

FOR LEASE

# GREYSTONE BUSINESS PARK

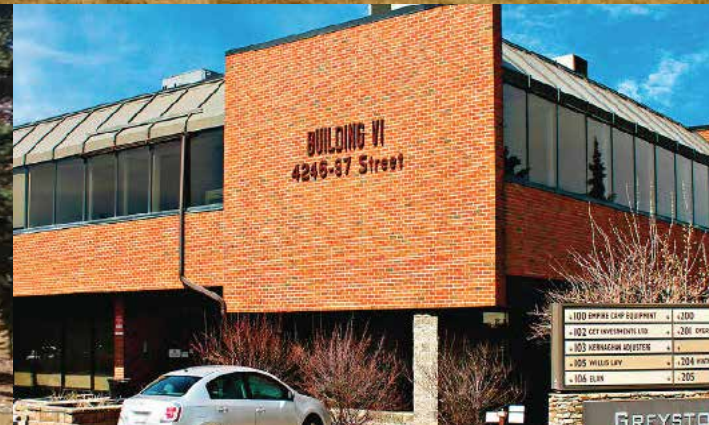
4212 97 STREET  
EDMONTON, AB

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# PROPERTY HIGHLIGHTS

- Lobby modernization program underway
- Professionally owned and managed
- Ample visitor parking
- Access to countless amenities
- Located along Whitemud Drive

# FEATURES

- Lease Rate: Market
- Operating Cost (SF): \$13.80 Per SF
- Tenant Allowance: Negotiable
- Parking Ratio: 3 stalls per 1,000 SF surface  
1 stalls per 1,000 SF underground
- Parking Cost: Surface, no charge  
\$100.00 per month, underground
- Possession: Immediate
- Storage: Available

