

Elm Business Park

High quality office spaces ready for occupancy - up to 8,985 sq. ft.

9426 / 9452 / 9470 - 51 Avenue
Edmonton, Alberta

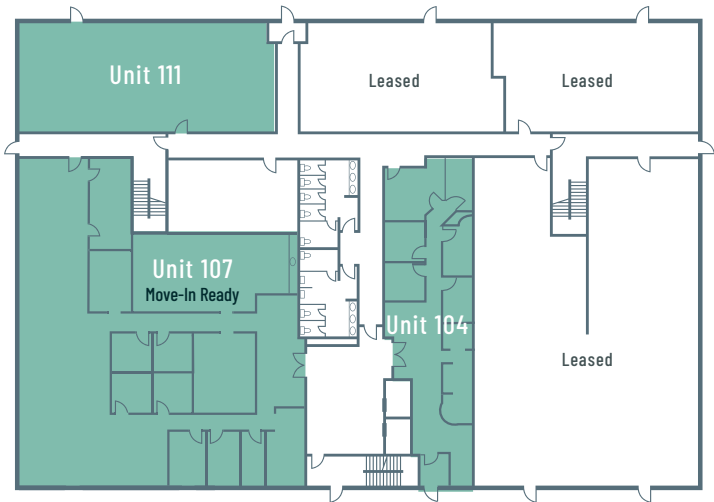


Building 4

9426 - 51st Avenue, Edmonton, AB

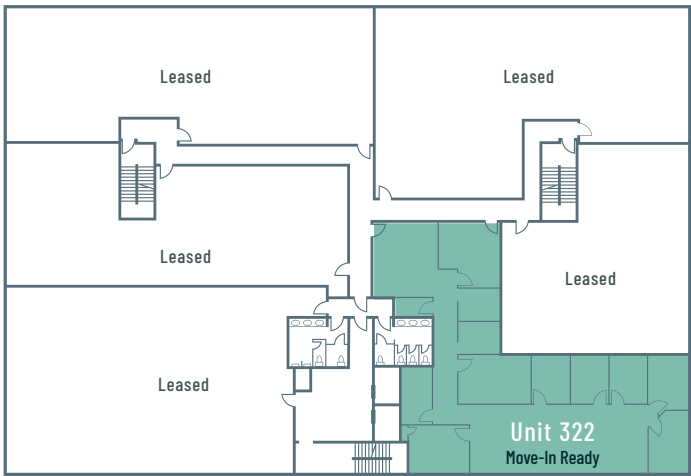
4 th Floor	Unit 422 5,824 SF		
3 rd Floor	Unit 322 3,166 SF		
2 nd Floor			
Main Floor	Unit 111 2,284 SF	Unit 107 5,387 SF	Unit 104 1,632 SF
Underground	Underground Parking		

Main Floor



	Unit Type	Area	Notes
Unit 104	Office	1,632 sq. ft.	Developed office space
Unit 107	Office	5,387 sq. ft.	MOVE-IN READY
Unit 111	Office	2,284 sq. ft.	Raw space with turnkey package available

3rd Floor



	Unit Type	Area	Notes
Unit 322	Office	3,166 sq. ft.	MOVE-IN READY

For Lease

Leasing Details

Net Rental Rate	Office Space:	\$14.00 - \$18.00 / sq. ft.
Operating Costs	\$13.41 - \$15.09 / sq. ft.	
Parking Ratio	3.5 stalls / 1,000 sq. ft.	
Parking Rate	Surface:	No charge
	Underground:	\$130.00 / month

3.5

Parking stalls / 1,000 sq. ft.

