

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a dark blue rectangular box. Below the text are three horizontal stripes in yellow, red, and blue from top to bottom.

Colliers

A white rectangular box containing the address "42 Avenue & 97 Street Edmonton | AB" in a dark blue sans-serif font.

42 Avenue & 97 Street Edmonton | AB

# Greystone Business Park offices **for lease**

Prominently situated just off Whitemud Drive and 97 Street, the central location provides ideal access to major arterial roads. Professional space available with varying buildouts and turnkey opportunities!

## Taylor Riar

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**ironwood**

Accelerating success.



# Property Overview

<b>Address:</b>	4232 - 97 Street	<b>Available:</b>	Immediately
<b>Zoning:</b>	Industrial Business (IB)	<b>Improvement Allowance:</b>	Negotiable
<b>Availabilities:</b>	1,667 SF	<b>Turnkey:</b>	Turnkey options available!
<b>Net Rent:</b>	Market	<b>Parking:</b>	1:1,000 SF underground @ \$100/stall/month
<b>Additional Rent</b>	\$15.34 / SF (2024)		3:1,000 SF surface @ no charge

## Key Highlights

					
Quick access to major arterials	Numerous restaurants nearby	Ample visitor parking	Professionally managed property	Bus stops within walking distance	Lobby modernization complete

