

FOR LEASE

GREYSTONE BUSINESS PARK

4212 97 STREET
EDMONTON, AB

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. Nov. 4, 2021

Nicholas Hrebien
Associate
780 917 8345
nicholas.hrebien@cwedm.com

John Frederickson
Senior Associate
780 405 5071
john.frederickson@cwedm.com

PROPERTY HIGHLIGHTS

- Lobby modernization program underway
- Professionally owned and managed
- Ample visitor parking
- Access to countless amenities
- Located along Whitemud Drive

FEATURES

- Lease Rate: Market
- Operating Cost (SF): \$13.80 Per SF
- Tenant Allowance: Negotiable
- Parking Ratio: 3 stalls per 1,000 SF surface
1 stalls per 1,000 SF underground
- Parking Cost: Surface, no charge
\$100.00 per month, underground
- Possession: Immediate
- Storage: Available

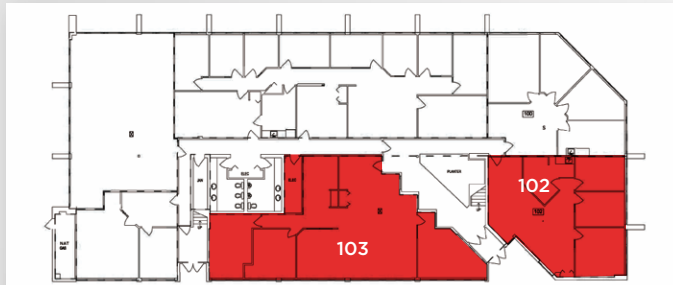
FLOOR PLANS

GRMC Building