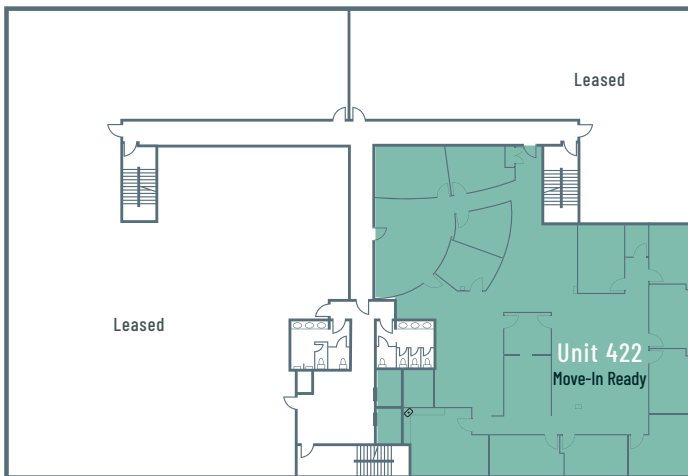
\$0.00

Surface parking

\$130.00

Underground parking

4th Floor



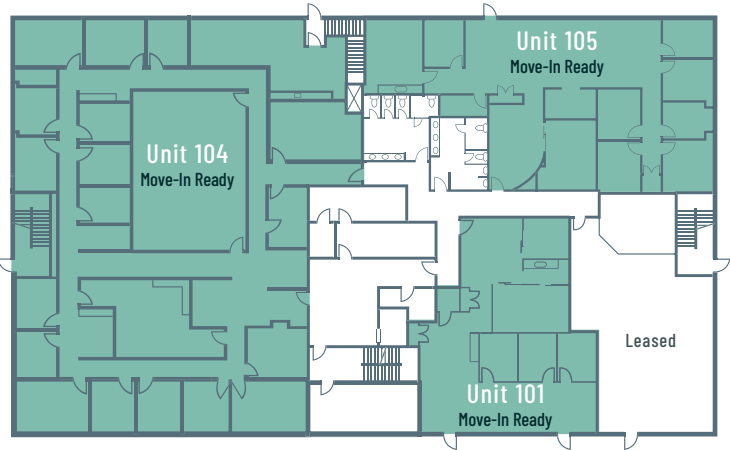
	Unit Type	Area	Notes
Unit 422	Office	5,824 sq. ft.	MOVE-IN READY

Building 3

9452 - 51st Avenue, Edmonton, AB

3 rd Floor			
2 nd Floor	Unit 201 6,000 SF		
Main Floor	Unit 101 2,050 SF	Unit 104 7,866 SF	Unit 105 3,136 SF
Underground	Underground Parking		

Main Floor



	Unit Type	Area	Notes
Unit 104	Office	7,866 sq. ft.	MOVE-IN READY
Unit 105	Office	3,136 sq. ft.	MOVE-IN READY
Unit 101	Office	2,050 sq. ft.	MOVE-IN READY

Leasing Details

Net Rental Rate	Office Space:	\$14.00 - \$18.00 / sq. ft.
Operating Costs	\$11.76 - \$12.93 / sq. ft.	
Parking Ratio	3.5 stalls / 1,000 sq. ft.	
Parking Rate	Surface:	No charge
	Underground:	\$130.00 / month

3.5

Parking stalls / 1,000 sq. ft.

\$0.00

Surface parking

\$130.00

Underground parking

2nd Floor



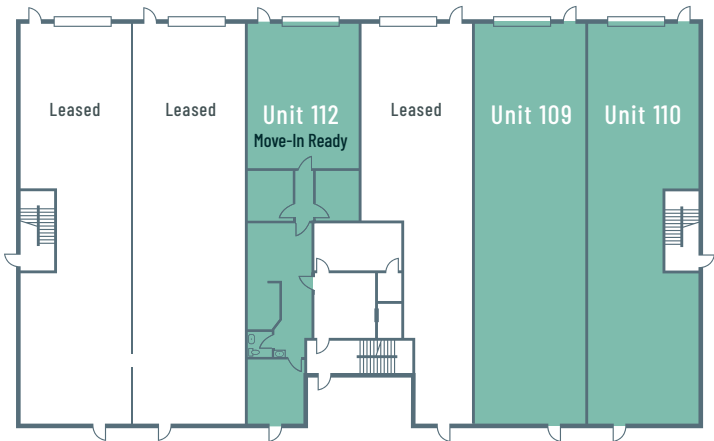
Unit Type	Area	Notes
Unit 201	Office	6,000 sq. ft. MOVE-IN READY

Building 2

9452 - 51st Avenue, Edmonton, AB

4 th Floor					
3 rd Floor	Unit 300 8,985 SF				
2 nd Floor					
Main Floor	Unit 109 2,763 SF	Unit 110 2,518 SF	Unit 112 2,079 SF	Unit 113 / 114 5,281 SF	

Main Floor



	Unit Type	Area	Notes
Unit 109	Warehouse	2,763 sq. ft.	Raw warehouse bay
Unit 110	Warehouse	2,518 sq. ft.	Raw warehouse bay
Unit 112	Office / Warehouse	2,079 sq. ft.	MOVE-IN READY

3rd Floor



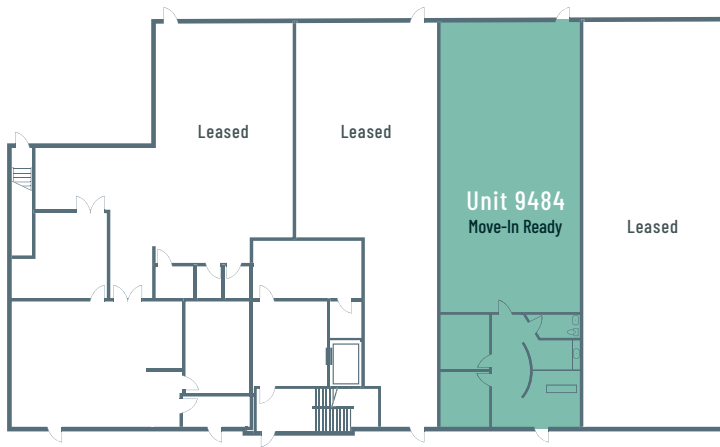
	Unit Type	Area	Notes
Unit 300	Office	8,985 sq. ft.	MOVE-IN READY