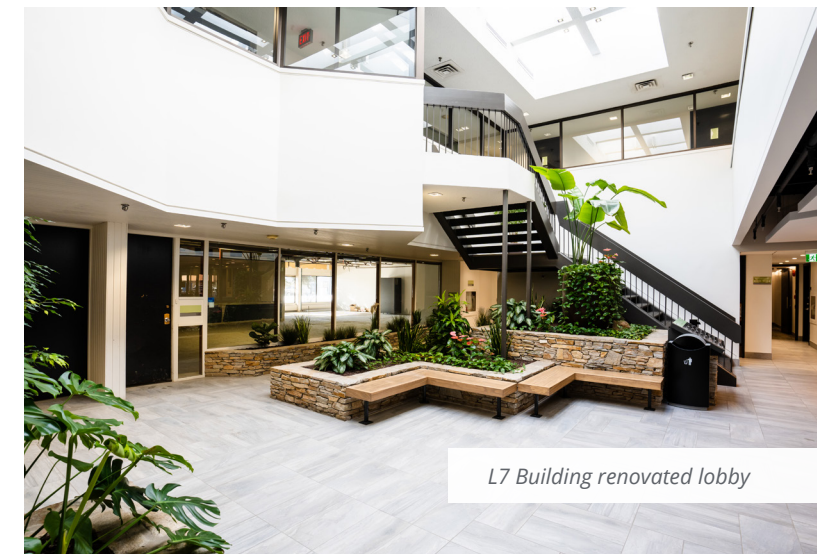


# Site Plan



## Available Spaces

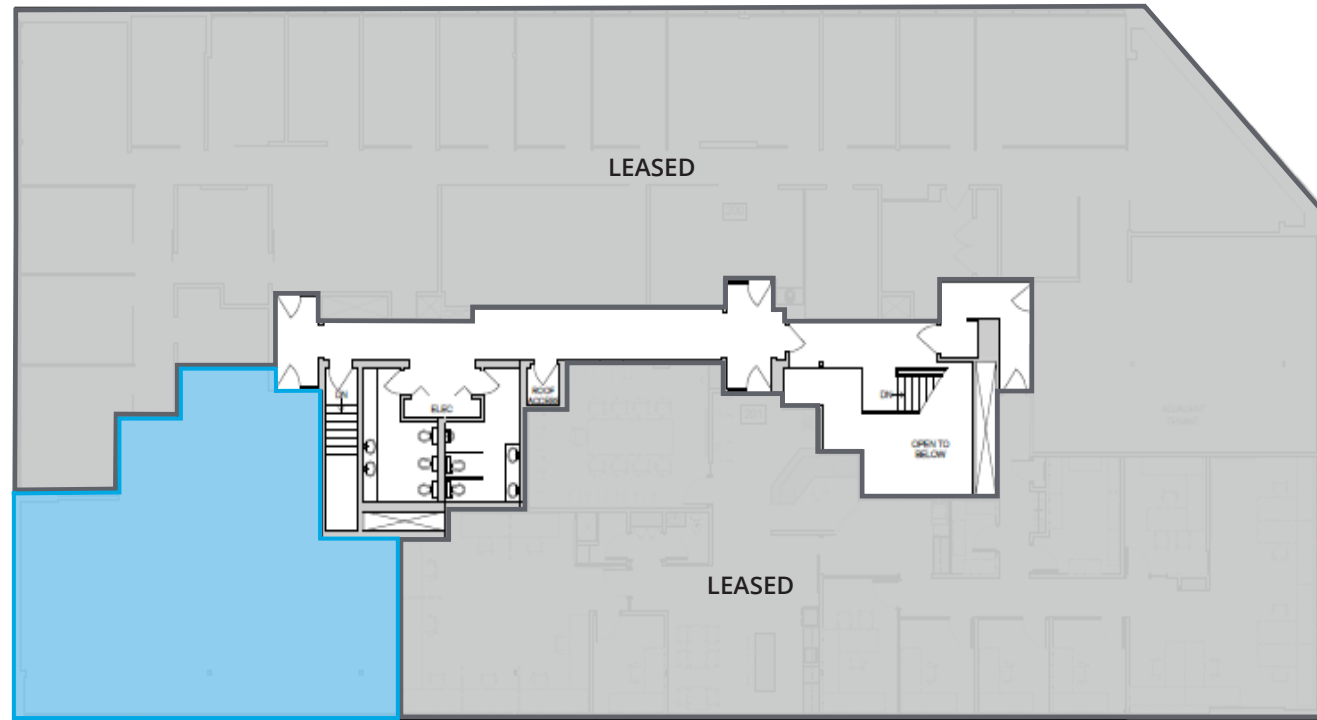
Building	Unit	Size
<b>Building VI:</b>	205	1,667 SF





