

FOR LEASE

NAICommercial

OMNI BUILDING - OFFICE SPACE



9636 - 51 AVENUE | EDMONTON, AB | MAIN & SECOND FLOOR UNITS

PROPERTY HIGHLIGHTS

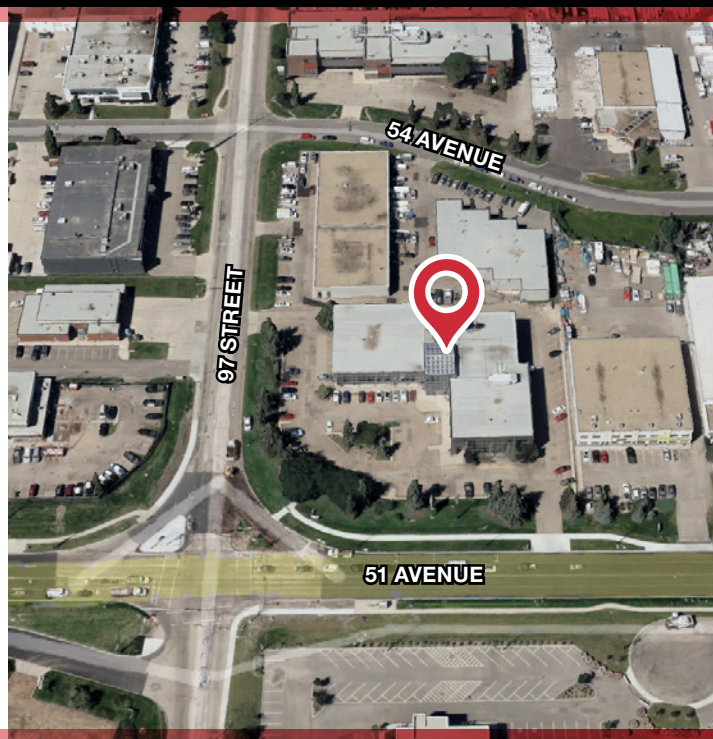
- 4,424 sq.ft.± to 20,136 sq.ft.±
- Excellent exposure on 51 Avenue and 97 Street
- Plenty of on-site parking
- High quality office building
- Move in ready

ED STENGER

Senior Associate
587 635 2483
estenger@naiedmonton.com

DAVID SABO

Senior Associate
587 635 2482
dsabo@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 7723025, Lot 7 & 8R, Block 19
ZONING	BE (Business Employment)
PARKING	On-site
POSSESSION	Negotiable
NET LEASE RATE	Starting at \$9.00/sq.ft./annum
OPERATING COSTS	\$13.45/sq.ft./annum (2025 estimate) Includes common area maintenance, property taxes, building insurance, management fees and utilities (gas, water and power)

CURRENT AVAILABILITIES

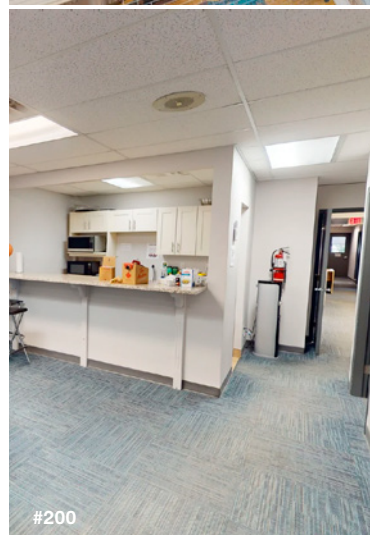
UNIT	SIZE	AVAILABLE
100	10,885 sq.ft.	Vacant
101	5,675 sq.ft.	April 1, 2025
103A	1,928 sq.ft.	April 1, 2025 LEASED
200	9,281 sq.ft.	Immediately
204	4,424 sq.ft.	Vacant



SCAN OR CLICK
FOR VIRTUAL TOUR



COMMON AREA

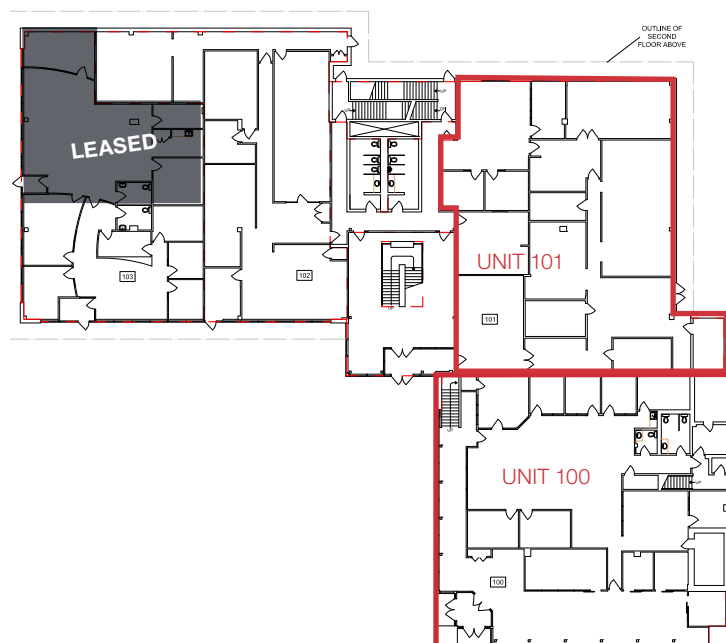


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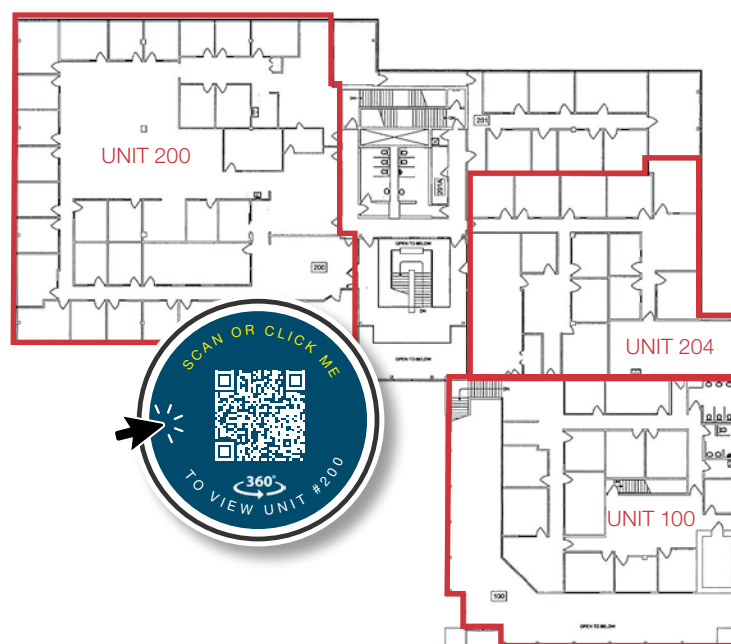


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MAIN FLOOR



SECOND FLOOR



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7658 DS24