



# OFFICE BUILDING FOR LEASE

9403 - 17 Avenue  
Edmonton, AB



LOCATED IN THE EDMONTON RESEARCH PARK

## GROSS RATES

Nicely situated single storey building with office and warehouse

1 office, reception/waiting area, kitchen, storage, conference/  
meeting room, washrooms, shower and lab space

Furniture available

Quick access to the amenities of South Edmonton Common

Flexible demising options available

## CONTACT US

**MARK ANDERSON** *Associate Vice President*

780.229.4652 | mark.anderson2@cbre.com

**SARAH HENDERSON** *Sales Representative*

780.917.4636 | sarah.henderson@cbre.com

**JEREMY DEEKS** *Associate Vice President*

780.229.4651 | jeremy.deeks@cbre.com

**AL MENON** *Senior Vice President*

780.917.4638 | al.menon@cbre.com



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## PROPERTY DETAILS

Availability	Flexible demising options: 1,500 - 5,000 sq. ft. Potential for warehouse availability
Parking	Up to 25+ energized stalls
Lot Size	2.25 acres
Zoning	IB - Business Industrial
Lease Rate	(GROSS) \$29.00 / sq. ft. + utilities



The Edmonton Research Park (ERP) is home to more than 1,500 members at 55+ companies working in diverse fields, from biotechnology to energy.

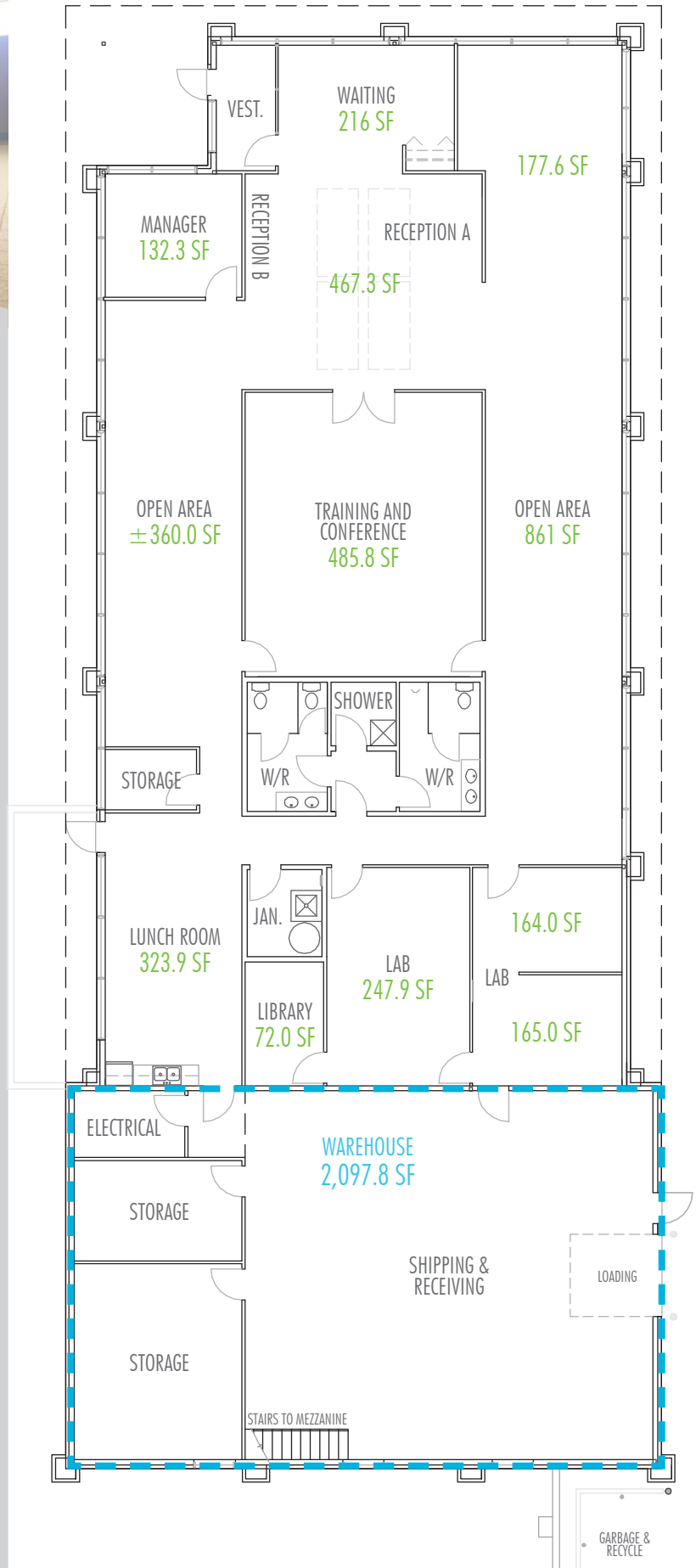
Startups and growing companies can access a variety of workspaces; on-site programs, access to soft-landing programs; personalized referrals to support and funding agencies; and facilitated access and collaboration with local, national and international communities of accelerators, science parks and incubators.