MAIN FLOOR

Suite 102 - 1,313 SF

Suite 103 - 2,011 SF



2ND FLOOR

Suite 201 - 5,641 SF



Building 4

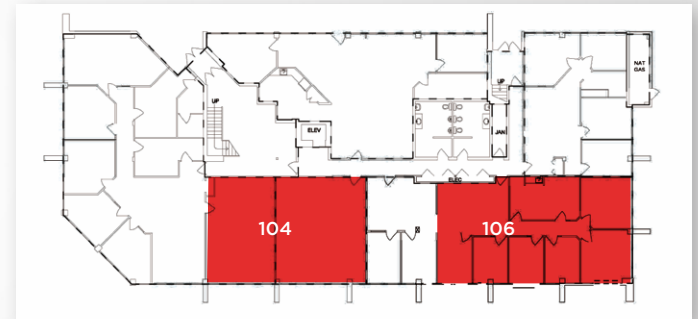
Suite 104 - 1,440 SF

Suite 106 - 1,739 SF



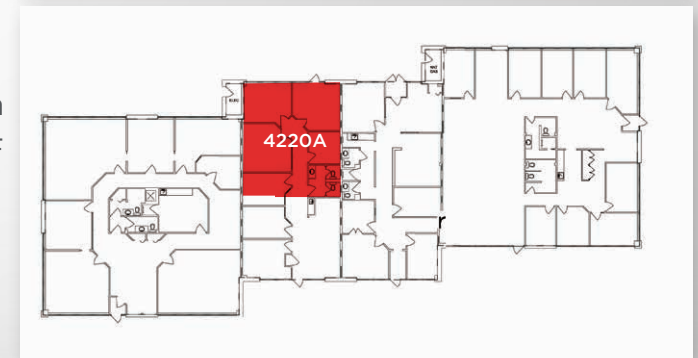
Click to view virtual tours

Unit 106



Pavilion

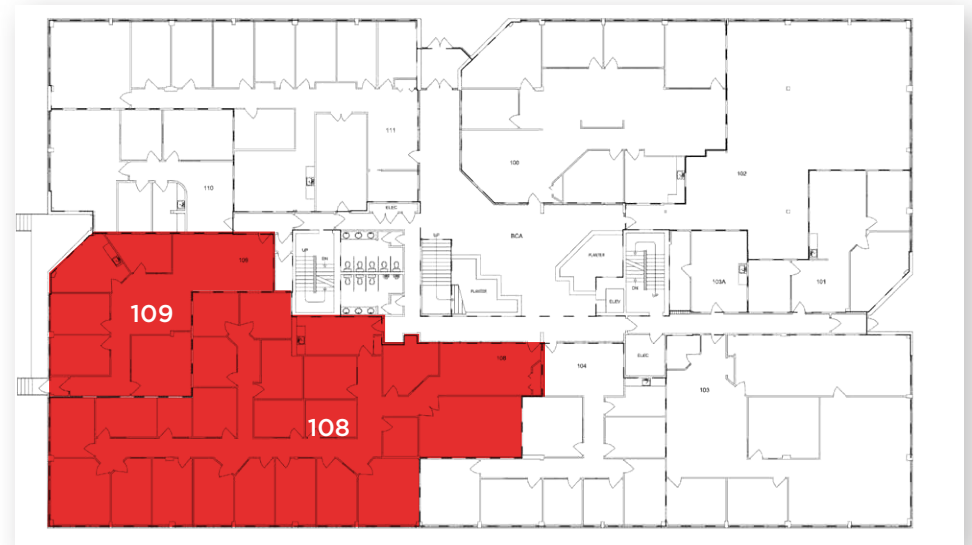
Suite 4220A - 1,095 SF



L7 BUILDING LOBBY DESIGN

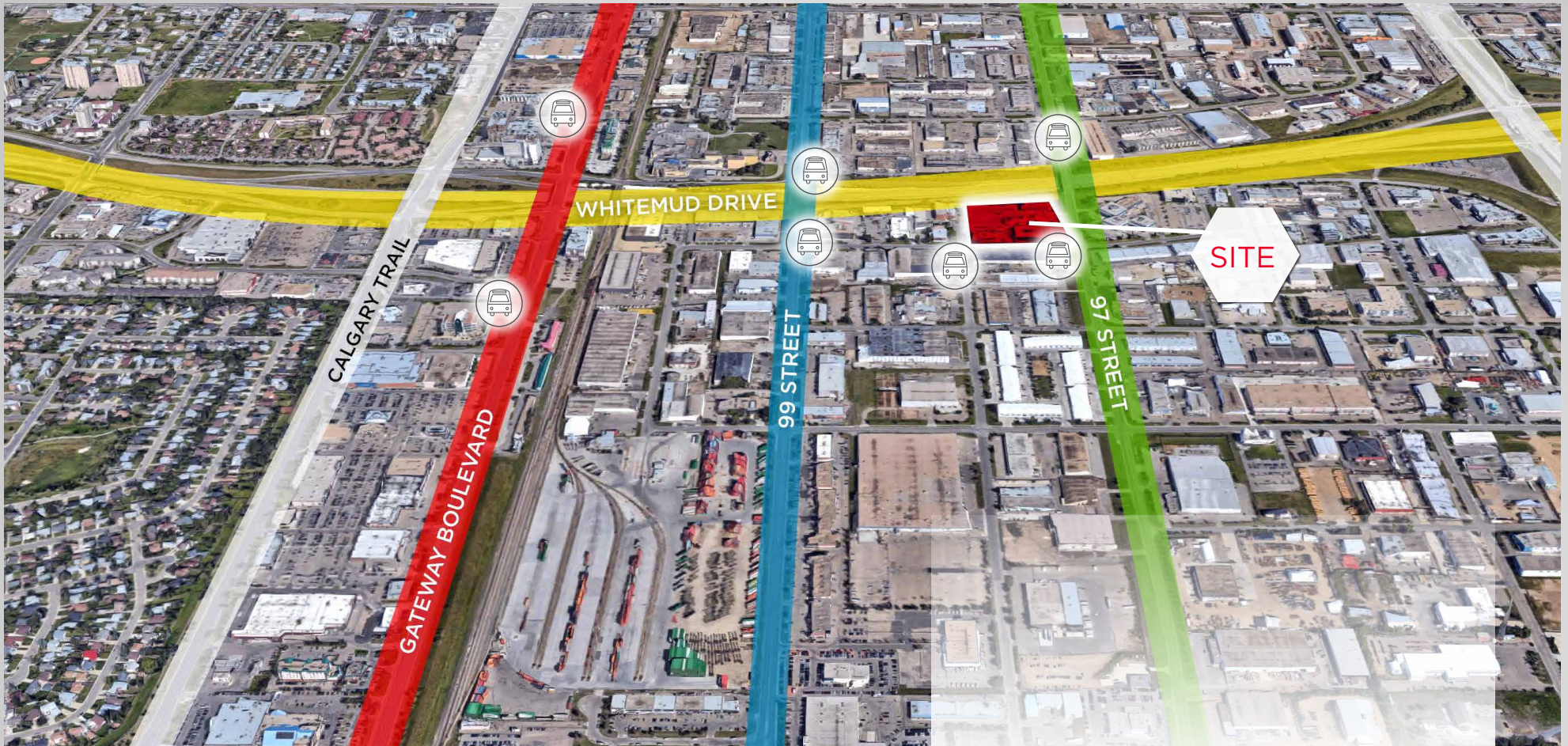


L7 Building
Suite 109 - 1,757 SF
Suite 108 - 5,231 SF



Click to view virtual tours

Unit 109



Amenities in the AREA

Strathcona Industrial Park is perfectly positioned with access to major arterial roads, access to the downtown core within 15 minutes and the Edmonon International Airport within 20 minutes. There is an abundance of restaurants, shops and services within minutes of Greystone Business Park.

