

**AVISON
YOUNG**

For Lease

9520 - 42 Avenue
Edmonton, AB



Freestanding building
available for immediate occupancy

Cory Wosnack
Principal, Managing Director
+1 780 909 7850
cory.wosnack@avisonyoung.com

Karnie Vertz
Principal
+1 780 938 7551
karnie.vertz@avisonyoung.com

Tori Washington
Team Lead, Client Services
+1 780 429 7561
tori.washington@avisonyoung.com



9520 - 42 Avenue

Edmonton, AB

Property Details

YEAR BUILT
2001

BUILDING SIZE
2 floors totaling
40,532 sf

PARKING
243 surface parking stalls
no additional charge

ASKING NET RENT
\$16.00 psf

ADDITIONAL RENT
\$13.67 psf
+ janitorial

Building overview

This facility presents various workstation zones, meeting rooms, break rooms/kitchenettes, and fully equipped spaces tailored for training programs and large group meetings.

Strategically situated in close proximity to major road thoroughfares, the building provides simple connectivity to all areas of Edmonton, along with convenient access to an abundance of nearby amenities.

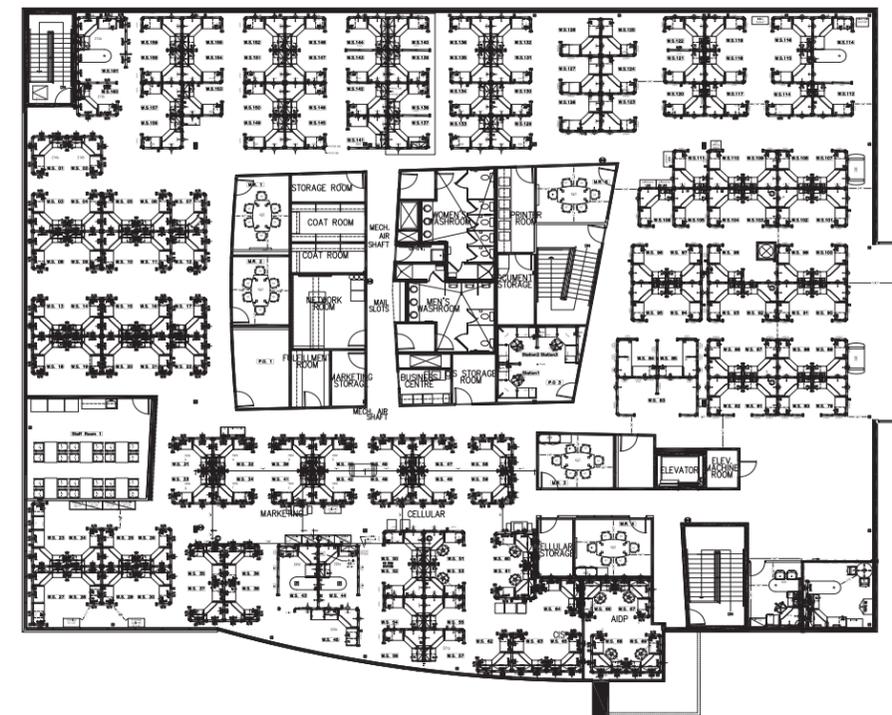
Highlights

-  Excellent location, just two minutes to Whitemud Drive and Gateway Boulevard
-  Large floor plate that can accommodate single or multiple tenants
-  Former contact centre with high-speed fibre optics
-  Above average parking ratio
-  Outdoor patio area
-  Office furnishings available at no additional cost

