

Twin Atria

4999 - 98 Avenue NW
Edmonton, AB

Contemporary Class A Office Complex

Office Space Available for Lease

Triovest



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Triovest Realty Advisors Inc., Brokerage

Availabilities

Suite 100	6,689 SF	Immediately
Suite 108	8,747 SF	Immediately
Suite 301	14,905 SF	Immediately
Suite 402	30,921 SF	Oct 1, 2024
Suite 407	5,707 SF	Immediately

Building Information

Basic Rent	Inquire
2024 Est. Op Costs	\$15.07 PSF

Amenities & Access

- Walking distance to shopping, restaurants, banking services and a fitness centre
- Convenient access for vehicular traffic from 50 St and 98 Ave
- ETS bus stop on site and close proximity to Capilano Transit Centre



Building Description

Twin Atria is a contemporary class "A" office complex with wet and dry atrium areas designed to provide offices with unique views and a welcoming environment. The building offers quick access to downtown Edmonton, Sherwood Park and Anthony Henday Drive. A There are various retail amenities in the nearby area including fast food, full service restaurants, gas, grocery, the public library, financial institutions and several fitness facilities.

Building Details

Year Built	1982
Rentable Area	370,681 SF
Number of Floors	4
Parking Ratio	1 stall per 350 SF
Parking Rate	Varies, please inquire
Parkade	Surface and underground
Building Hours	24/7 secured access

Awards and Certifications



Certified
2019-2024



Energy Star
Score 98 (2022)



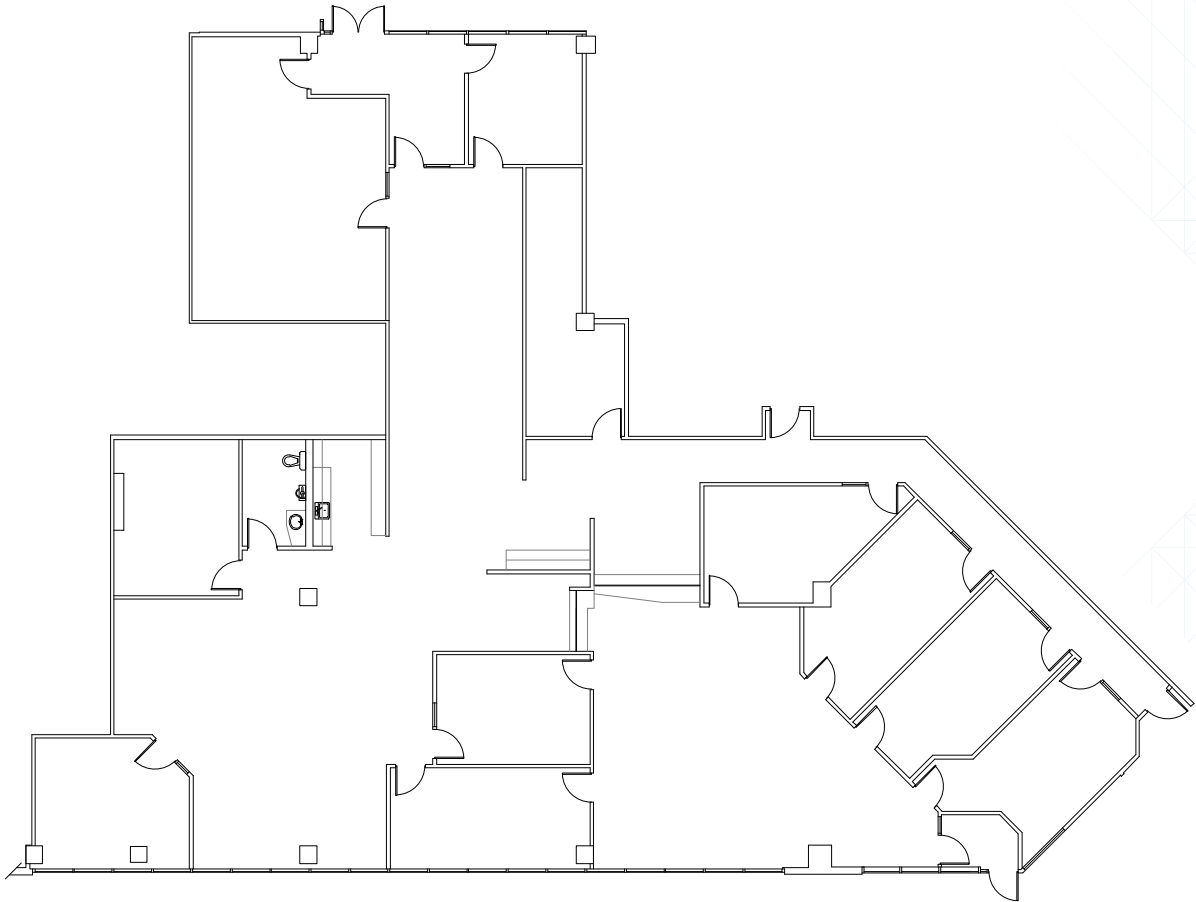
1-Star
(out of 3)