# Floor Plans

## Building VI, 4246 - 97 Street



### Unit 205 - 1,667 SF

- Open space
- Common area washrooms



# 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



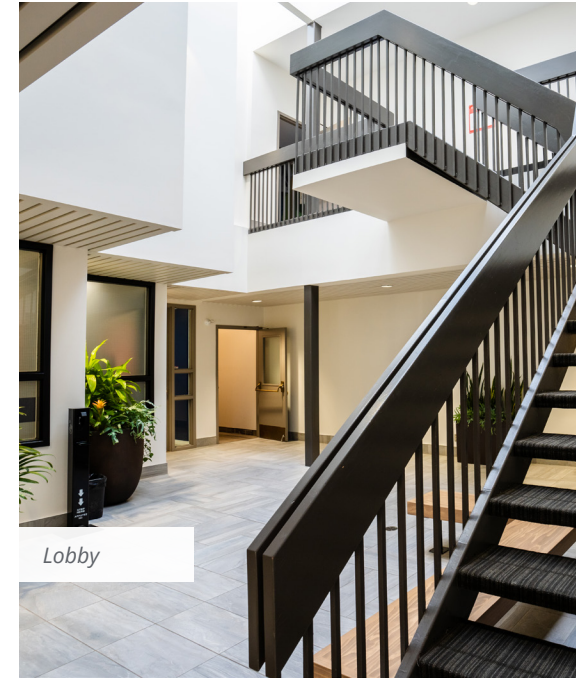




Turnkey sample #1



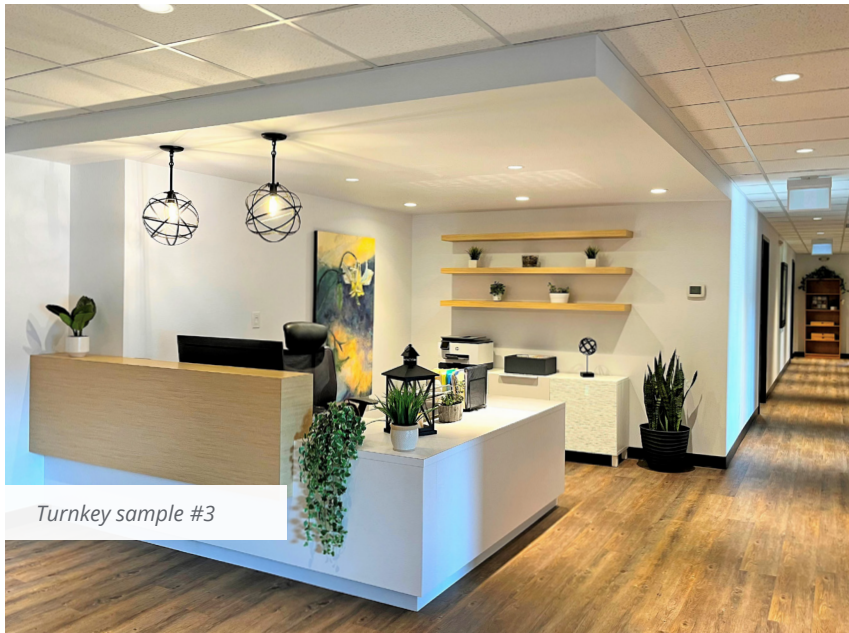
Turnkey sample #2



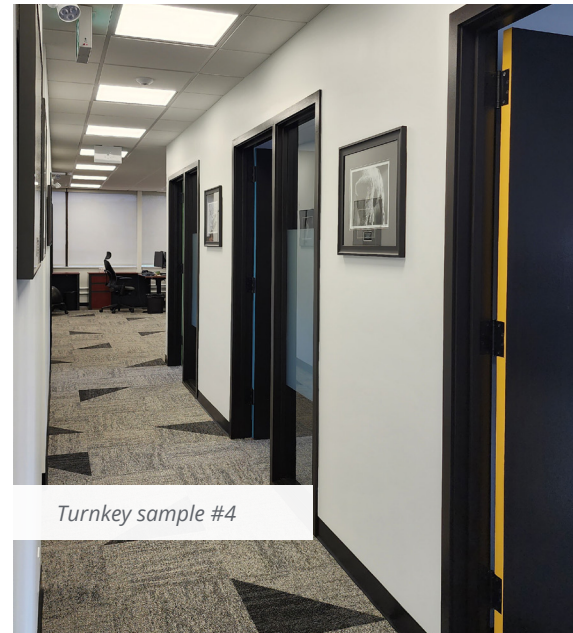
Lobby



Turnkey sample



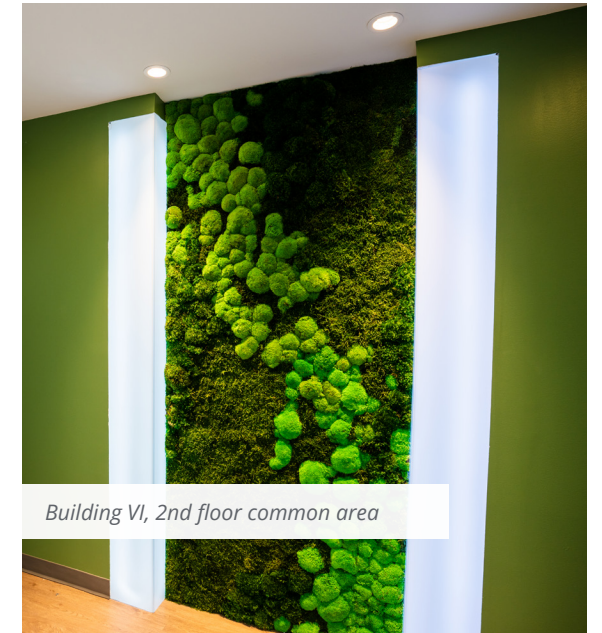
Turnkey sample #3



Turnkey sample #4



Building VI, Unit 205



Building VI, 2nd floor common area

## Features

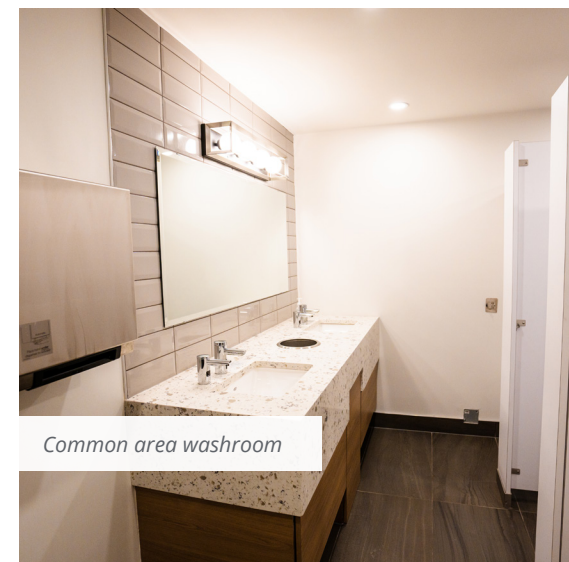
*Landlord is willing to build-out and customize all remaining vacancies on a 5-year term*

