



9910
39 AVENUE
EDMONTON | AB

For more information,
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New, Fully Furnished Space
Available for Sublease



Signage Opportunities



Modern Lobby



Open Work Areas



Employee Lunch Room



Highlights

- Newly constructed office space
- Completely renovated building
- All furniture is available
- Close to major thoroughfares including 99 Street, Whitemud Drive Freeway, 34 Avenue, 91 Street and Queen Elizabeth II Highway (Gateway Boulevard/ Calgary Trail)
- A short drive to several amenities within the area, including restaurants, fitness studios, gas stations, grocery stores, as well as South Edmonton Common and Southgate Centre

Property Details

Available Space	Suite 201 - 7,874 SF
Sublease Rate	Negotiable
Additional Rent	\$14.46 PSF + in-suite janitorial
Sublease Expiry	June 29, 2024
Signage Opportunities	Pylon signage facing 99 Street
Parking	2 underground and 22 unreserved surface stalls, all free of charge

Employee Lunch Room



Waiting Area



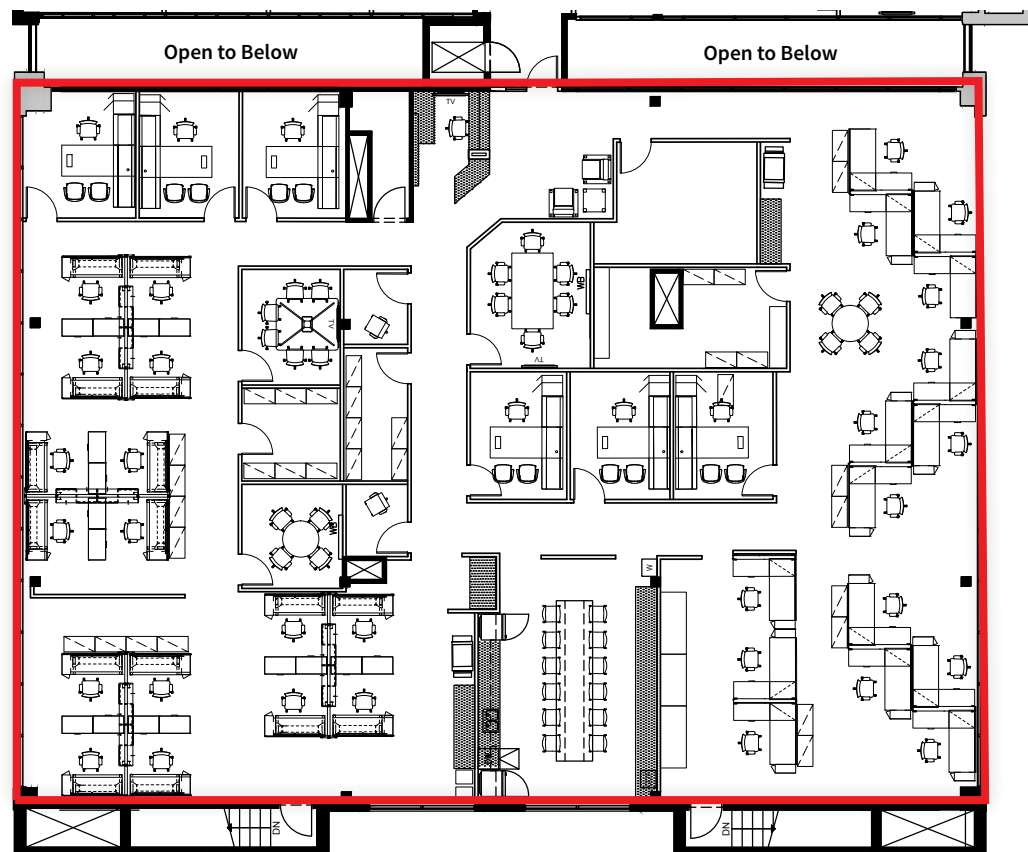
Open Work Area

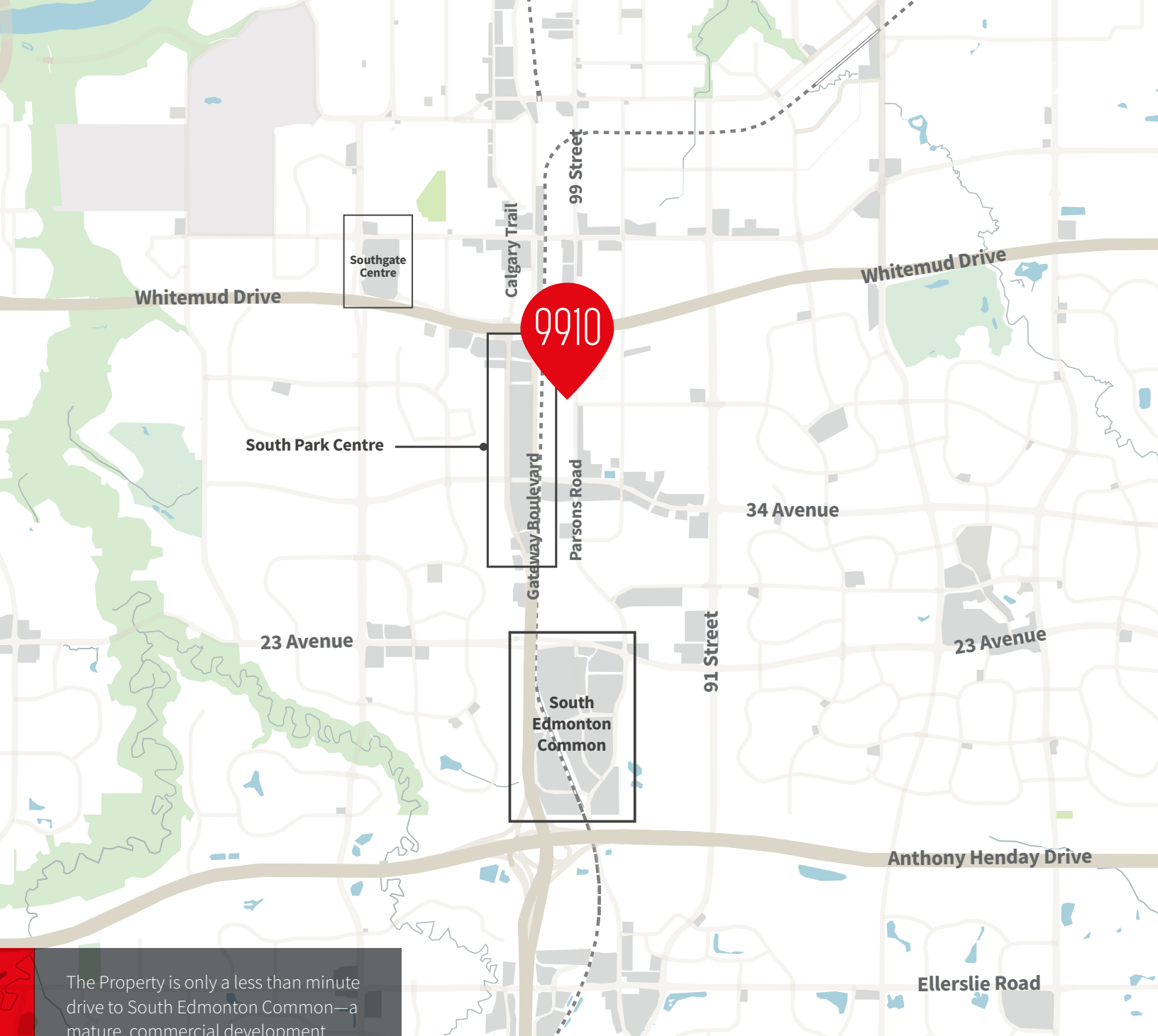


Breakout Room



Floor Plan





The Property is only a less than minute drive to South Edmonton Common—a mature, commercial development thriving with big brand names to unique shops, fine and casual dining. Anchor tenants include Canadian Tire, Home Depot, Superstore, IKEA, Best Buy, Walmart, and Bed, Bath and Beyond.

Drive Times

Gateway Blvd/Calgary Trail - **3-5 Minutes**

91 Street SW - **5 Minutes**

Whitemud Drive - **5 Minutes**

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