

| ± 97 - 1,243 SF |

OFFICE FOR LEASE



EDMONTON RESEARCH PARK - BLDG 1

9403-19 20 Avenue NW, Edmonton, AB

- **Main and second floor office spaces from ± 97 - 1,243 SF in the Edmonton Research Park**
- Various configurations available from single offices to entire office wings with kitchenette buildout and separate entrances
- 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

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Omada
COMMERCIAL

PROPERTY FEATURES

Vacancies	Main Floor	Second Floor
	Unit 01-110: ~112 SF	Unit 02-114: ~112 SF
	Unit 01-130: ~108 SF	Unit 02-208: ~112 SF
	Unit 01-422: ~97 SF	Unit 02-301/322: ~416 SF
	Unit 01-420: ~103 SF	Unit 02-316: ~1,243 SF SF

Available Immediately

Address 9403-19 20 Avenue NW, Edmonton, AB



SOUTH-CENTRAL
LOCATION



SINGLE SMALL-
FORMAT OFFICES



MAIN &
SECOND FLOOR



Legal Plan 8120859, Block 2, Lot 1

Access 20 Avenue & 94 Street

Zoning [BE - Business Employment](#)

Gross Rent
(including
utilities): Included under each unit

Internet Fibre (Telus & Shaw)

Parking Surface scramble

Signage Fascia



MAIN FLOOR

UNIT 01-110

~112 SF Size

\$400 Monthly Gross Rent (+GST)

UNIT 01-130

~108 SF Size

\$400 Monthly Gross Rent (+GST)