- 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 growth options available



# Turnkey

options available

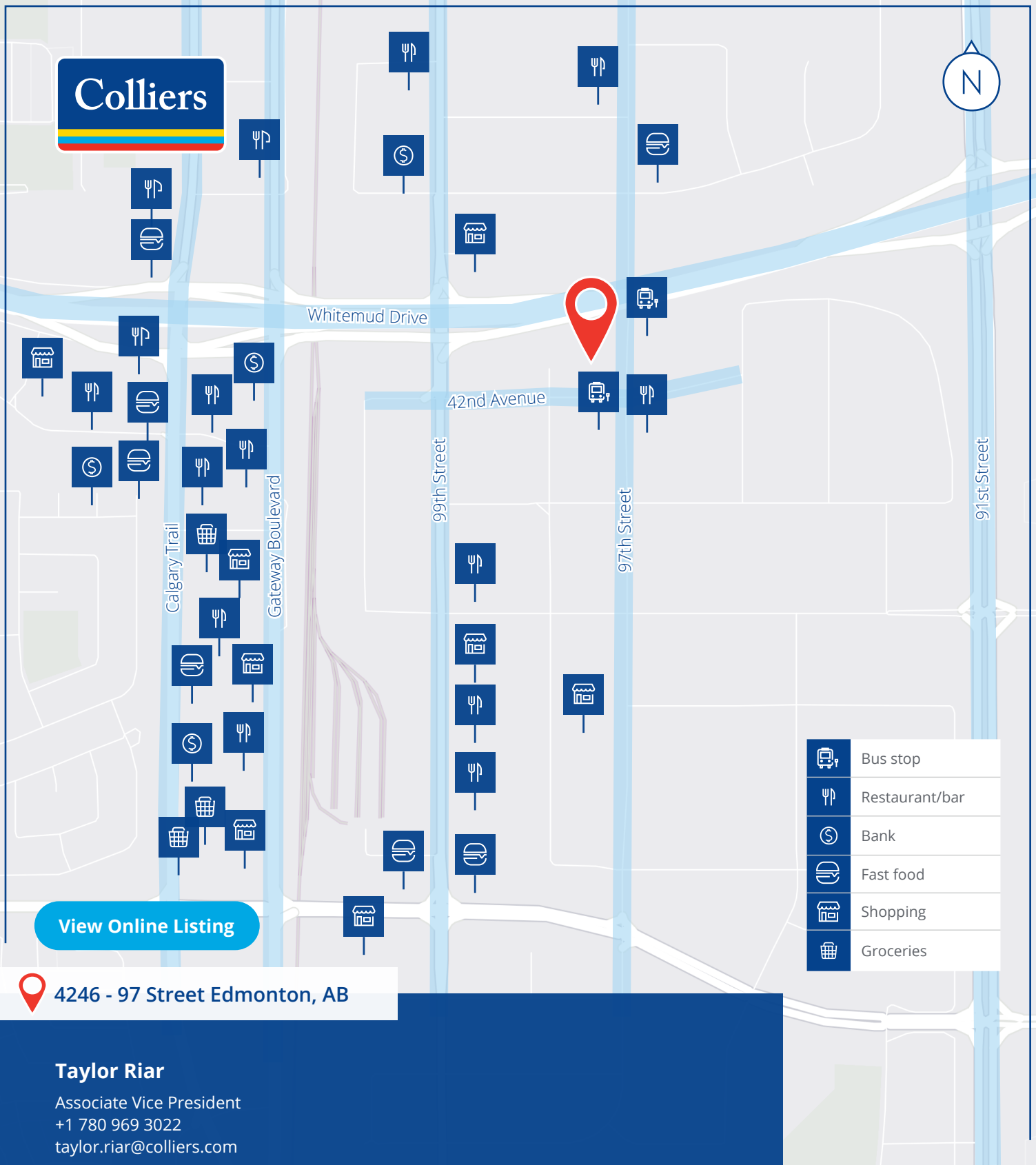


Common area washroom



L7 Building lobby





- Bus stop
- Restaurant/bar
- Bank
- Fast food
- Shopping
- Groceries

[View Online Listing](#)

4246 - 97 Street Edmonton, AB

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