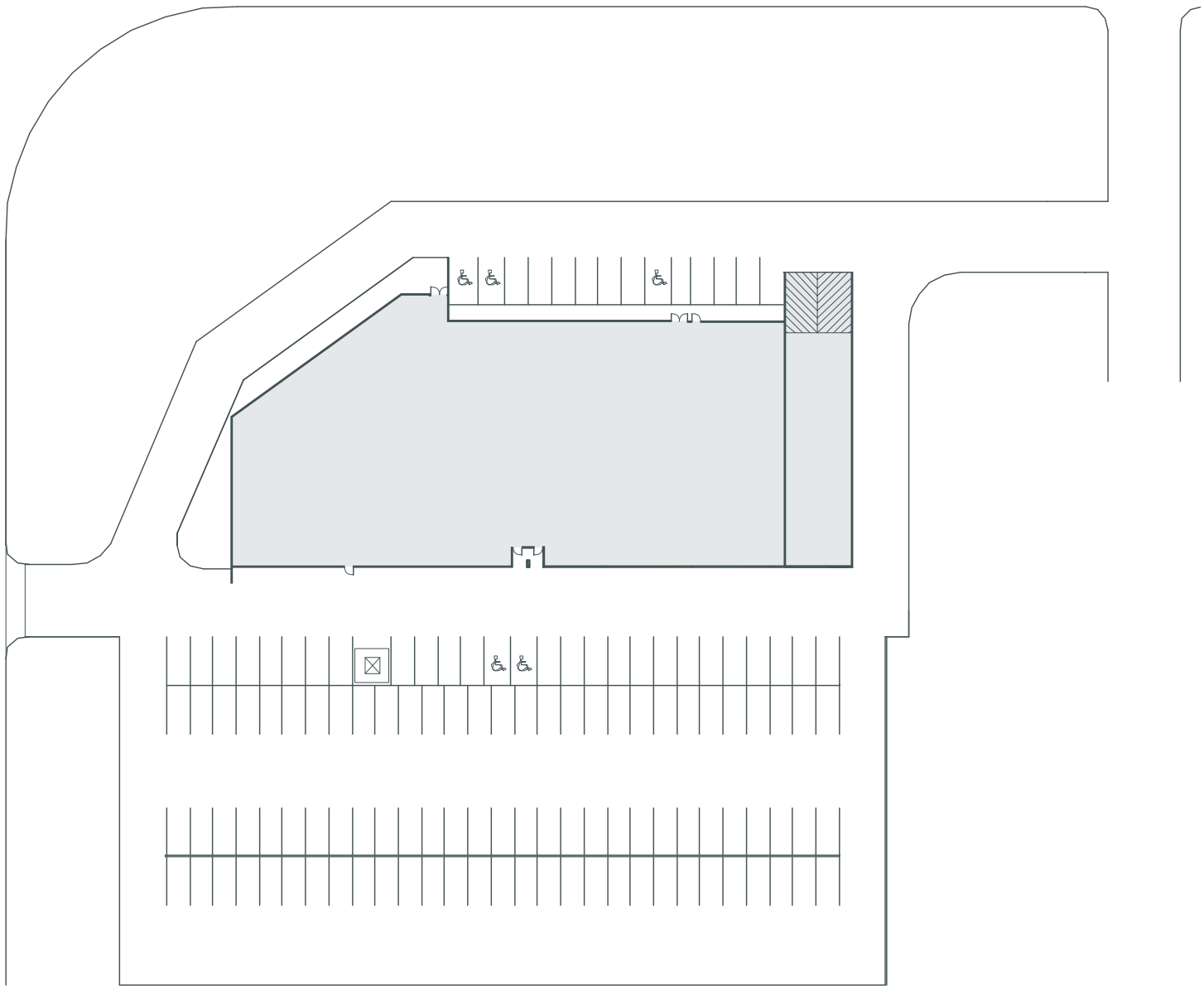
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Site Plan

34 AVENUE

99 STREET



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For Lease

Prominent Southside Location

Corner of 34th Avenue & Parsons Road

Nearby Retail Centre

- + South Park Shopping Centre
- + South Edmonton Common

Drive Times

- + Calgary Trail / Gateway Blvd. 2 minutes
- + Whitemud Drive 5 minutes
- + Anthony Henday Drive 6 minutes



Find Out More

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