

Elm Business Park

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

9426 / 9452 / 9470 - 51 Avenue
Edmonton, Alberta



Elm Business Park

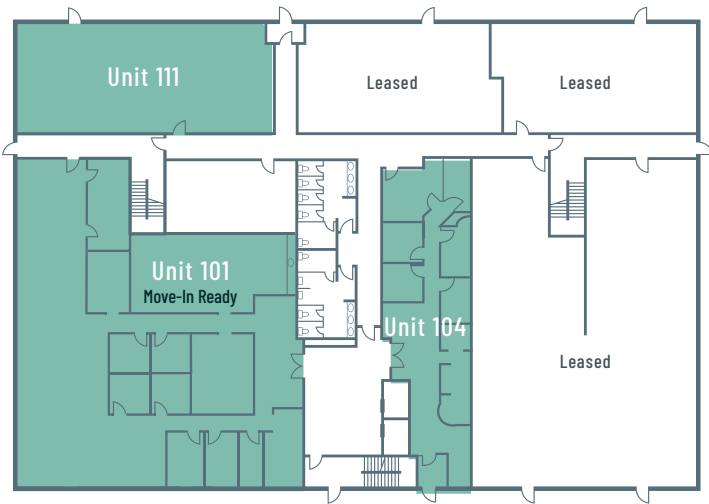
9426 / 9452 / 9470 / 9488 - 51 Avenue | Edmonton, AB

Building 4

9426 - 51st Avenue, Edmonton, AB

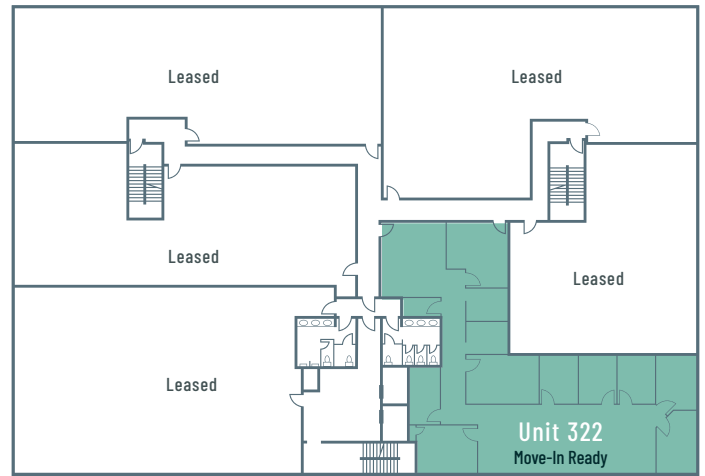
4 th Floor	Unit 422 5,824 SF		
3 rd Floor	Unit 322 3,166 SF		
2 nd Floor			
Main Floor	Unit 111 2,284 SF	Unit 101 5,387 SF	Unit 104 1,632 SF
Underground	Underground Parking		

Main Floor



Unit Type	Area	Notes
Unit 104	Office	1,632 sq. ft. Developed office space
Unit 101	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

Leasing Details

Net Rental Rate	Office Space:	\$14.00 - \$18.00 / sq. ft.
Operating Costs (2024)	Units 101 & 104:	\$14.06 / sq. ft.
	Unit 322:	\$12.62 / sq. ft.
	Unit 422:	\$12.39 / 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.

