

Elm Business Park

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

9426 / 9452 / 9470 / 9488 - 51 Avenue
Edmonton, Alberta



Building 4

9426 - 51st Avenue, Edmonton, AB

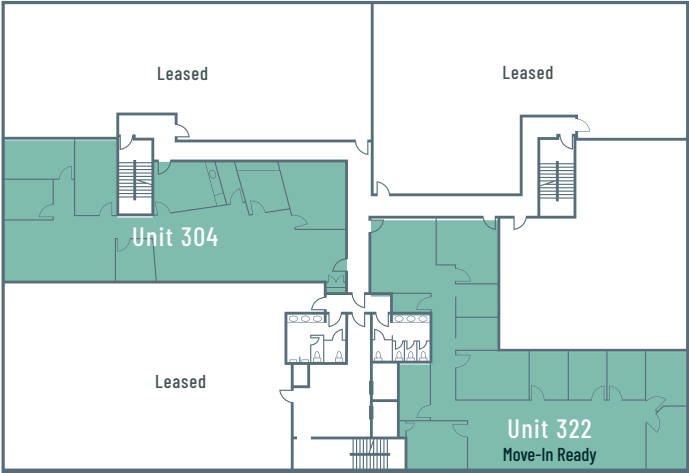
4 th Floor	Unit 402 4,630 SF	Unit 422 6,290 SF	
3 rd Floor	Unit 304 2,803 SF	Unit 322 3,166 SF	
2 nd Floor			
Main Floor	Unit 104 1,632 SF		
Underground	Underground Parking		

Main Floor



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

3rd Floor



Unit Type	Area	Notes
Unit 304	Office	2,803 sq. ft. Developed office space
Unit 322	Office	3,166 sq. ft. Available Oct. 1, 2025 MOVE-IN READY

Leasing Details

Net Rental Rate	Office Space:	\$16.00 - \$18.00 / sq. ft.
Operating Costs (2025)	Units 104: \$13.20 / sq. ft. Unit 304 and 322: \$11.52 / sq. ft. Unit 402 and 422: \$11.30 / 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.

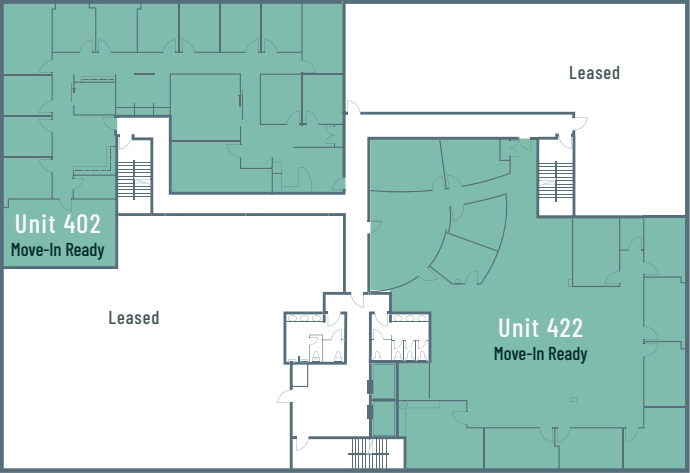
\$0.00

Surface parking

\$130.00

Underground parking

4th Floor

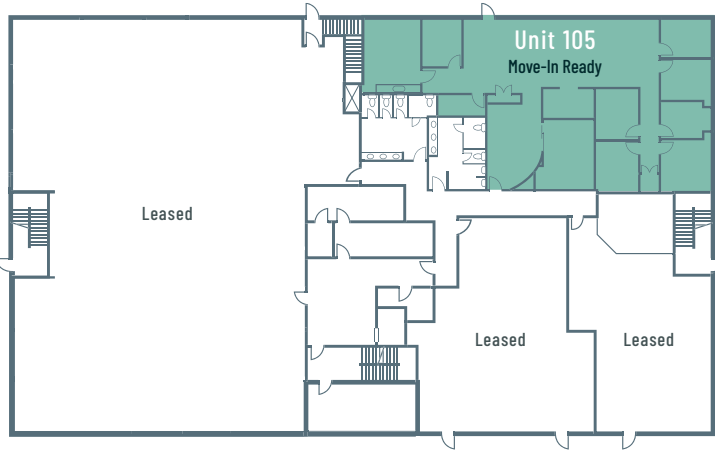


Unit Type	Area	Notes
Unit 402	Office	4,630 sq. ft. MOVE-IN READY
Unit 422	Office	6,290 sq. ft. MOVE-IN READY