6,689^{SF}

 Virtual Tour

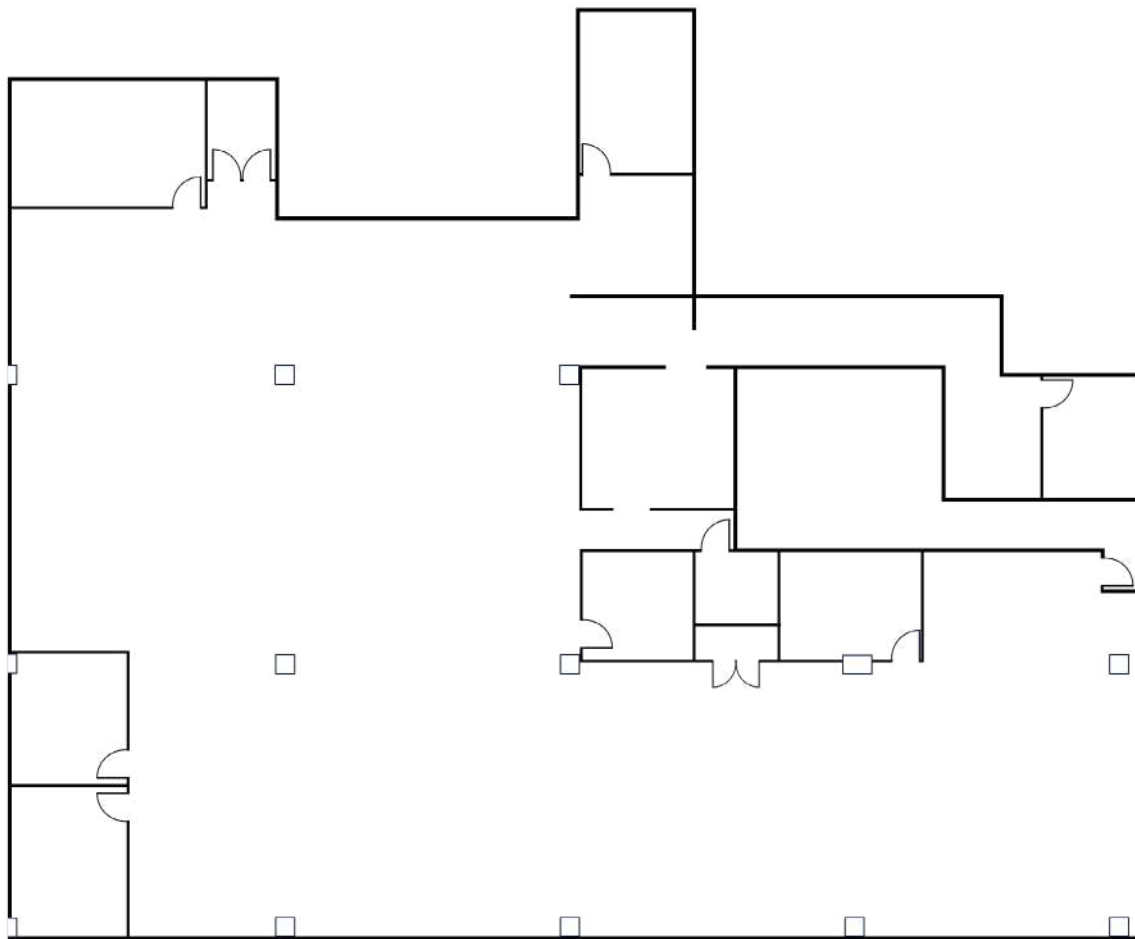
- Ready for immediate occupancy
- Private exterior entrance door
- Existing layout has 6 interview rooms
- In-suite washroom
- Coffee room
- Can be entirely redeveloped



