

| ±161 - 1,541 SF |

OFFICE & LAB FOR LEASE



EDMONTON RESEARCH PARK - BLDG 1

9403-19 20 Avenue NW, Edmonton, AB

- **Office and lab spaces from ±161 - 1,541 square feet in the Edmonton Research Park**
- Various configurations available from single offices to laboratories equipped with fume hoods, exhaust fans, sinks, and individual work stations
- Flexible zoning ideal for a range of research, development, and testing groups from various industries with complimentary existing tenant mix
- Good access off major arterial roadways including 91 Street, 23 Avenue, and Anthony Henday Drive

NICOLE MCKAY

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CAM PICKETTS

Partner | Broker

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PROPERTY FEATURES

Vacancies	Main Floor	Second Floor
	Unit 01-105: ±1,165 SF	Unit 02-102: ±600 SF Unit 02-109: ±1,541 SF Unit 02-208: ±161 SF Unit 02-210: ±204 SF Unit 02-211: ±648 SF
Available	Immediately	
Address	9403-19 20 Avenue NW, Edmonton, AB	
Legal	Plan 8120859, Block 2, Lot 1	
Access	20 Avenue & 94 Street	



SOUTH-CENTRAL
LOCATION



SINGLE SMALL-
FORMAT OFFICES



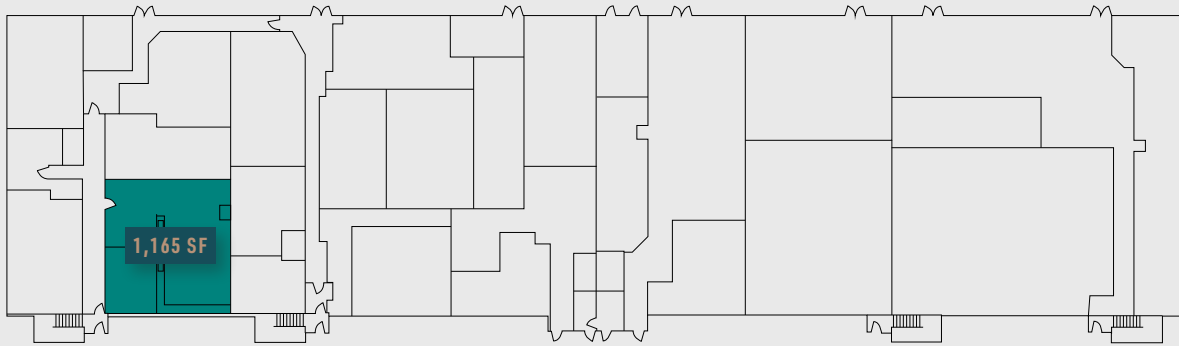
BUILT-OUT
LAB SPACES



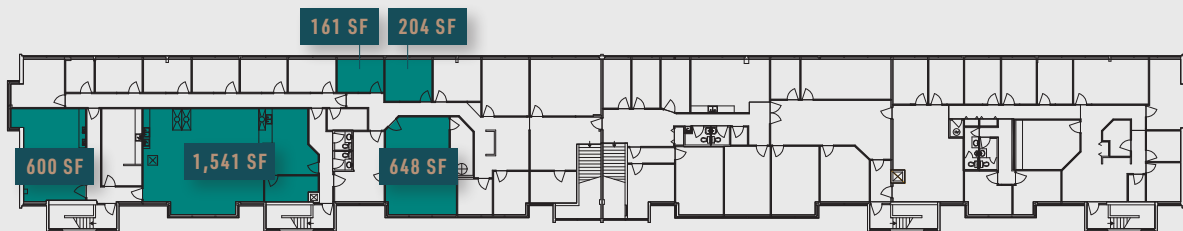
Zoning	BE - Business Employment
Basic Rent	\$18.00 PSF
Op Costs	\$15.00 PSF (2025 est.) includes utilities
Power	TBC by Tenant
Internet	Fibre (Telus & Shaw)
Parking	Surface scramble
Signage	Fascia



FLOOR PLANS

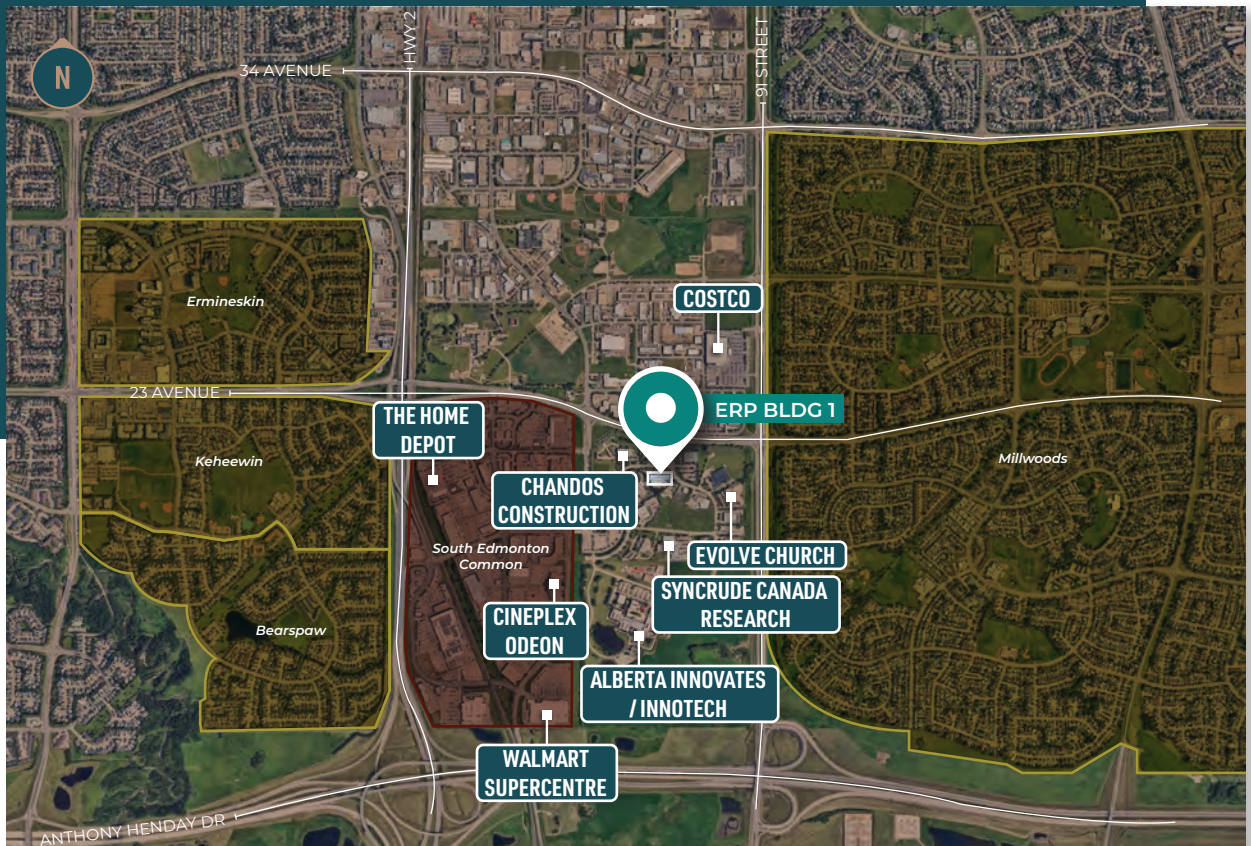


FIRST FLOOR



SECOND FLOOR

AREA MAP



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