

Letourneau Centre

RETAIL | INDUSTRIAL | OFFICE

4600 99 STREET NW | EDMONTON AB



FOR LEASE



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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dream

NAICommercial

Property Highlights

- Ability to accommodate a wide variety of users with retail, industrial and office space available
- Size options available from 1,347 to 16,401 sq.ft.±
- High parking ratio
- Exposure to 99th Street
- Multiple signage opportunities available
- Located in one of the principle commercial nodes in Edmonton with great access to Whitemud, Highway 2, Calgary Trail & Gateway Blvd., and Anthony Henday Drive
- Warehouse loading available
- All utilities included in rent

IDEAL FOR



RESTAURANT



MEDICAL



PROFESSIONAL
OFFICE

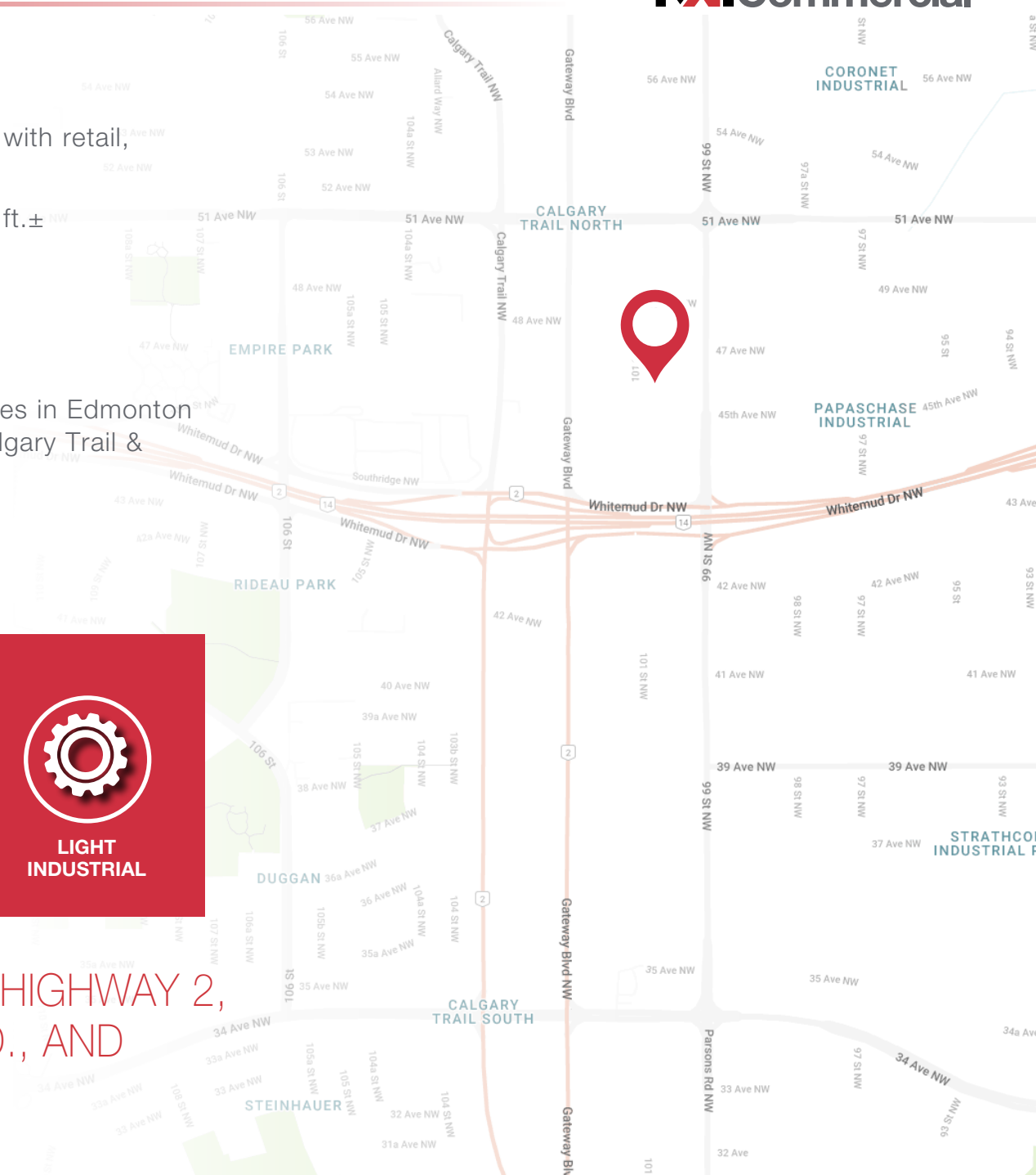


RETAIL



LIGHT
INDUSTRIAL

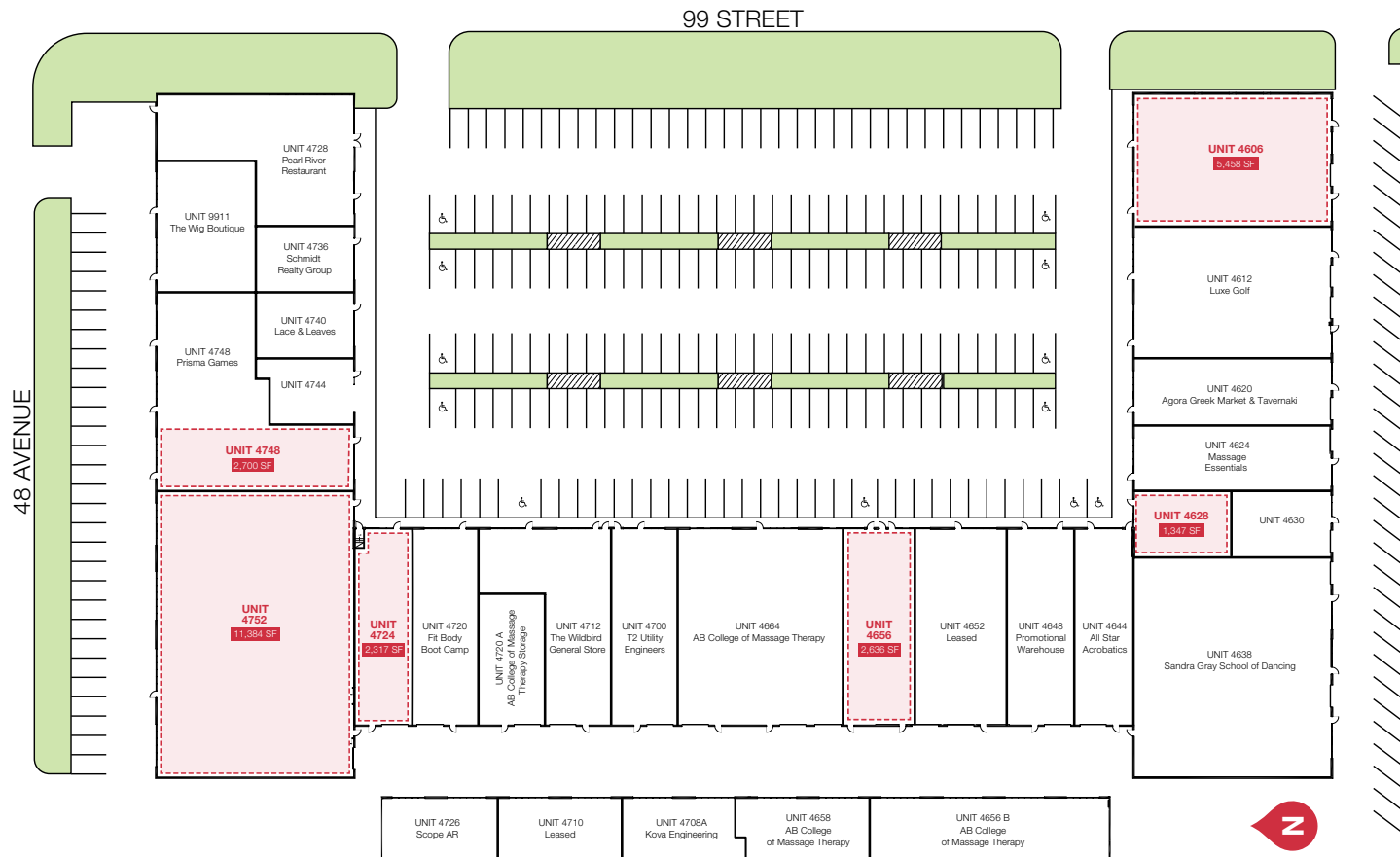
GREAT ACCESS TO WHITEMUD, HIGHWAY 2,
CALGARY TRAIL /GATEWAY BLVD., AND
ANTHONY HENDAY DRIVE



Additional Information

LEGAL DESCRIPTION	Plan 9924302, Block 1, Lot 10
ZONING	Business Employment (BE)
PARKING	2.8 stalls/1,000 sq.ft. (Scramble)
TI ALLOWANCE	Negotiable

NET RENTAL RATE	Market
OPERATING COSTS	\$11.70/sq.ft./annum (2024 estimate) Includes the Tenant's proportionate share of Property Tax, Common Area Maintenance, Building Insurance, Power, Water, and Gas (plus 4% management fee)



