



Office Space Available for Lease

Exterior renovations are now complete!

Sprucewoods Business Park
8925 - 51 Avenue, Edmonton

Prominently located on the high traffic intersection of 91st Street and 51st Avenue, the recently completed exterior façade and pylon signage upgrades at Sprucewoods Business Park provide businesses with a rare opportunity to take advantage of high exposure in a newly renovated office park. This professionally managed property boasts a strong parking ratio and unparalleled access to major arteries such as Whitemud Freeway and Calgary Trail/Gateway Blvd.

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Property Overview

Building Upgrades: Recently completed exterior upgrades bring a fresh new look to the intersection and provide an attractive opportunity for businesses looking for new product, prominent signage, exceptional parking, convenient access, and main floor direct entrance.

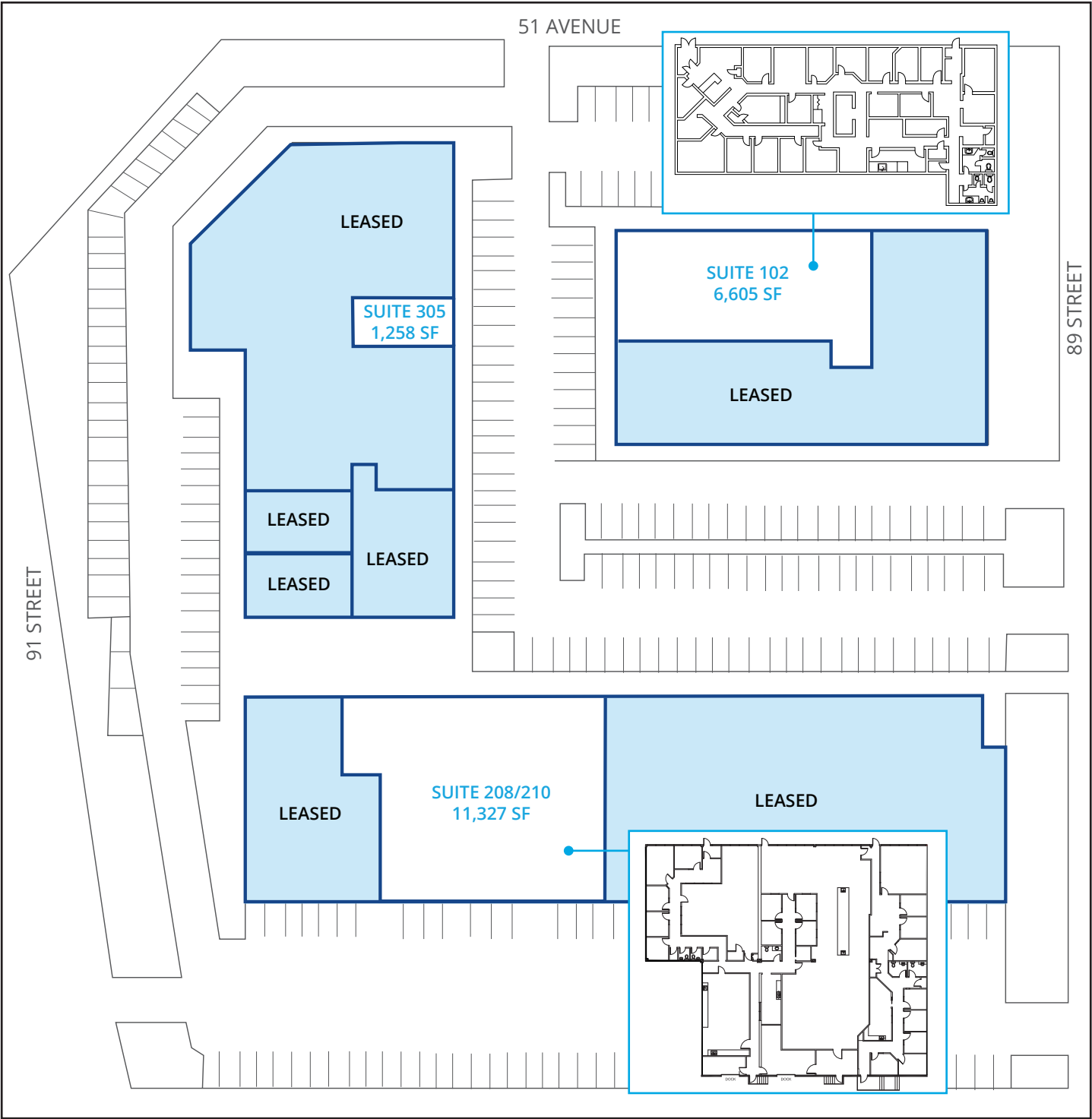
Completed Renovation Work

- Exterior façade has been entirely replaced with phenolic and metal panels, providing long lasting durability
- Upgraded insulation reduces heating and cooling usage
- Replacement of all exterior windows and window frames with clear anodized aluminum finish, which provides a clean and modern look
- Exterior lighting on building upgraded to LED
- Upgraded signage criteria for tenancies



Lease Specifications

Net Rent	\$17.50 per SF
Operating Costs	\$16.32 per SF + Janitorial (2025)
Parking	Ample surface stalls available at no charge
TI Allowance	Negotiable



Suite	Area	Current Build Out / Notes
102	6,605 SF	Reception, 16 offices, boardroom, kitchen, open area, print area and washrooms
208/210	11,327 SF	Lab space built out with offices, boardroom, kitchen, washrooms and open work area
305	1,258 SF	Base building condition



[View Online Listing](#)

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