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42 Avenue & 97 Street, Edmonton, AB

Office space for lease at Greystone Business Park

Centrally located just off Whitemud Drive and 97 Street, Greystone Business Park provides quick access to major arterial roads and the downtown core. This professionally managed 4-building business campus has recently undergone a new lobby modernization project, resulting in bright and welcoming spaces for all tenants. Ample parking stalls are available for staff and visitors.

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ironwood

GP DC GREYSTONE
PROPERTY DEVELOPMENT CORP

Property Overview

Address	4232 - 97 Street	Available	April 1, 2025
Zoning	Industrial Business (IB)	TI Allowance	Negotiable
Available Space	Unit 110 1,421 SF	Turnkey	Landlord turnkey options available!
Net Rent	Market	Parking	1:1,000 SF UG stalls @ \$100/stall/month 3:1,000 SF surface stalls @ no charge
Additional Rent	\$15.34 / SF (2024)		

Key Highlights



Quick access to major arterials



Numerous restaurants nearby



Ample visitor parking



Professionally managed property



Bus stops within walking distance



Lobby modernization complete



Overall Site Plan



Available Spaces

Building	Unit	Size
L7 Building:	110	1,421 SF*

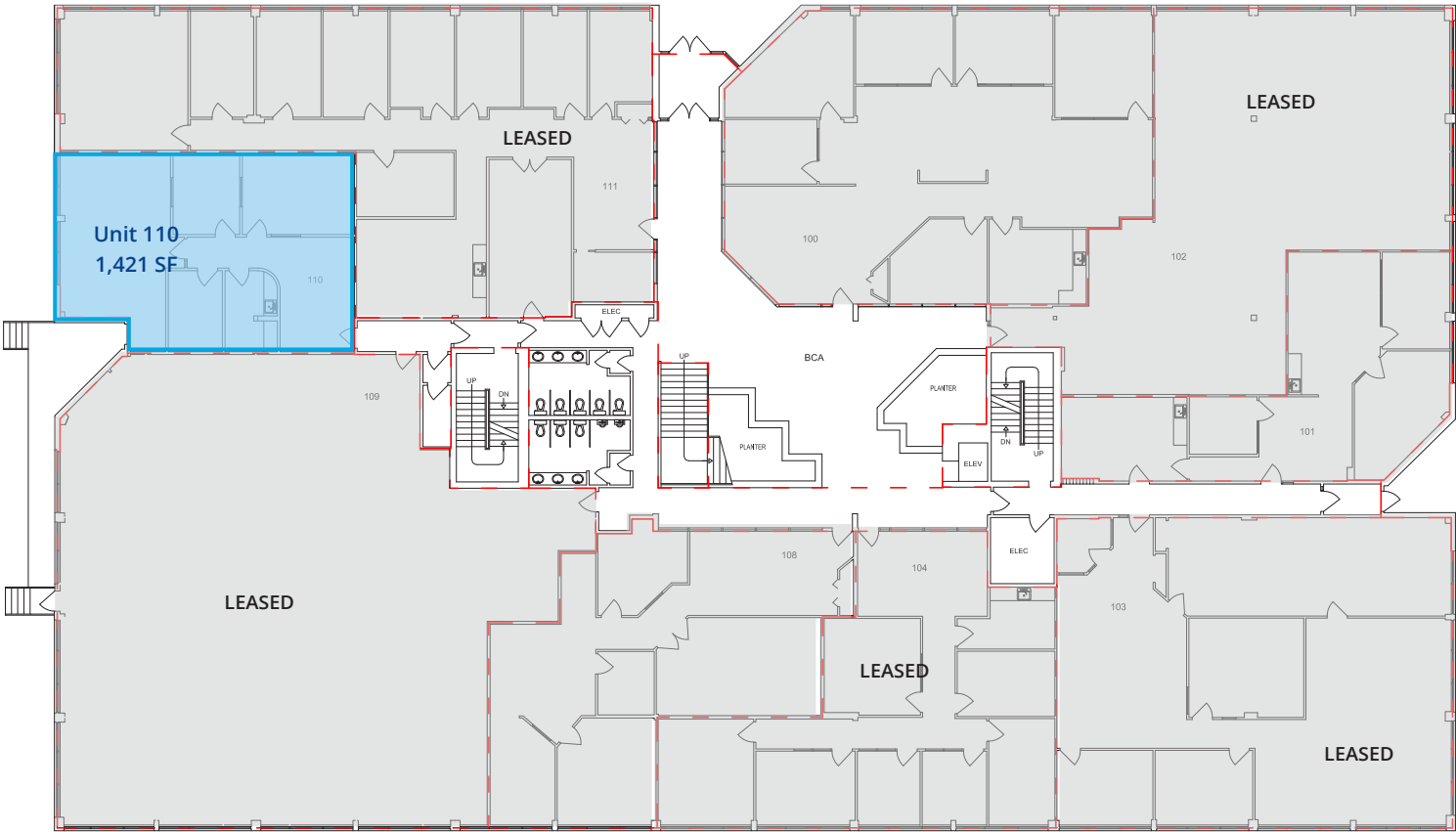