Building 3

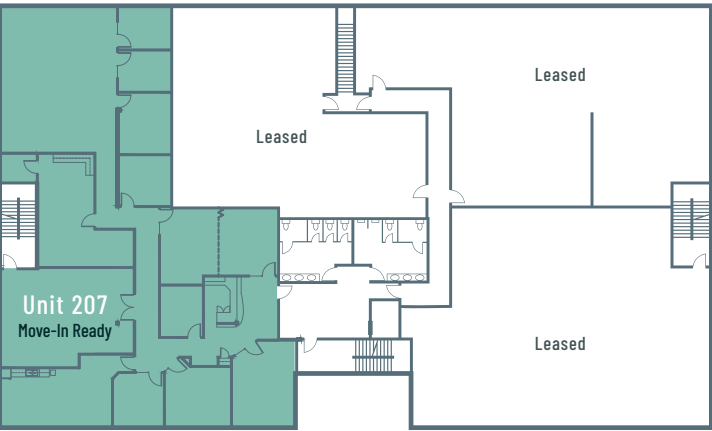
9452 - 51st Avenue, Edmonton, AB

Main Floor



Unit Type	Area	Notes
Unit 9450	Office	3,136 sq. ft. MOVE-IN READY

2nd Floor



Unit Type	Area	Notes
Unit 207	Office	6,000 sq. ft. MOVE-IN READY

Leasing Details

Net Rental Rate	Office Space:	\$16.00 - \$18.00 / sq. ft.
Operating Costs (2025)	Building 3: \$10.82 - \$12.16 / sq. ft. Building 2: \$9.63 - \$10.84 / 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