8,747^{SF}

 Virtual Tour

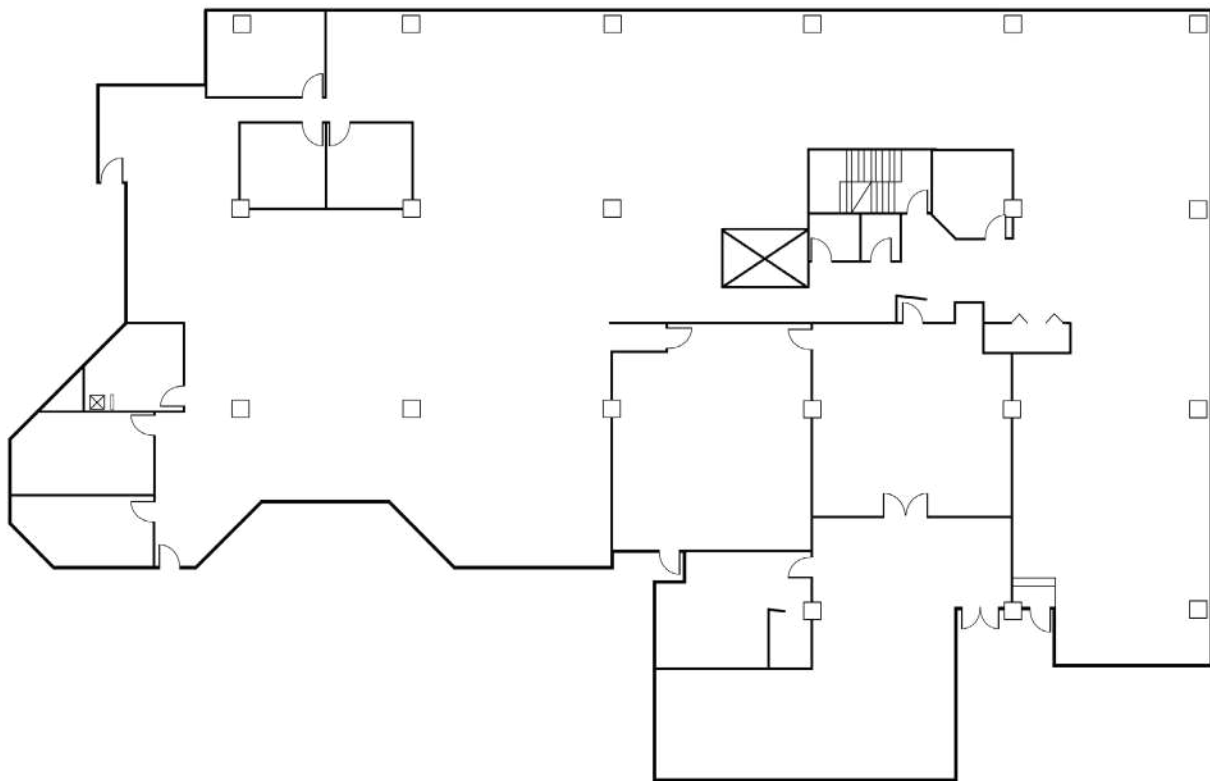
- Ready for immediate occupancy
- Mostly open plan
- 4 private offices
- Meeting room
- 2 server rooms
- Kitchen
- Printer room
- Private parking lot access
- Incredible natural light
- Exterior windows on two sides