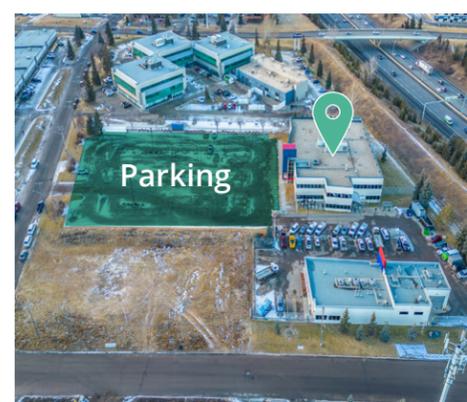
Floor plans

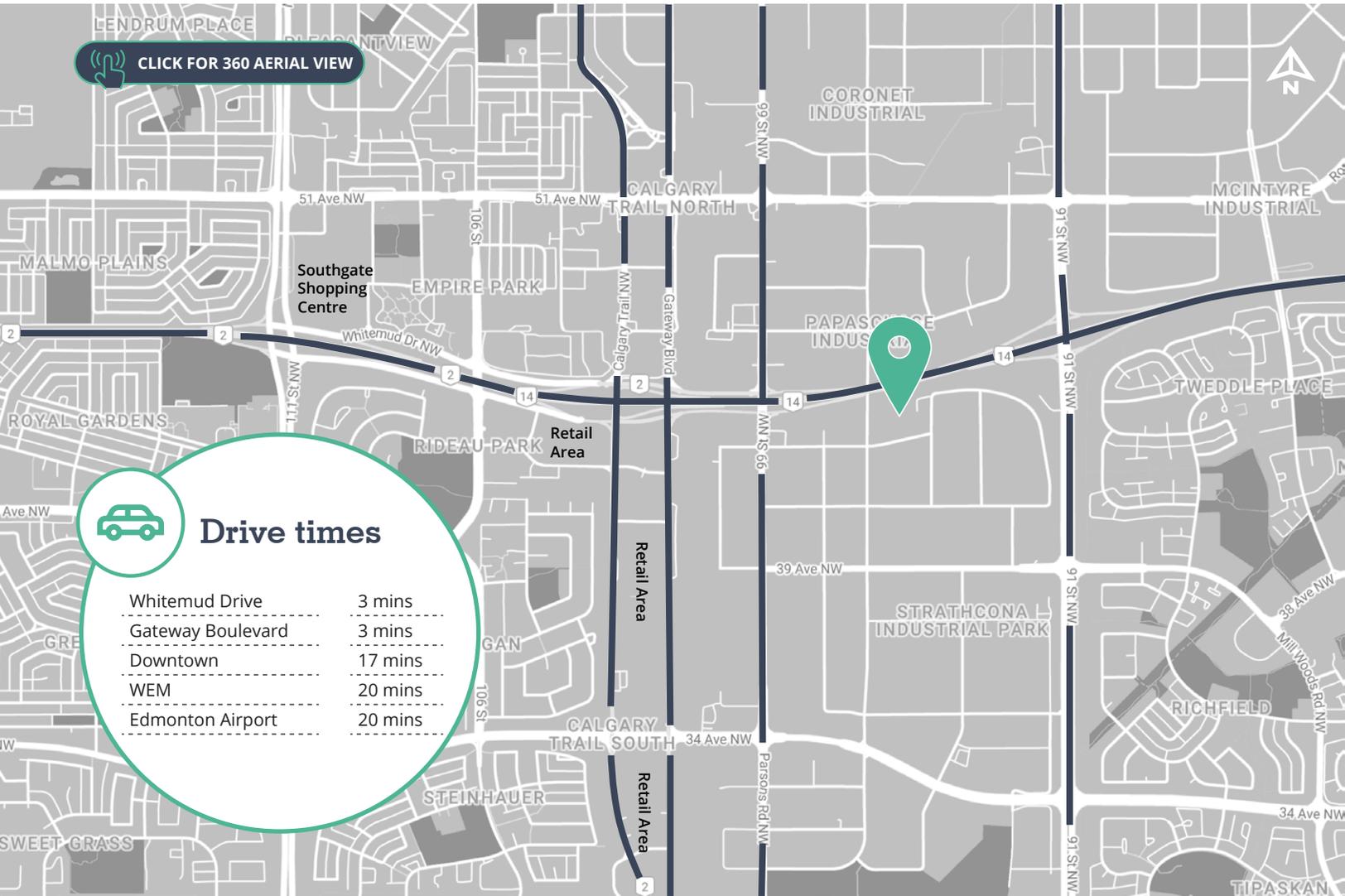
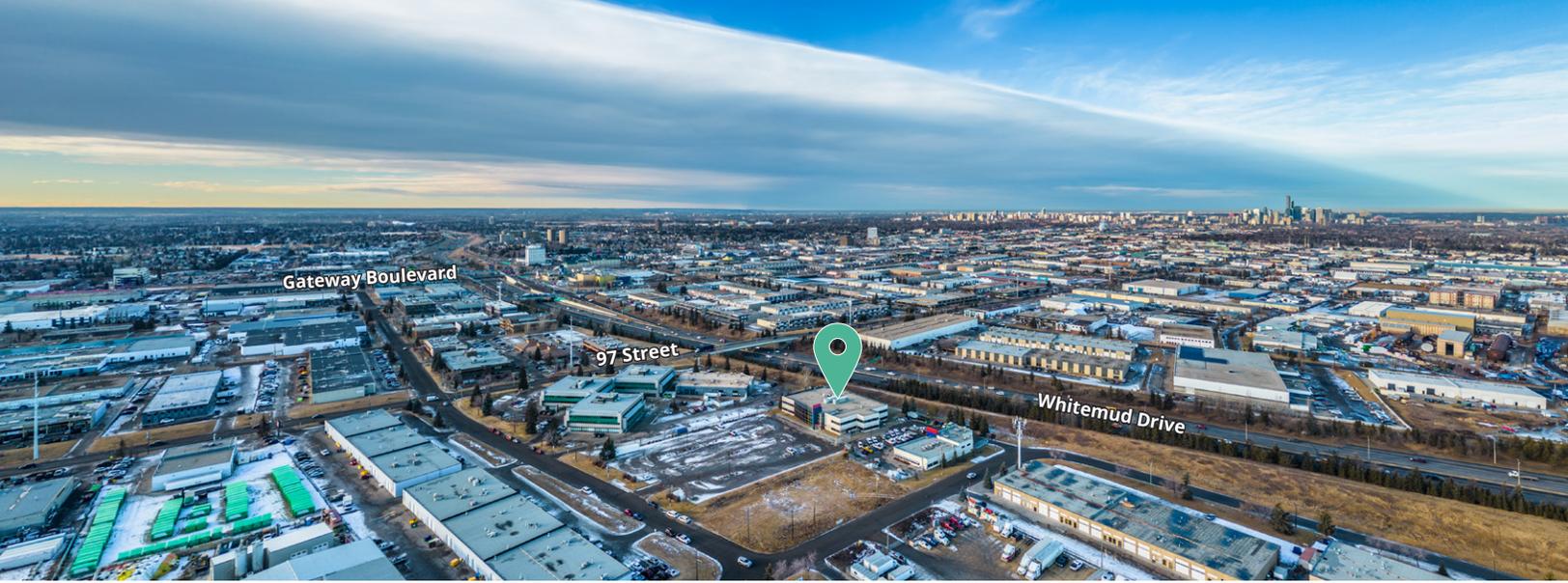


Main floor



Second floor





Download brochure



**AVISON
YOUNG**



10111 104 Avenue NW, Suite 2100
Edmonton, AB T5J 0J4

avisonyoung.com

© 2024 Avison Young Commercial Real Estate Services, LP. All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young