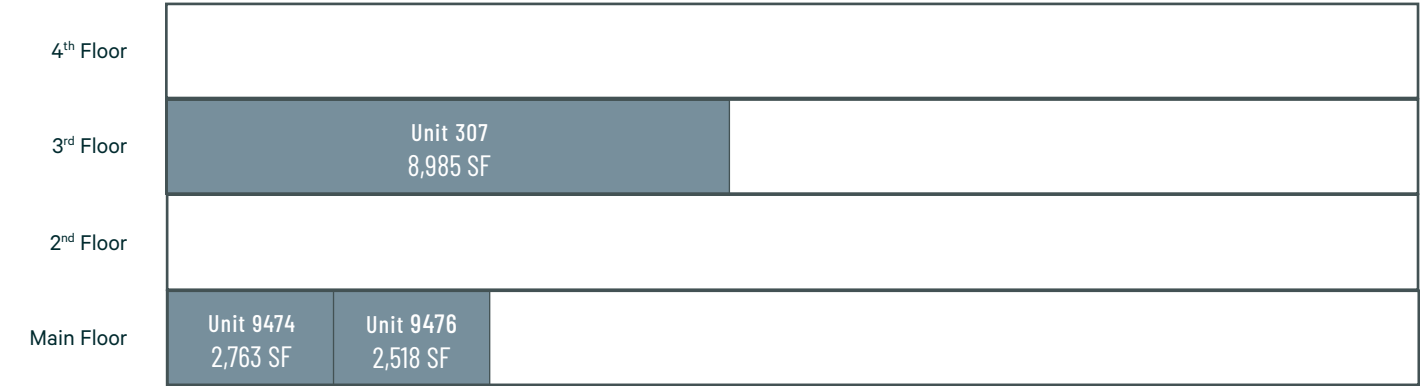
Surface parking

\$130.00

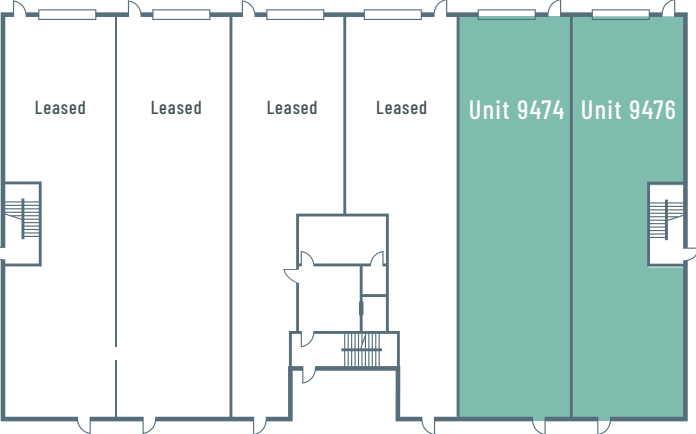
Underground parking

Building 2

9470 - 51st Avenue, Edmonton, AB



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



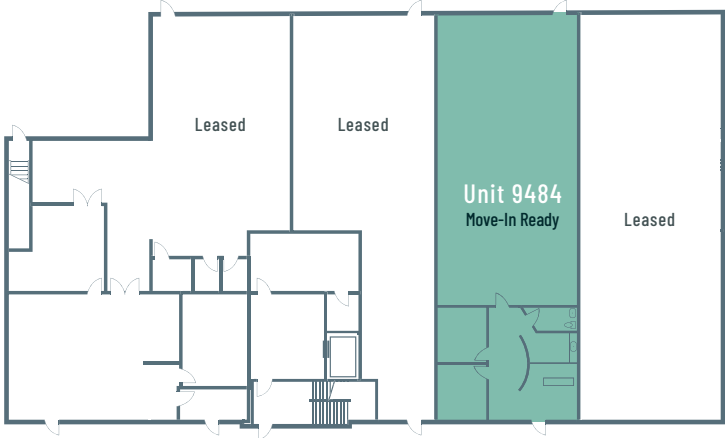
	Unit Type	Area	Notes
Unit 307	Office	8,985 sq. ft.	Raw space

Building 1

9488 - 51st Avenue, Edmonton, AB

4 th Floor		
3 rd Floor	Unit 303 3,692 SF	
2 nd Floor		
Main Floor	Unit 9484 2,203 SF	
Underground	Underground Parking	

Main Floor



	Unit Type	Area	Notes
Unit 9484	Office / Warehouse	2,203 sq. ft.	MOVE-IN READY Very nicely developed office plus warehouse

3rd Floor



	Unit Type	Area	Notes
Unit 303	Office	3,692 sq. ft.	Developed office spaces

Leasing Details

Net Rental Rate	Office Space: \$12.00 - \$14.00 / sq. ft. Warehouse Space: \$7.00 - \$11.00 / sq. ft.
Operating Costs (2025)	Unit 9484: \$14.31 / sq. ft. Unit 303: \$12.66 /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

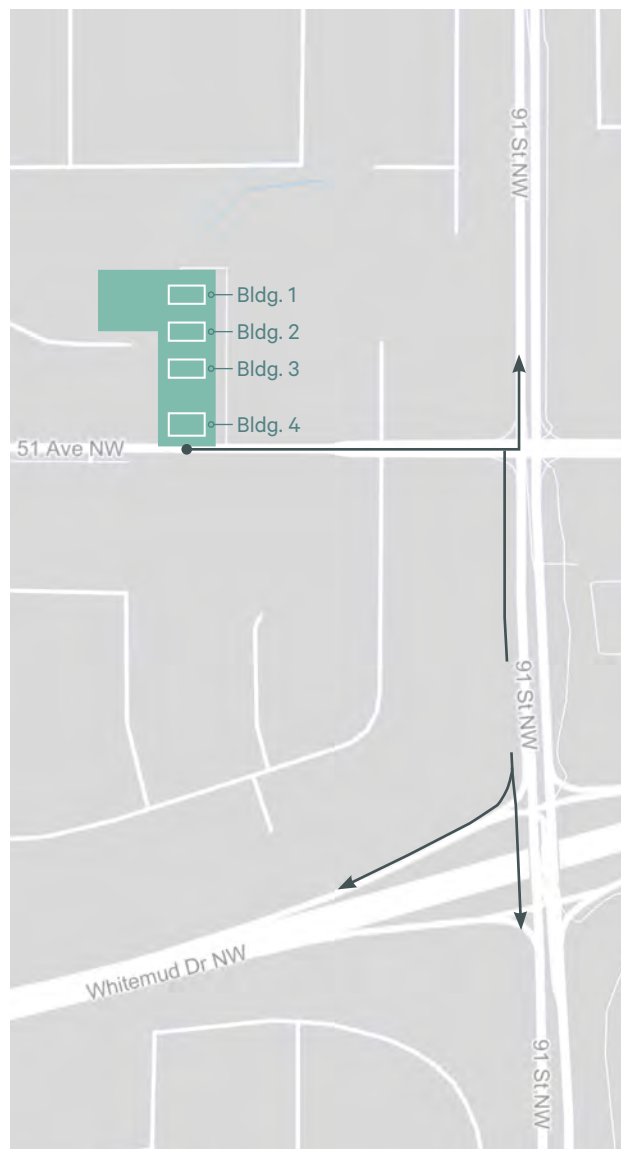
Underground parking



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For Lease



Nearby Amenities

Services

- | | | |
|--------------------|--------------------------|-------------------|
| + Rona | + 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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