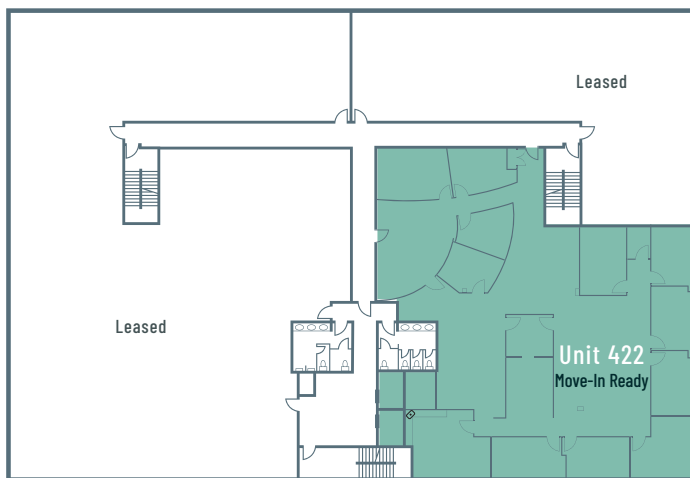
\$0.00

Surface parking

\$130.00

Underground parking

4th Floor



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

Elm Business Park

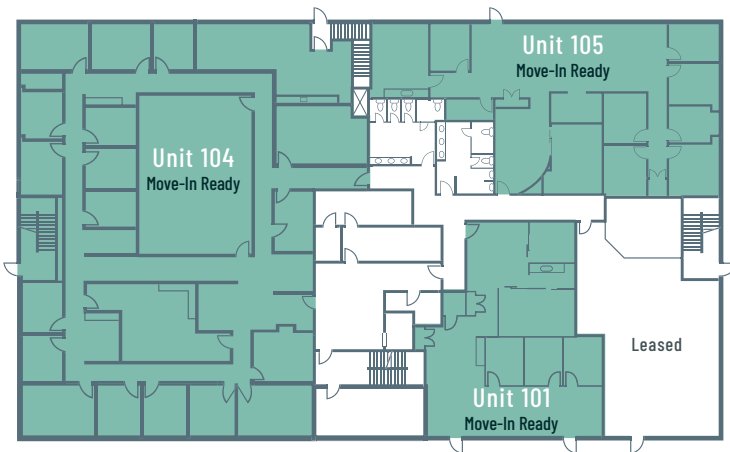
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Building 3

9452 - 51st Avenue, Edmonton, AB

3 rd Floor			
2 nd Floor	Unit 207 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 101	Office	2,050 sq. ft. MOVE-IN READY
Unit 104	Office	7,866 sq. ft. MOVE-IN READY
Unit 105	Office	3,136 sq. ft. MOVE-IN READY

Leasing Details

Net Rental Rate	Office Space:	\$14.00 - \$18.00 / sq. ft.
Operating Costs (2024)		\$12.12 - \$13.12 / 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 207	Office	6,000 sq. ft. MOVE-IN READY

Elm Business Park

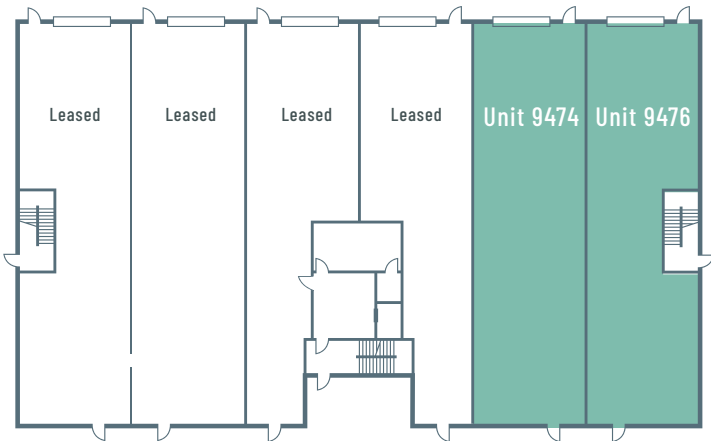
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Building 2

9452 - 51st Avenue, Edmonton, AB

4 th Floor				
3 rd Floor	Unit 300 8,985 SF			
2 nd Floor				
Main Floor	Unit 9474 2,763 SF	Unit 9476 2,518 SF	Unit 112 2,079 SF	Unit 113 / 114 5,281 SF

Main Floor



	Unit Type	Area	Notes
Unit 9474	Warehouse	2,763 sq. ft.	Raw warehouse bay
Unit 9476	Warehouse	2,518 sq. ft.	Raw warehouse bay

