

NAEJA LABORATORY BUILDING

4294 91A Street, Edmonton, AB

±10,924 SF
BUILT-OUT LABORATORY
& WAREHOUSE

LABORATORY & WAREHOUSE FOR LEASE

NICOLE MCKAY

Associate

780.540.5323

nicole.mckay@omada-cre.com

CAM PICKETTS

Partner | Broker

780.437.7654

cam.picketts@omada-cre.com



- ±10,924 SF built-out laboratory equipped with multiple fume hoods, exhaust fans, and functional office space across two floors
- Dock loading bay with ±1,645 SF bonus mezzanine inside warehouse
- Flexible zoning ideal for a range of research, development, and testing groups from various industries with complimentary existing tenant mix near Edmonton Research Park
- Good access off major arterial roadways including 91 Street, 23 Avenue, and Calgary Trail / Gateway Boulevard



DOCK LOADING WAREHOUSE



BUILT-OUT LABORATORY



CENTRAL LOCATION

PROPERTY FEATURES

Vacancy	Main Floor:	±8,727 SF
	Second Floor Office:	±2,197 SF
	Total:	±10,924 SF
	Bonus Mezzanine:	±1,645 SF

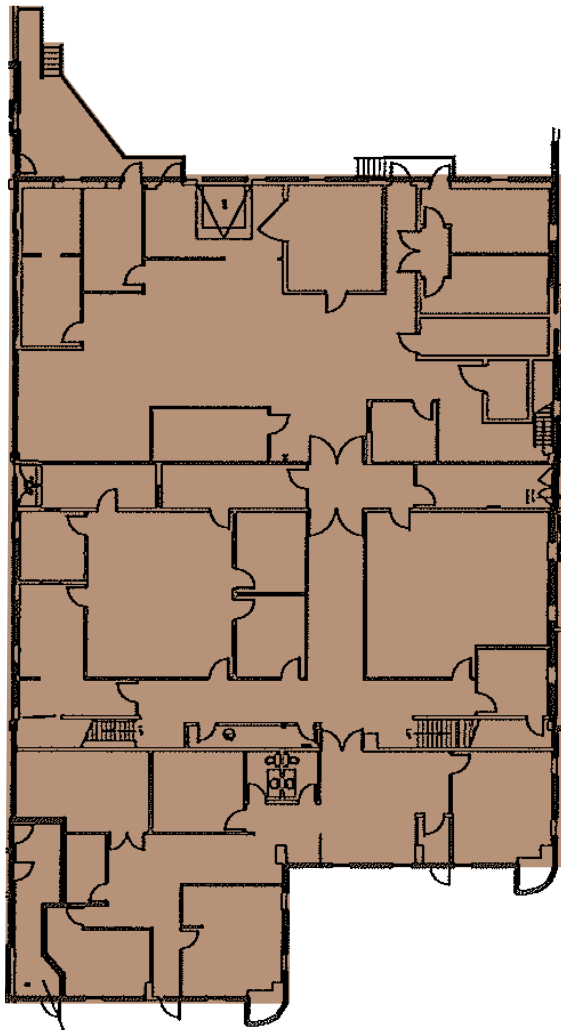
Available	Immediately
Municipal	4294 91A Street, Edmonton, AB
Legal	Plan 7721479, Block 22, Lot 1
Access	91A Street
Zoning	BE (Business Employment)

Basic Rent	\$12.00 PSF
Op Costs	\$11.86 PSF (est. 2025) <i>Including utilities</i>
HVAC	Office: A/C Warehouse: Gas fired OH heaters RTUs: (2) 5-ton & (1) 6-ton
Power	TBC by Tenant
Internet	Fibre installed
Parking	Scramble
Signage	Fascia

