



TURN-KEY  
RENOVATIONS  
AVAILABLE

**FOR LEASE**

## HIGH-EXPOSURE SECOND FLOOR OFFICE SPACE

5405 - 99 STREET | EDMONTON, ALBERTA

### SECOND FLOOR OFFICES RANGING FROM $\pm$ 1,077 to 2,203 SF

- Second floor office space with immediate availabilities, perfect for smaller professional firms or any light office user: common lobby with way finding, updated common areas with LED lights, flooring, paint, tenant-specific signs, and renovated common area washrooms
- Professionally managed by a hands-on, responsive and proactive Landlord who's continually choosing to invest in their building
- Outstanding visibility along 99th Street with over 26,900 VPD (vehicles per day), the site also boasts two access points: one off 99th Street, the other off 54th Ave, both allow for full building drive-around access
- Units are shell space and are ready for tenant improvements.

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**RE/MAX Commercial Capital**  
#302, 10171 Saskatchewan Drive  
Edmonton, AB T6E 4R5

**RE/MAX**  
COMMERCIAL



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## PROPERTY DETAILS

|                                 |                                     |
|---------------------------------|-------------------------------------|
| ZONING                          | BE - <u>BUSINESS EMPLOYMENT</u>     |
| PARKING                         | SCRAMBLE<br>FIRST COME, FIRST SERVE |
| FIBRE OPTICS                    | YES                                 |
| AIR CONDITIONING                | YES                                 |
| TENANT IMPROVEMENT<br>ALLOWANCE | NEGOTIABLE                          |
| AVAILABILITY                    | IMMEDIATE                           |

## IDEAL USES

- Offices for accountants, architects, financial institutions, employment or call centres, and real estate, law, and insurance firms.
- Medical and dental offices, health clinics and counseling services.

## UNITS AVAILABLE

| UNIT # | SIZE     | DESCRIPTION               | STARTING GROSS<br>LEASE RATE |
|--------|----------|---------------------------|------------------------------|
| 200    | 1,244 SF | SHELL SPACE               | \$18.00 PSF                  |
| 201    | 1,496 SF | SHELL SPACE               | \$16.00 PSF                  |
| 206    | 2,203 SF | SHELL SPACE               | \$14.00 PSF                  |
| 208    | 1,077 SF | SHELL SPACE W/KITCHENETTE | \$16.00 PSF                  |





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SECOND FLOOR PLAN

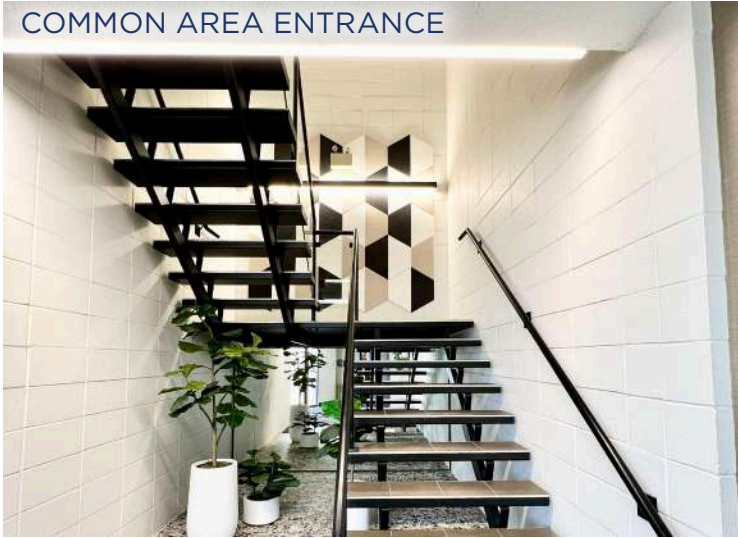




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## INTERIOR PHOTOS

COMMON AREA ENTRANCE



UNIT 208



COMMON AREA STAIRWELL



COMMON AREA WASHROOM



UNIT 200

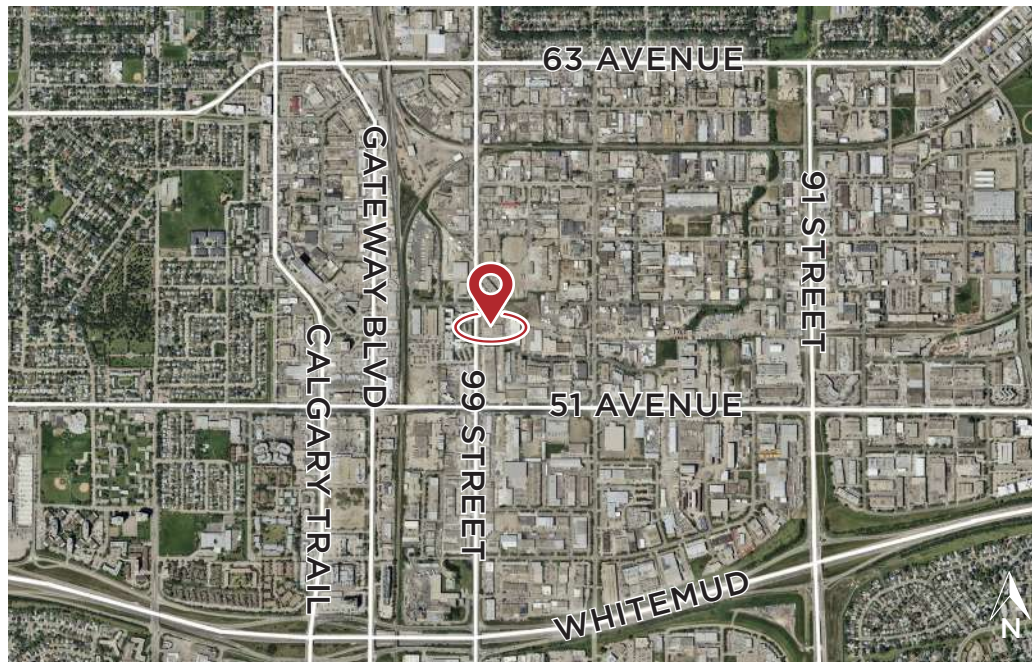


UNIT 201





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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Tenant.

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