

# IKON Building

Single Tenant Freestanding Building

9897 - 34 Avenue  
Edmonton, Alberta T6E 5X9  
[www.cbre.ca](http://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

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



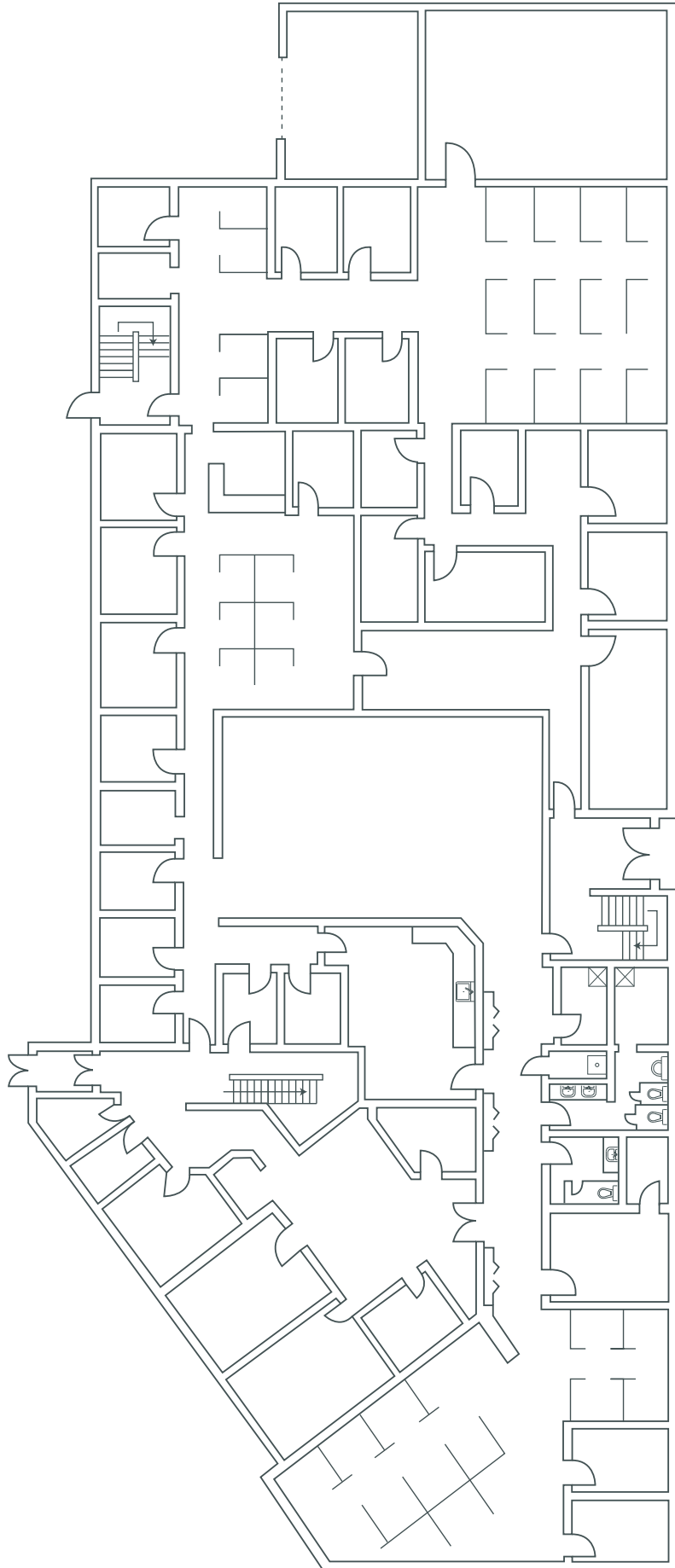
# IKON Building

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## Floor Plans