UNIT 01-422

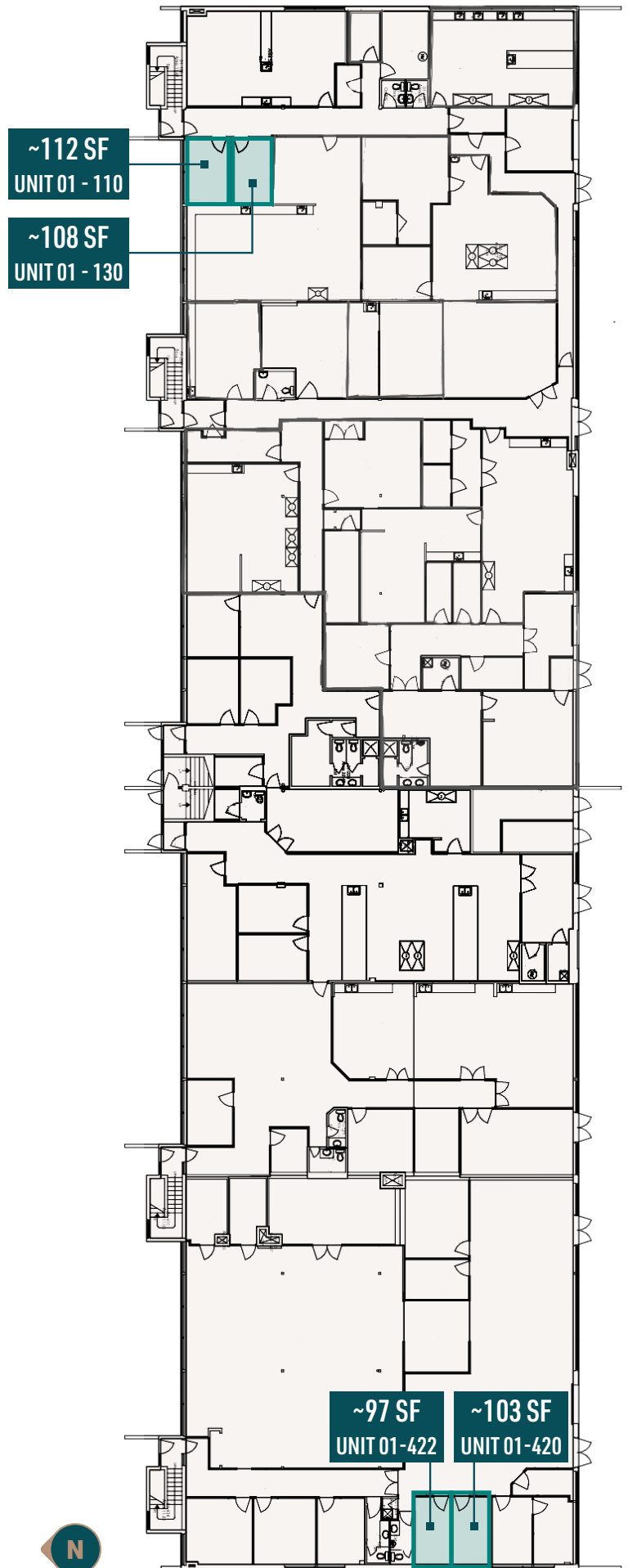
~97 SF Size

\$400 Monthly Gross Rent (+GST)

UNIT 01-420

~103 SF Size

\$400 Monthly Gross Rent (+GST)



SECOND FLOOR

UNIT 02-114

~112 SF Size

\$400 Monthly Gross Rent (+GST)

UNIT 02-208

~112 SF Size

\$400 Monthly Gross Rent (+GST)

UNIT 02-301/322

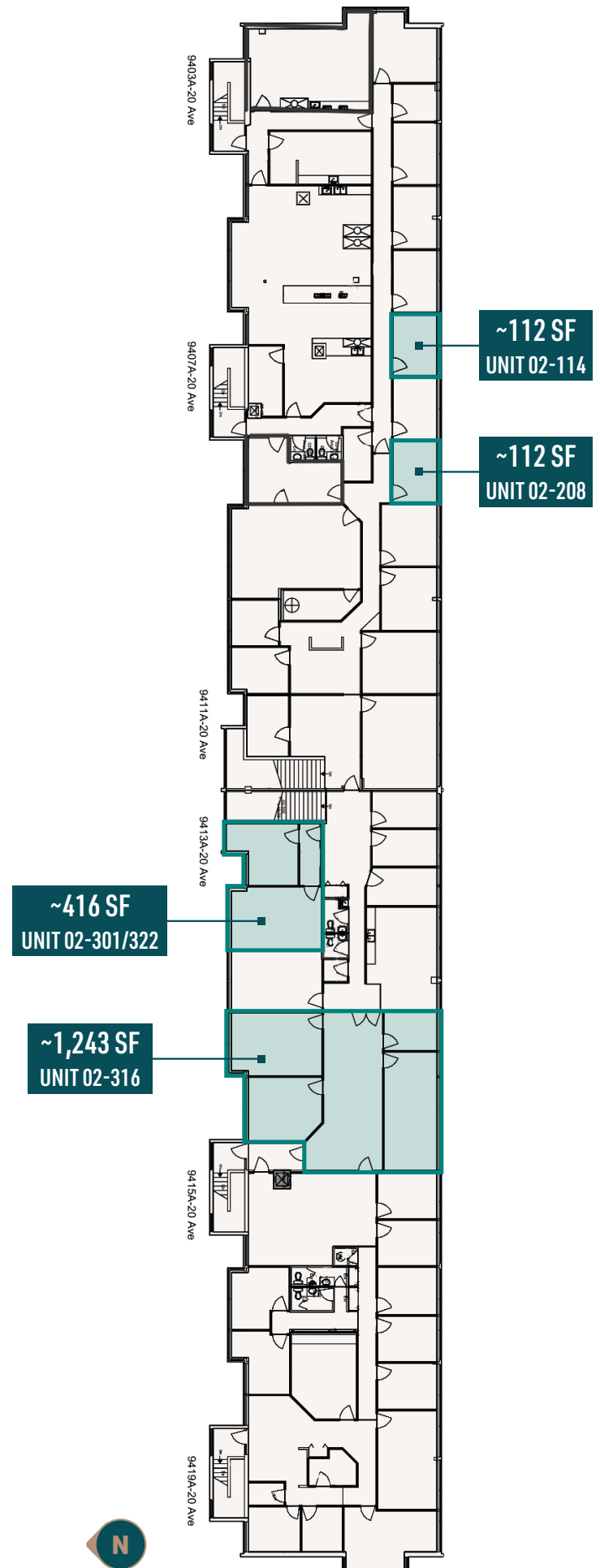
~416 SF Size

\$1,100 Monthly Gross Rent (+GST)