14,905^{SF}

 Virtual Tour

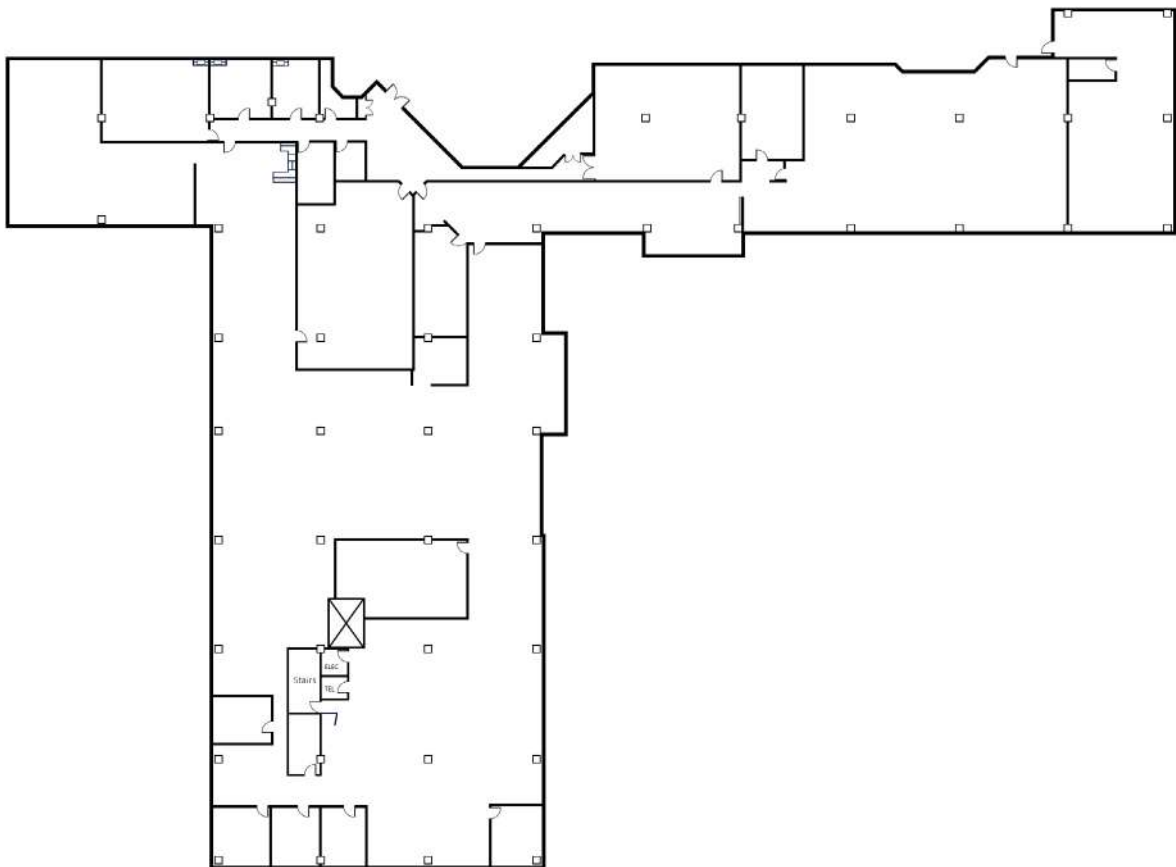
- Ready for redevelopment
- Former server rooms can be re-activated
- Full tenant specific buildout available
- Demisable



30,921^{SF}

 Virtual Tour

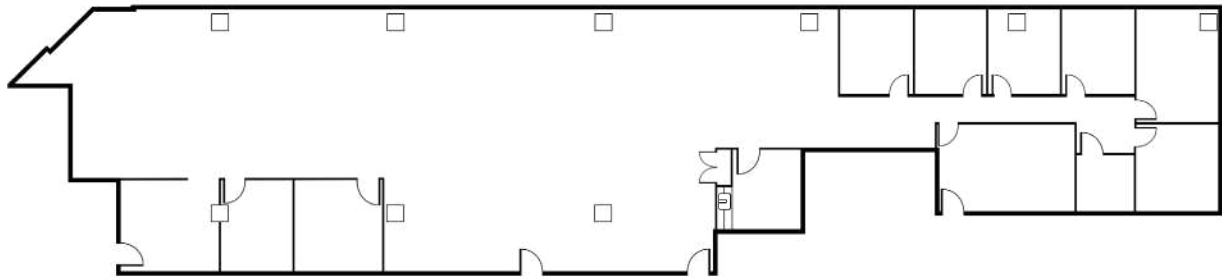
- Demisable
- Entrance directly off elevator lobby
- Security conscious compartmentalized design
- Can be redeveloped to a tenant's needs
- Mostly open plan
- Several meeting rooms
- Storage/library areas