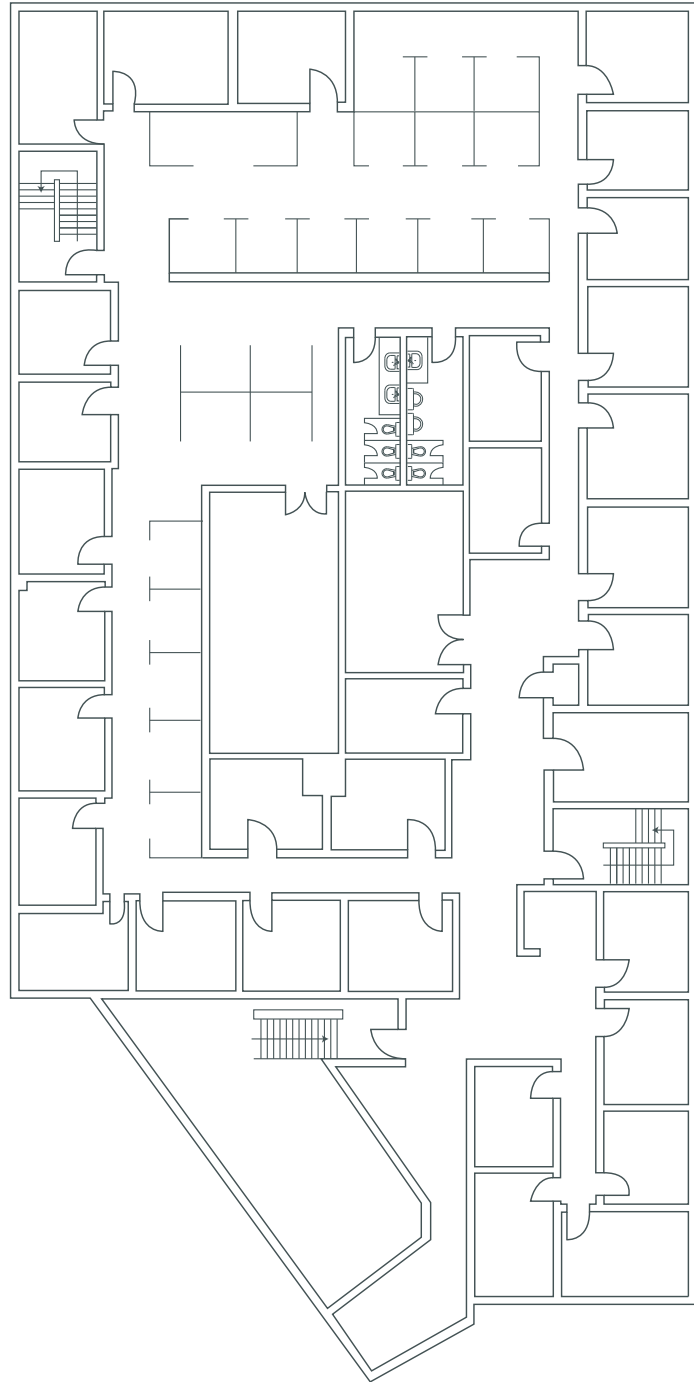
### Main Floor - 19,142 SF

- + 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



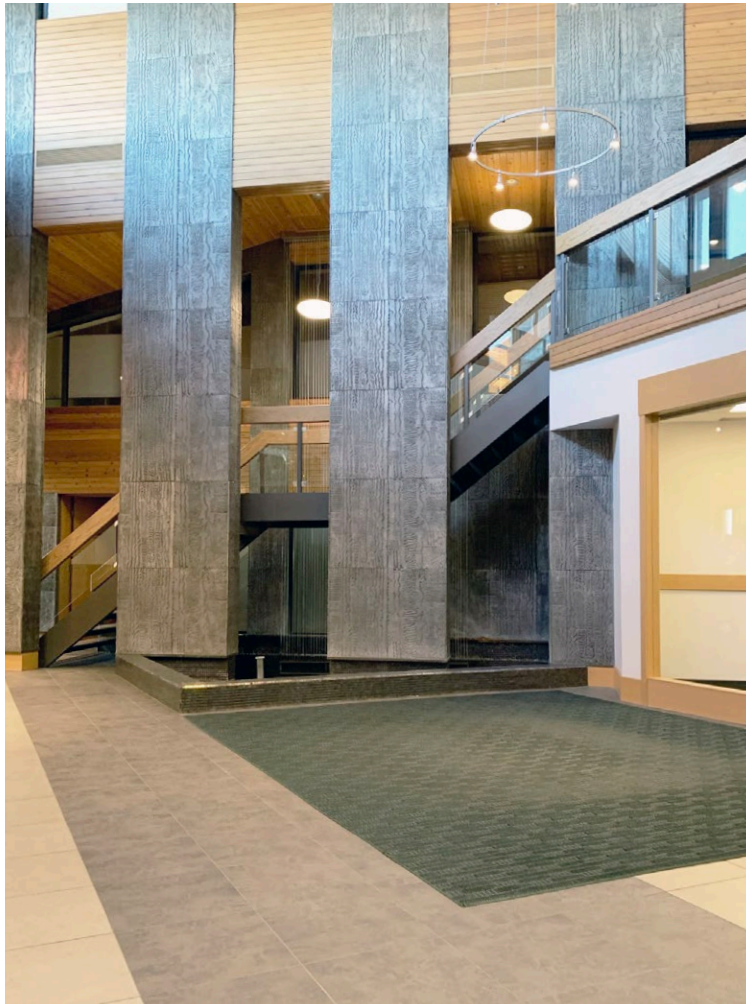
**2nd Floor - 12,927 SF**

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



# IKON Building

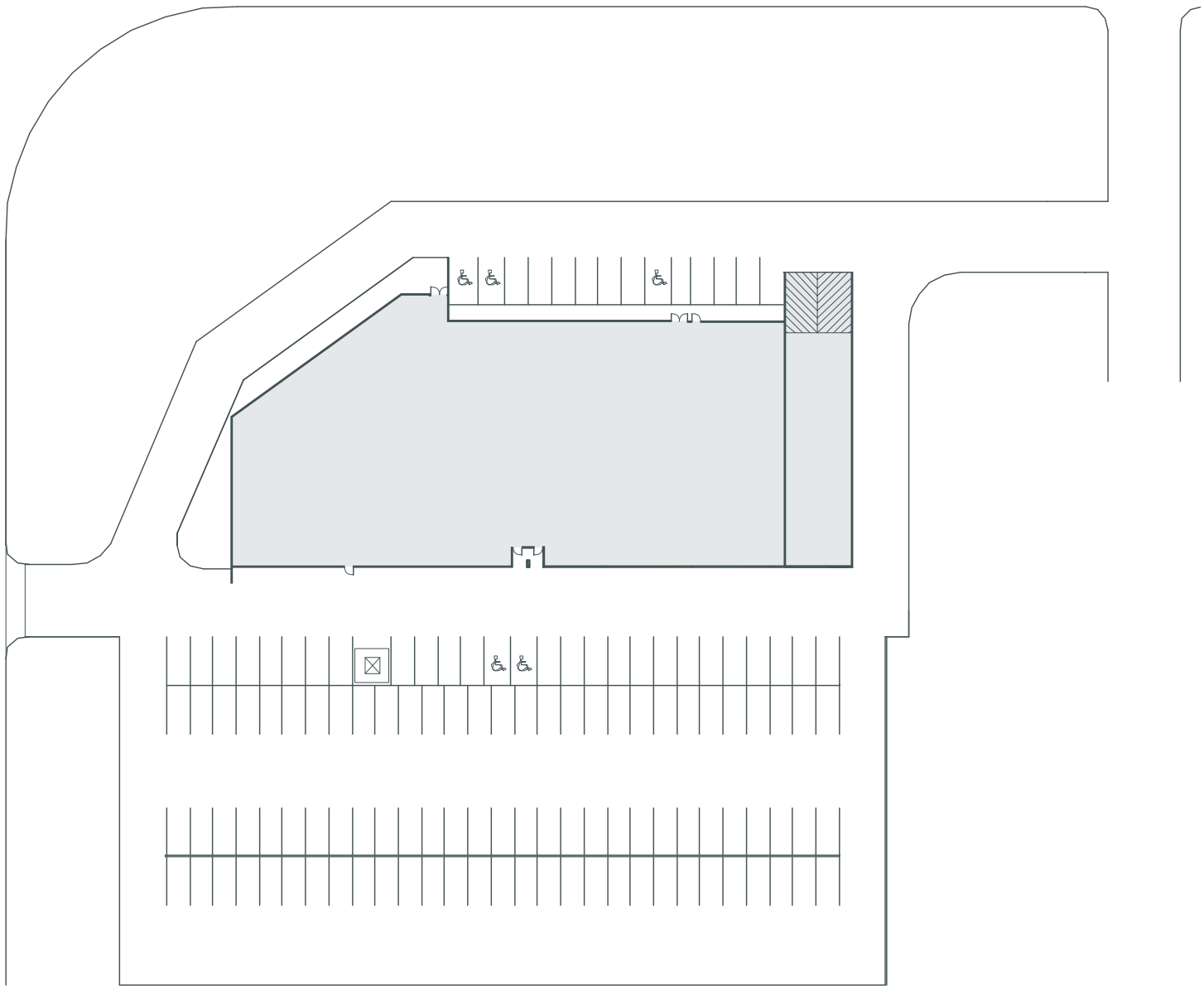
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# Site Plan

34 AVENUE

99 STREET



## **IKON Building**

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For Lease

# Prominent Southside Location

**Corner of 34<sup>th</sup> 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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