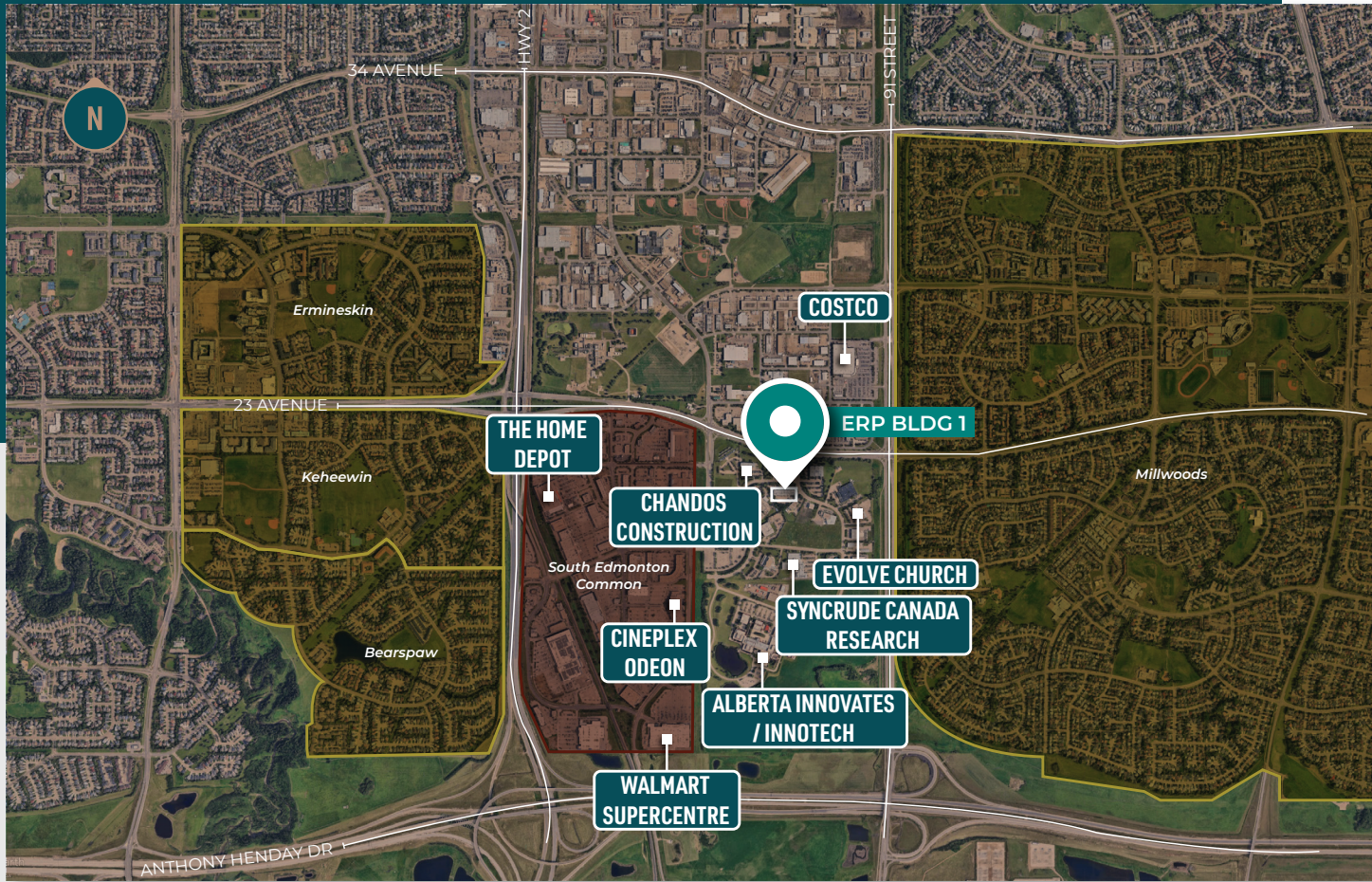
UNIT 02-316

~1,243 SF Size

\$3,625 Monthly Gross Rent (+GST)



LOCATION OVERVIEW



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