22,000 VPD
99 STREET N OF 44 AVENUE



159,884
DAYTIME POPULATION



2.7%
ANNUAL GROWTH 2023 - 2033



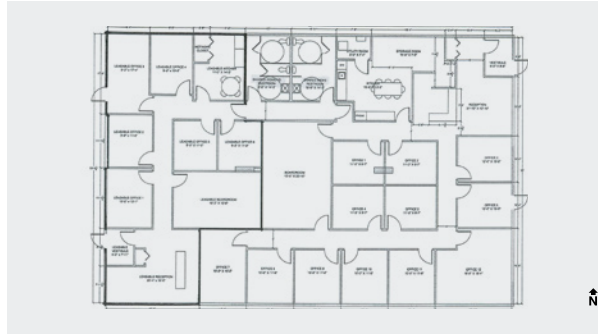
100,285 EMPLOYEES
7,540 BUSINESSES



\$5.01B
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS

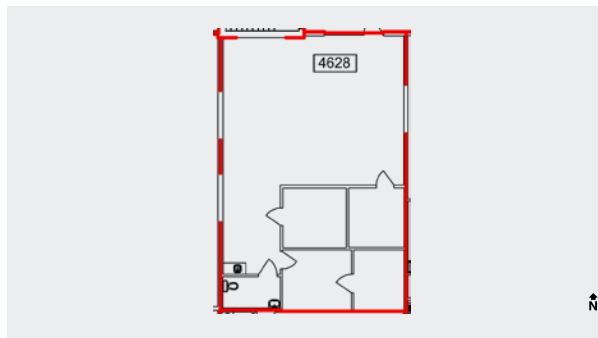
SUITE	AREA
4606	5,458 sq.ft.
4628	1,347 sq.ft.
4656	2,636 sq.ft.
4724	2,317 sq.ft.
4748	2,700 sq.ft.
4752	11,384 sq.ft.



UNIT 4606 - 5,458 SF±

- Built out office space, potential for retail opportunity
- Great exposure to 99th Street
- End cap

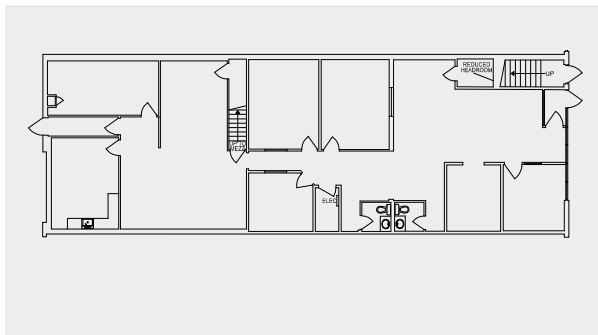
AVAILABLE



UNIT 4628 - 1,347 SF±

- Developed main floor show room with office and storage

AVAILABLE

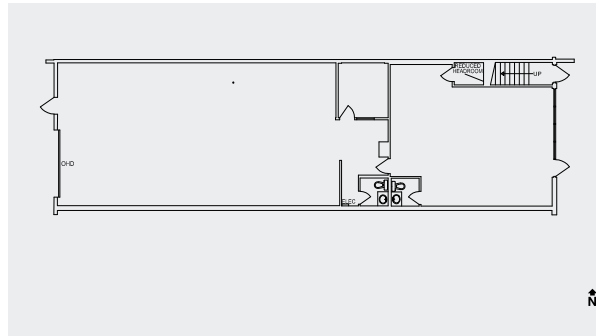


UNIT 4656 - 2,636 SF±

- Bonus mezzanine space
- One 10'x12' grade loading door
- Power TBC
- Ability to reconstruct floor plan to suit tenants needs

AVAILABLE



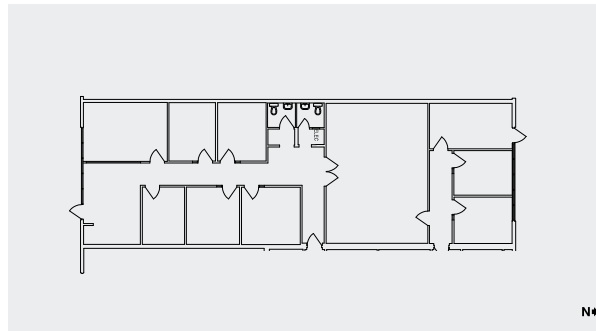


UNIT 4724 - 2,317 SF±

- Open showroom office and balance warehouse
- One 10'x12' grade loading door
- Power TBC

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AVAILABLE

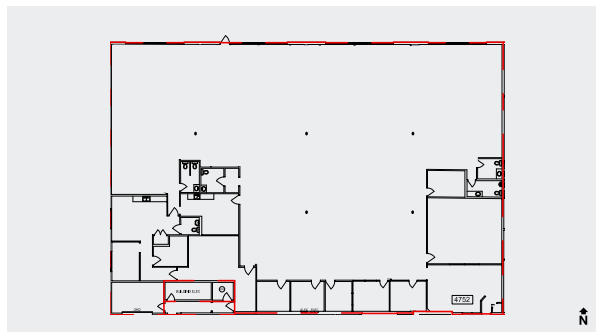


UNIT 4748 - 2,700 SF±

- Developed main floor office
- Open bullpen with skylights
- Exposure to southbound traffic on 99th Street

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AVAILABLE



UNIT 4752 - 11,384 SF±

- Ideal for office, retail or light industrial
- Skylights
- Power TBC
- Contiguous with units 4724 and 4748. Size options include 13,701 SF±, 14,084 SF±, or 16,401 SF±

N

AVAILABLE