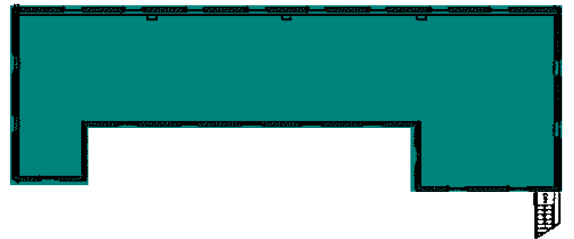


FLOOR PLAN

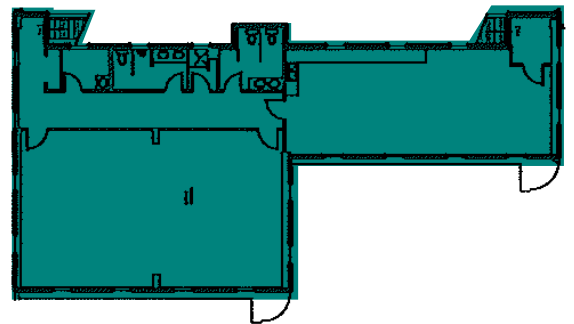
MAIN FLOOR +/- 8,727 SF



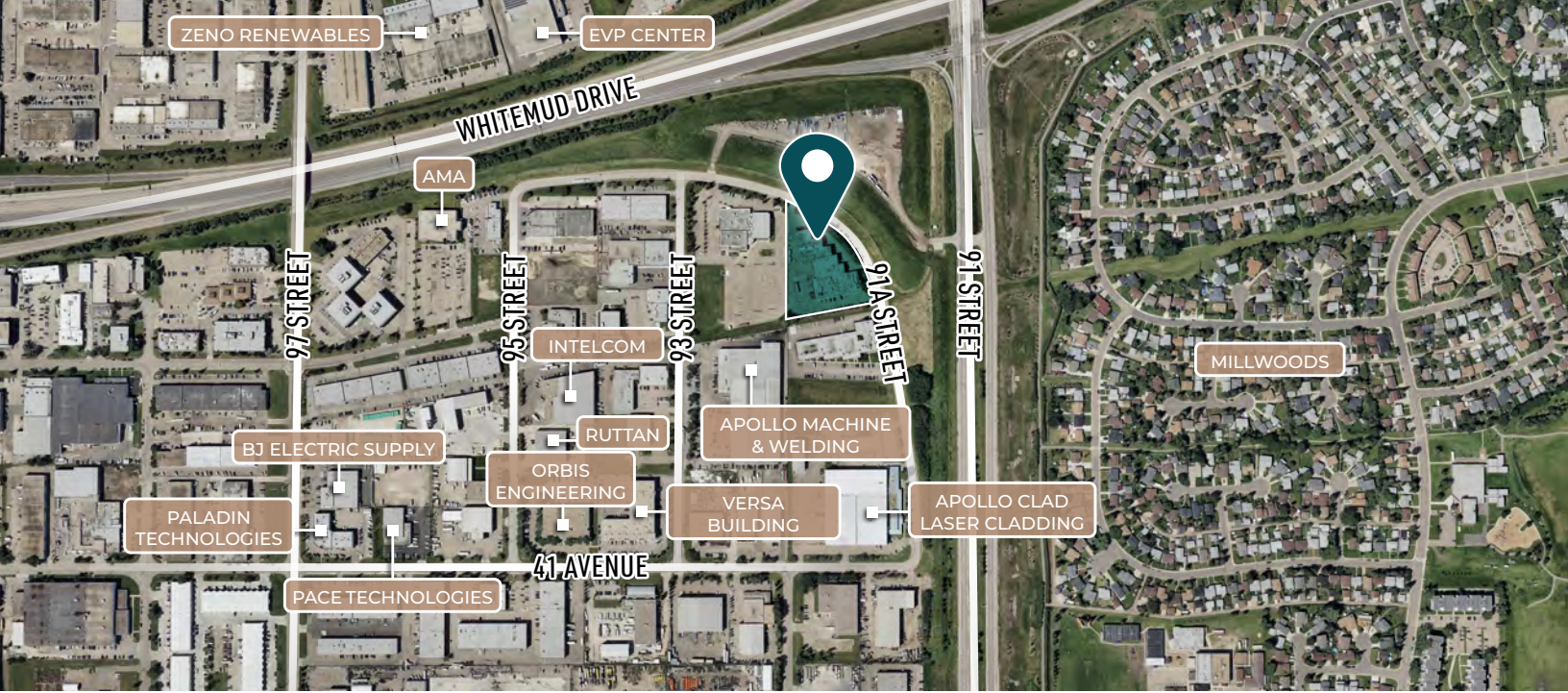
BONUS MEZZANINE +/- 1,645 SF



SECOND FLOOR OFFICE +/- 2,197 SF



*FLOOR PLAN IS NOT TO SCALE



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