### Tenants include:

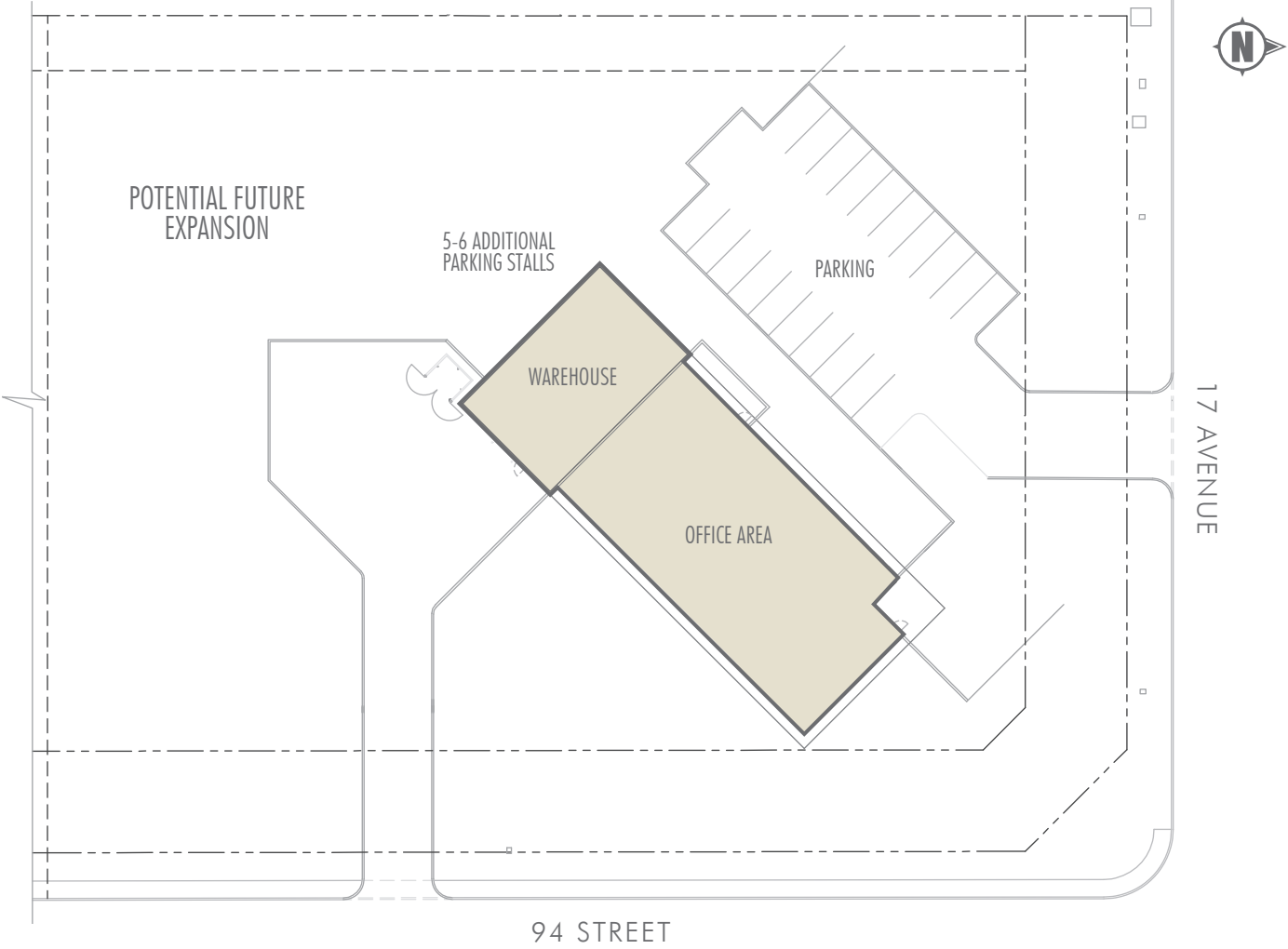
- Advanced Technology Centre
- InnoTech Alberta (Alberta Innovates)
- Syncrude Canada Research
- LogiCan Technologies
- ALS Environmental
- Syncad Construction Corp
- Chandos Construction

Source: edmontonresearchpark.com

## MULTIPLE DEMISING OPTIONS



# SITE PLAN



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