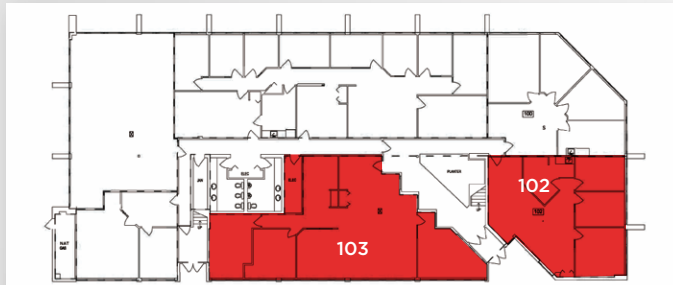
## FLOOR PLANS

### GRMC Building

MAIN FLOOR

Suite 102 - 1,313 SF

Suite 103 - 2,011 SF



### Building 4

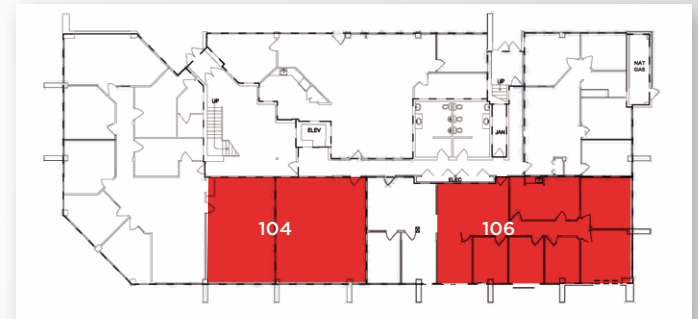
Suite 104 - 1,440 SF

Suite 106 - 1,739 SF



Click to view virtual tours

**Unit 106**



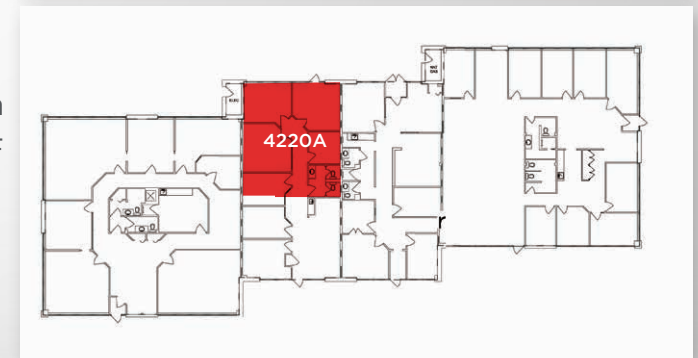
### 2ND FLOOR

Suite 201 - 5,641 SF



### Pavilion

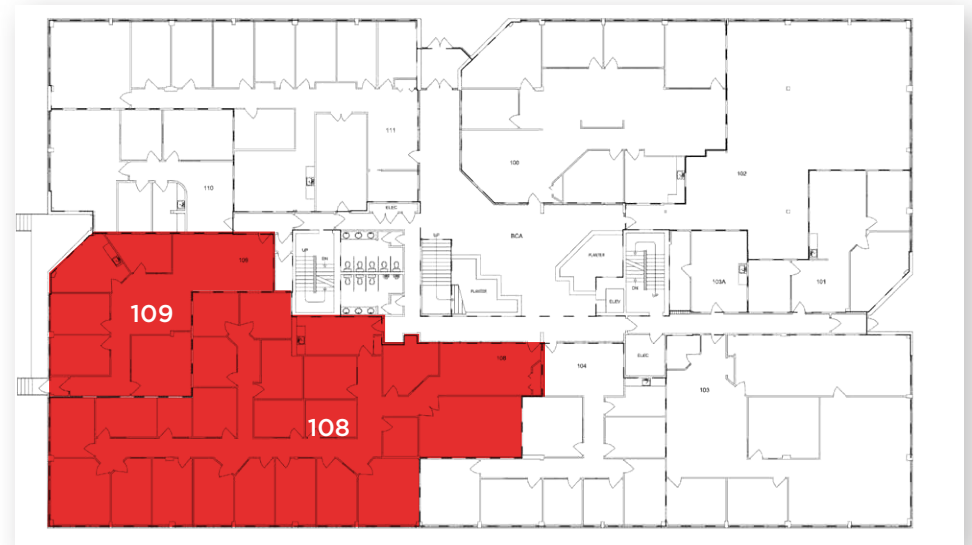
Suite 4220A - 1,095 SF



# L7 BUILDING LOBBY DESIGN

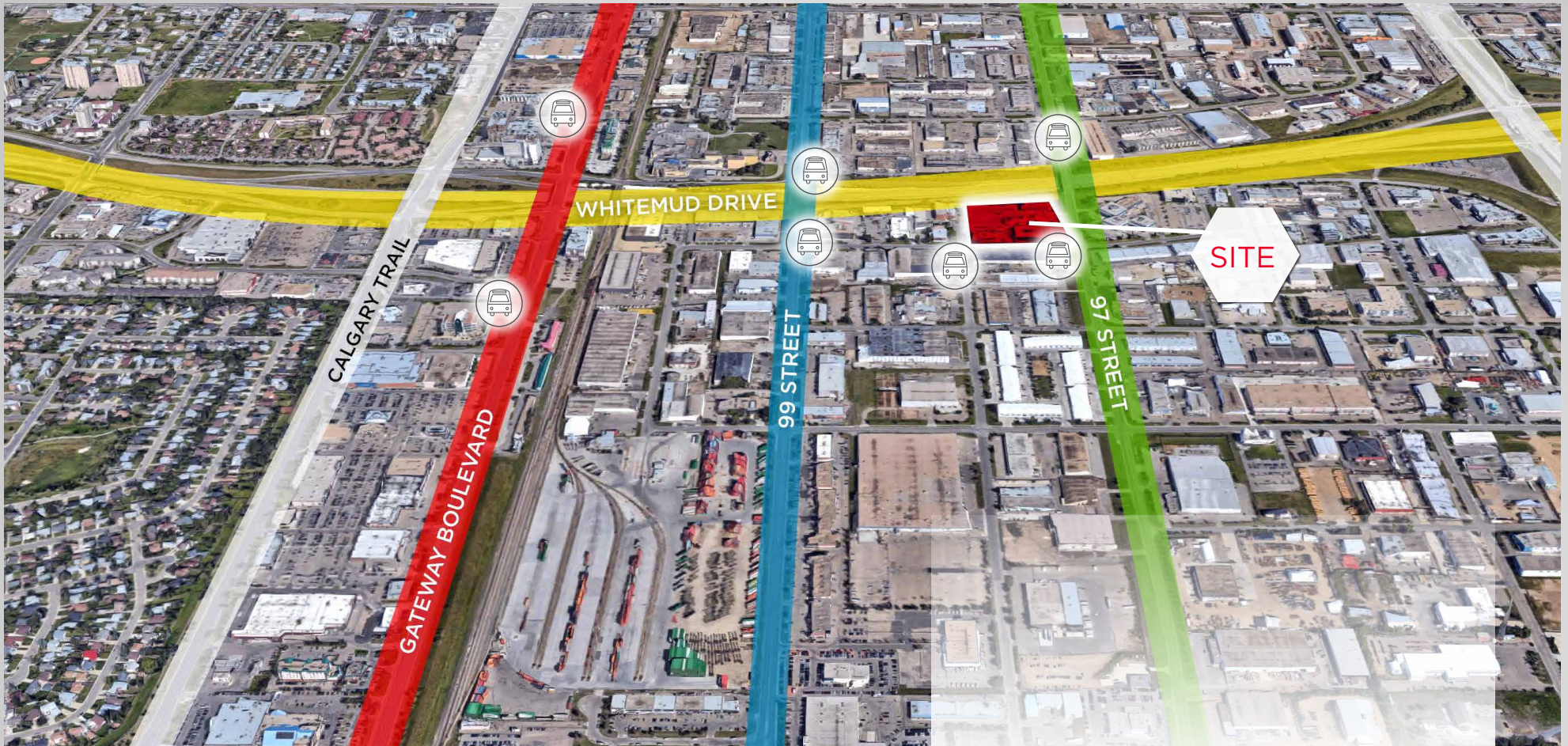


**L7 Building**  
Suite 109 - 1,757 SF  
Suite 108 - 5,231 SF



Click to view virtual tours

**Unit 109**



## Amenities in the AREA

Strathcona Industrial Park is perfectly positioned with access to major arterial roads, access to the downtown core within 15 minutes and the Edmonon International Airport within 20 minutes. There is an abundance of restaurants, shops and services within minutes of Greystone Business Park.