3rd Floor

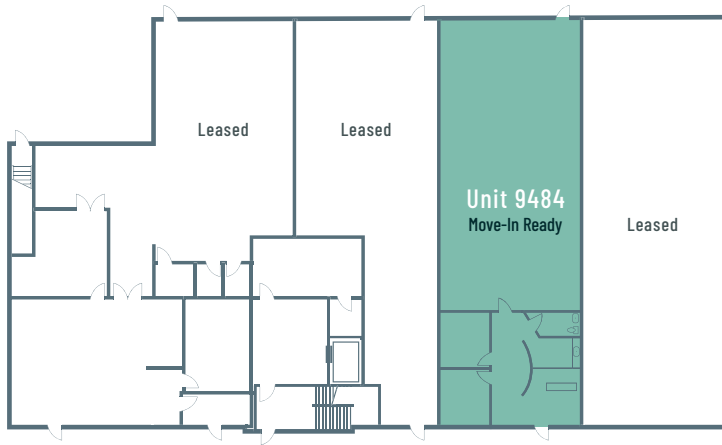


	Unit Type	Area	Notes
Unit 300	Office	8,985 sq. ft.	MOVE-IN READY

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

Leasing Details

Net Rental Rate	Office Space: \$12.00 - \$14.00 / sq. ft. Warehouse Space: \$7.00 - \$11.00 / sq. ft.
Operating Costs	Building 2: \$9.51 - \$10.24 / sq. ft. Building 1: \$13.55 / 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

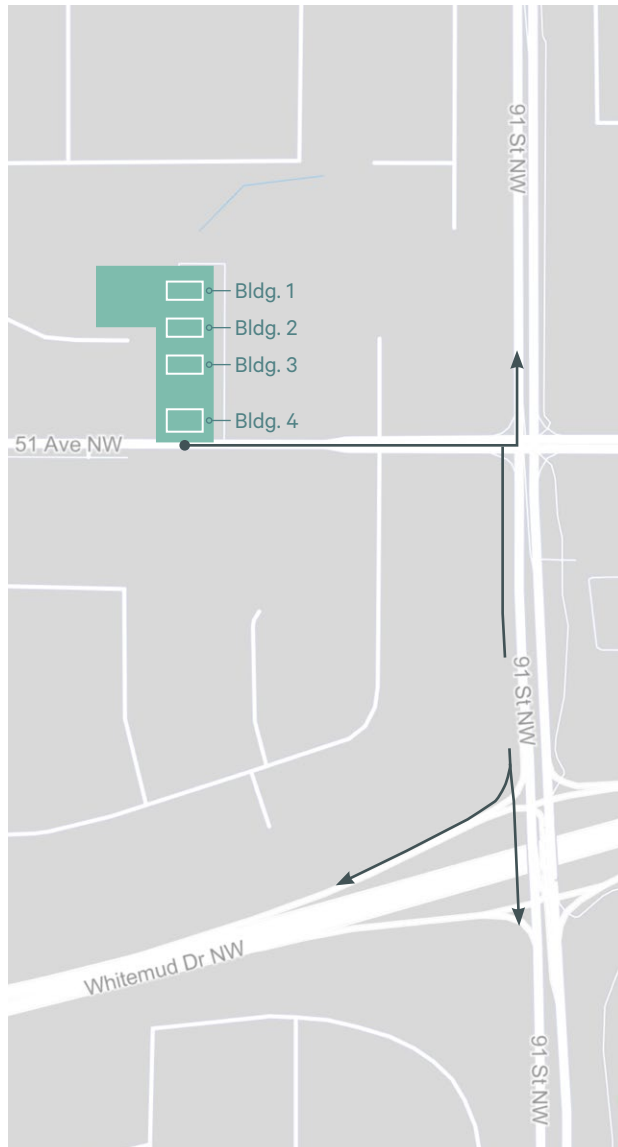
\$130.00

Underground parking

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For Lease



Nearby Amenities

Services

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

Food & Restaurants

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

Retail & Health

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

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