For Lease

Building 1

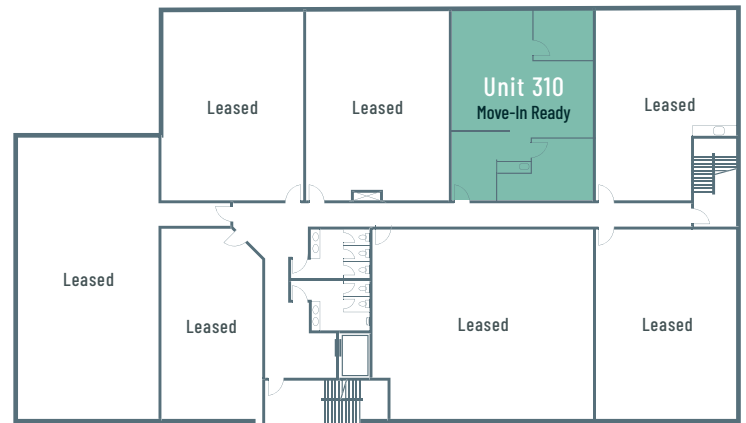
9488 - 51st Avenue, Edmonton, AB

Main Floor



Unit Type	Area	Notes
Unit 9484	Office / Warehouse	2,213 sq. ft.
		MOVE-IN READY Very nicely developed office plus warehouse

3rd Floor



Unit Type	Area	Notes
Unit 310	Office	1,116 sq. ft.
		MOVE-IN READY

Leasing Details

Net Rental Rate	Office Space:	\$12.00 - \$14.00 / sq. ft.
	Warehouse Space:	\$7.00 - \$11.00 / sq. ft.
Operating Costs	\$8.03 - \$13.76 / sq. ft.	
Parking Ratio	3.5 stalls / 1,000 sq. ft.	
Parking Rate	Surface:	No charge
	Underground:	\$130.00 / month

3.5

Parking stalls / 1,000 sq. ft.

\$0.00

Surface parking

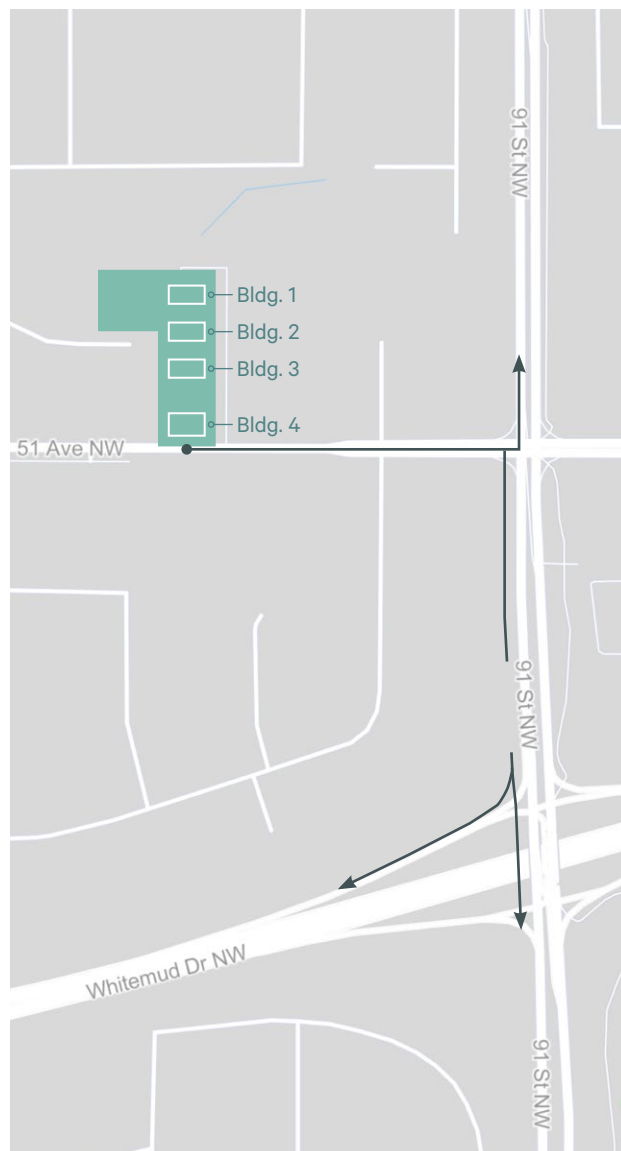
\$130.00

Underground parking

Elm Business Park

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For Lease



Nearby Amenities

Services

- | | | |
|--------------------|--------------------------|-------------------|
| + Rona | + Hughes Car Wash | + Scotiabank |
| + Bubbles car wash | + Esso | + TD Canada Trust |
| + U Haul | + Shell | |
| + Kal Tire | + Strathcona Eco Station | |

Food & Restaurants

- | | | |
|-----------------------------------|----------------|--------------------|
| + Fifendekel | + Boston Pizza | + A&W |
| + Italian Centre Shop | + Tim Hortons | + Peter's Drive-in |
| + Sawmill Prime Rib & Steak House | + Remedy Cafe | + Wild Rose Cakes |
| + State & Main | + Starbucks | |

Retail & Health

- | | |
|----------------------------|----------------------|
| + Fifendekel | + Mud, Sweat & Gears |
| + London Drugs | + Hudson's Bay |
| + Real Canadian Superstore | + Crate & Barrel |

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