

FOR SUBLEASE

WHITEMUD BUSINESS PARK - OFFICE

NAI Commercial



202, 9618 - 42 AVENUE | EDMONTON, AB | 2ND FLOOR OFFICE

PROPERTY DESCRIPTION

- Flexible term lengths, ideal for a variety of uses
- Prominent south central office park located just off Whitemud Drive
- Exclusive on-site fitness facility (future upgrades planned!)
- High parking ratio availability 3:1000 SF surface and visitor parking directly on-site
- Convenient access to major arterials, including Calgary Trail/ Gateway Blvd, 91 Street and 51 Avenue
- \$8M in recent upgrades including mechanical, building exterior, lobbies and elevators
- Planned outdoor amenities area coming soon!

HENNADIY (GHENA) MENYAYLOV

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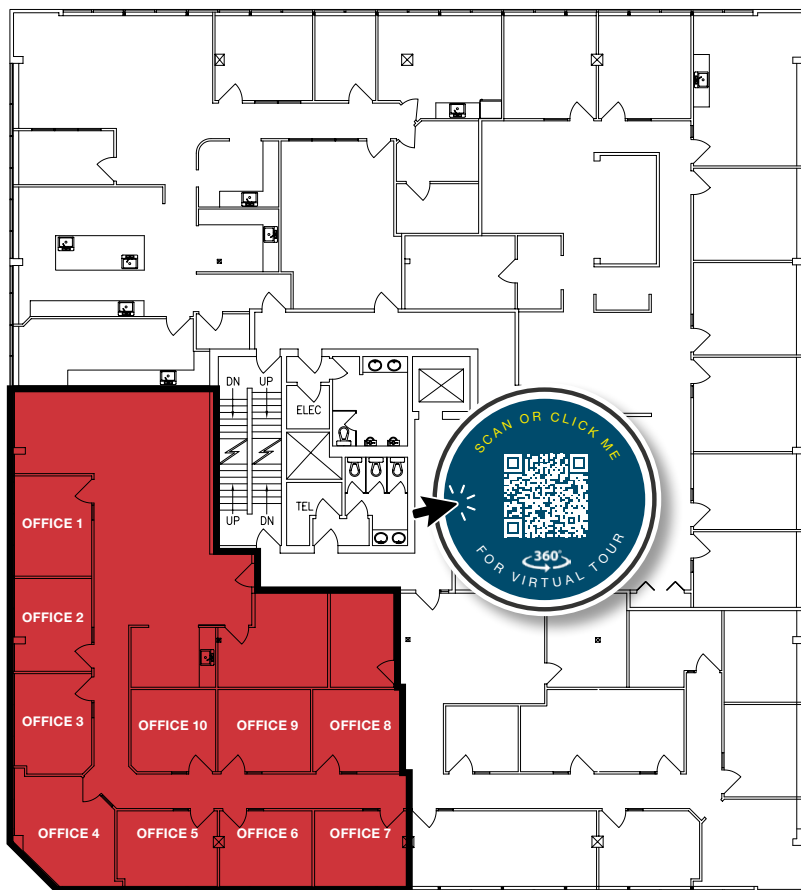
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ADDITIONAL INFORMATION

SIZE	2,540 sq.ft.±
LEGAL DESCRIPTION	Plan 0125783, Block 18, Lot 2B
PARKING	3:1,000 sq.ft. surface stalls
SUBLEASE EXPIRY	December 31, 2023
NET RENTAL RATE	\$19.00/sq.ft./annum
OPERATING COSTS	\$14.92/sq.ft./annum (2023 estimate) Includes the Tenants proportionate share of property tax, common area maintenance, management fees, building insurance, power, water and gas



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KEY HIGHLIGHTS



Prominent
south central
location



Abundant
surface and
visitor parking



Access to numerous
amenities on
Calgary Trail



On-site
fitness facility
(upgrades planned!)



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SURROUNDING AMENITIES