5,707^{SF}

 Virtual Tour

- ▶ Ready for redevelopment
- ▶ A lot of exterior windows
- ▶ Mix of open plan and private offices
- ▶ Lunchroom



East Atrium

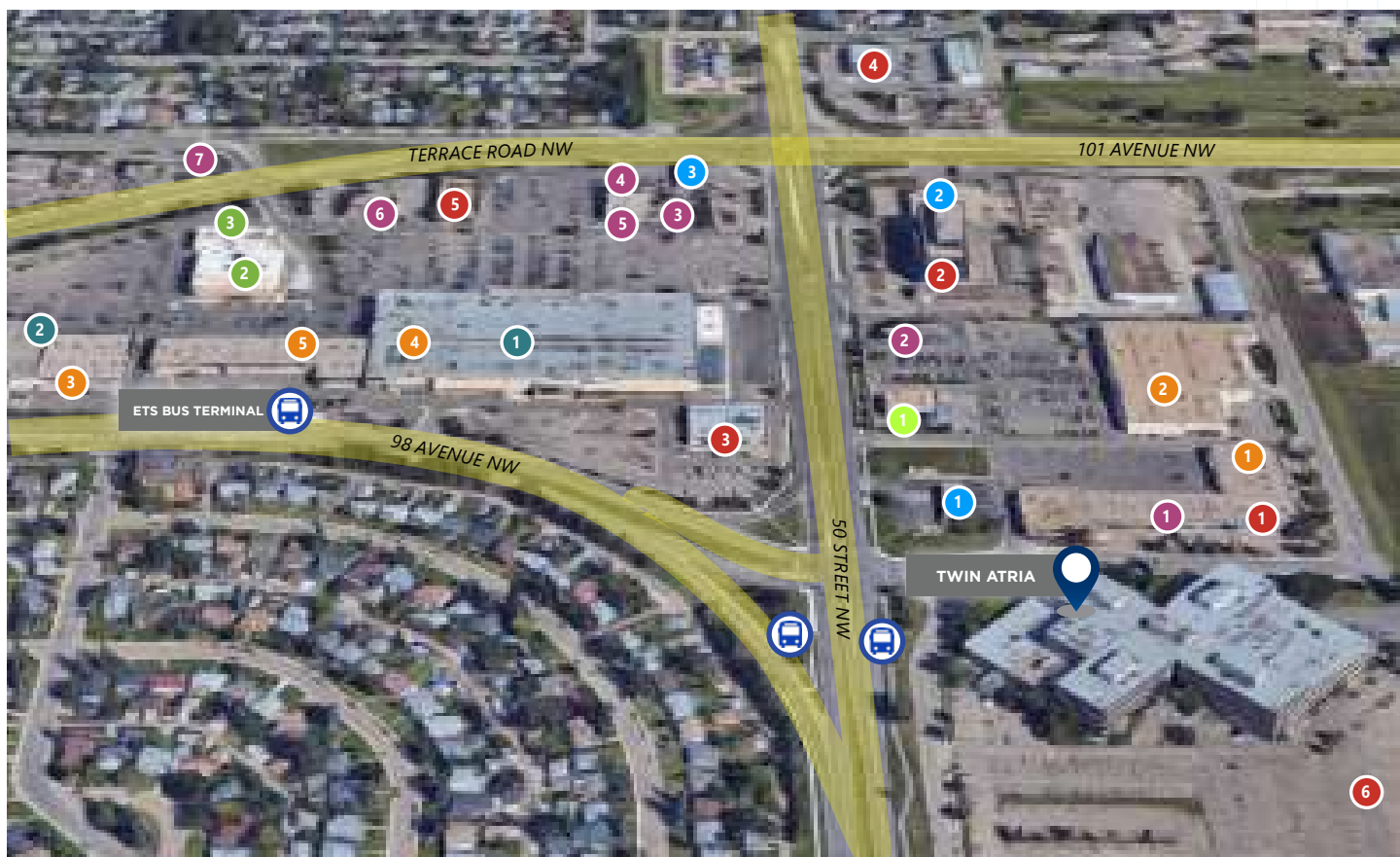


Exterior



West Atrium





Services

1. Capilano Day Care
2. DynaLIFE Medical Labs
3. Fit 4 Less
4. Rexall & Canada Post
5. Capilano Registry
6. Dog Daycare



Dining

1. Red Swan Pizza
2. McDonald's
3. Tim Hortons
4. Five Guys
5. Mucho Burrito
6. Boston Pizza
7. Starbucks



Retail

1. Dollar Tree
2. Canadian Tire
3. Liquor Depot
4. Winners
5. Capilano Mall



Financial Services

1. Bank of Montreal
2. TD Canada Trust
3. Servus Credit Union



Gas Stations

1. Canadian Tire Gas+
2. Shell
3. Esso



Grocery

1. Walmart Supercentre
2. Safeway

Sustainability Excellence

Triovest Sustainability Solutions (TSS) is a centre of excellence providing leadership, resources, and services to both internal Triovest teams and external clients. Our expertise incorporates the full spectrum of sustainability, energy management, technology integration, and health and safety. TSS is guided by a proactive outreach strategy, focused on holistic sustainability and wellness principles to help our properties achieve their operational efficiency, green certifications, and net zero emissions objectives.

Accessibility

Triovest treats every property we manage as a community, a workplace that embodies diversity, equality, and inclusion. Our assets are inclusive environments that support diverse perspectives and accessibility, delivering the best possible experience to those who interact within our buildings.

Smart Buildings

Our cloud-based tenant experience app, Triovest Access, seamlessly connects tenants with their building and community. It facilitates communication, allowing tenants to quickly and easily submit service requests, find out what is happening in their building and surrounding neighbourhood, take advantage of exclusive offers, and connect with others within the building community. The app also allows property managers to post news and notices, scheduled maintenance alerts, and tenant handbooks.

TSS is using digital platforms to continuously pull data from building automation systems and identify operational improvement opportunities that drive sustainability performance and financial optimization. We strive to achieve smart building standards across our portfolio in an effort to reduce operating expenses, improve environmental metrics and enhance tenant experiences.

Our Commitments