*Available April 1, 2025

Last unit available for lease!



Floor Plans

MAIN FLOOR



Location Overview

Greystone Business park is ideally located in a south central Edmonton suburban office park. Situated at the intersection of 97 Street and 42 Avenue, makes for easy access from major thoroughfares Whitemud Drive, Calgary Trail and Gateway Boulevard. Reach downtown Edmonton, the Edmonton International Airport and other part of the city within minutes from the major arterial roads in close proximity. Also benefit from access to public transportation with bus stops located within walking distance from Greystone Business park.

There are an abundance of amenities to suit any need in the surrounding area. Just a short drive away you will find cafes, restaurants, fast food, grocery, personal and medical services, gas stations, banks, shopping and more!



Over 130 amenities within 3km



Prime South-Central Location



7,300 Average Vehicles Per Day





Turnkey Sample #1



Turnkey Sample #2



Turnkey Sample #3



Turnkey Sample #4



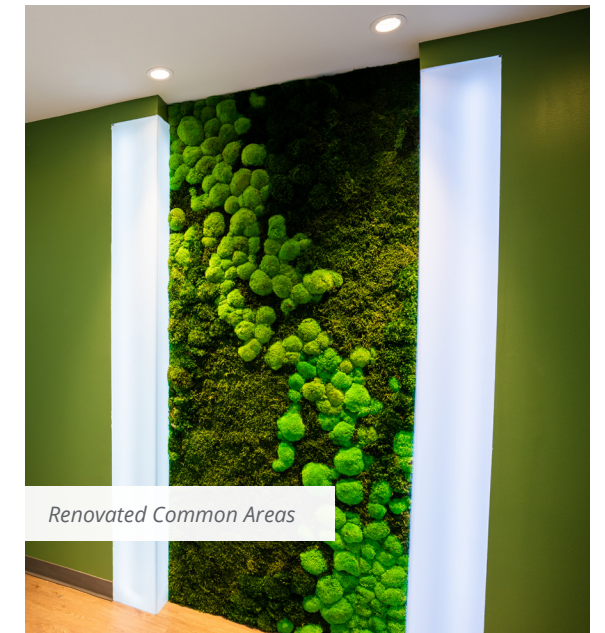
Renovated Lobby



Turnkey sample



Renovated Lobby



Renovated Common Areas

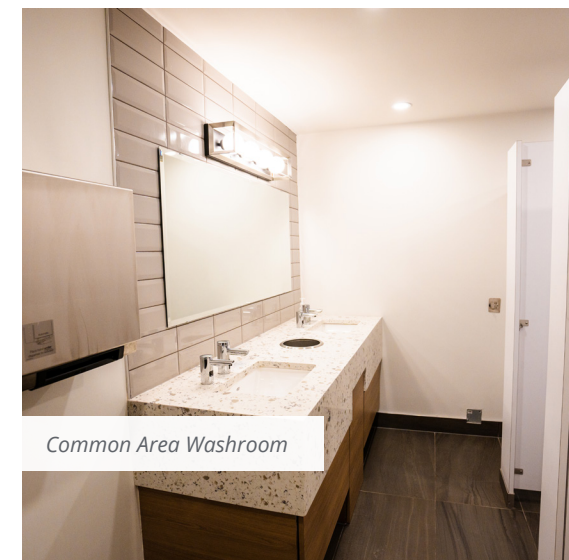
Features

Landlord is willing to build-out and customize all remaining vacancies on a 5-year term

- Efficient design and construction turnaround time available to meet short deadlines
- Show suites designed by L7 Architecture
- Modern finishings throughout each suite
- Multiple office layouts, sizes and expansion options available



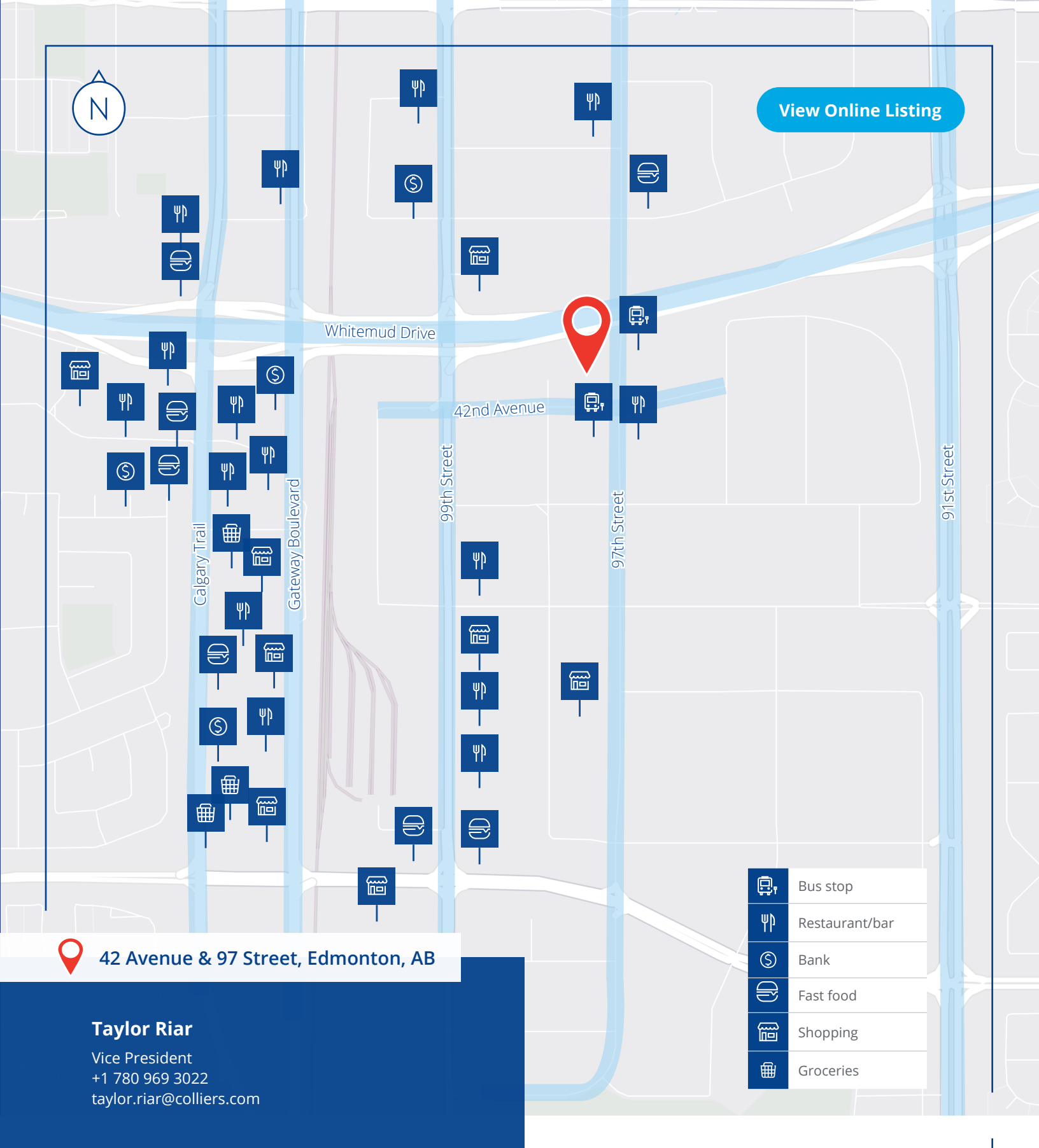
Turnkey
options available



Common Area Washroom



Renovated Lobby



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	Bus stop
	Restaurant/bar
	Bank
	Fast food
	Shopping
	Groceries

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