We have set science-based aligned targets for our properties to manage utility costs, greenhouse gas (GHG) emissions, and waste.

We are committed to:

- ▼ Net Zero Operations by 2050
- ▼ 50% reduction in Carbon footprint by 2030 in our office portfolio
- ▼ Waste Diversion rate of 70% by 2030
- ▼ Occupational health and safety of our employees, tenants, contractors, and visitors

For more information and to view our latest ESG report, visit triovest.com/sustainability

Triovest is committed to achieving

Net Zero
GHG Emissions
BY 2050

Building Opportunities

Dedicated Property Management Teams

Triovest recognizes that our tenants must feel sincerely heard and supported. It is our responsibility to listen and meet your needs to the best of our ability. Our Property Management Teams are there to ensure your workspace is running efficiently for your people, provide assistance, and encourage tenant engagement so you can focus on your core business.

We Are Where You Are

Our in-house Leasing Teams possess local market expertise in all asset classes to support any real estate need you have. We work with you to understand your requirements to deliver built-to-suit custom solutions. This, combined with our national scale, local knowledge, and strong relationships, keeps us ahead of market dynamics and trends to deliver value-add insights.

By The Numbers*

\$3B

Under Development

\$12B

Under Management

38M SF

Under Management

345

Properties

6

Offices
Canada-Wide

460

Employees

*As at Q2 2023

Our Mission

We create sustainable places that enhance communities and enrich relationships.

About Triovest

Triovest is one of the largest privately-owned commercial real estate companies in Canada. We are a fully integrated real estate platform with 25+ years' experience in real estate investment, development, and management offering a full spectrum of capabilities including acquisition and dispositions, asset management, construction management, property management, leasing services, and sustainability advisory services.

Triovest builds partnerships, manages commercial real estate projects from concept to completion, and delivers sector-leading returns, offering a full range of management services throughout the lifecycle of the asset. Our clients benefit from the combined expertise and integration of our Capital and Advisors teams, paired with Triovest's national scale, unsurpassed local knowledge, and deep understanding of every stage of the real estate lifecycle.

For more information, visit triovest.com



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