



**For Sublease**

**VALARD BUILDING**

4209 99 Street Edmonton, AB





## Property Details

Building Address	4209 99 Street
Available Area	13,500 SF
Floor	Main Floor
Expiry	April 29, 2028
Lease Rate	Negotiable
Parking	40 Parking Stalls
Parking Cost	Surface: \$50.00/month Underground: \$95.00/month
Furniture	Can be made available

## Property Highlights

Excellent long term sublease opportunity on Edmonton’s desirable south side. Easily accessible at the corner of 99th Street and Whitemud Drive with great public transit service along 99 Street. The premises offers furniture for an easy ‘plug and play’ environment. Minutes away from numerous retailers and restaurants along Calgary Trail and Gateway Boulevard.







*10 offices and 54 cubicles*



*Large kitchen with seating area*



*Two large boardrooms*

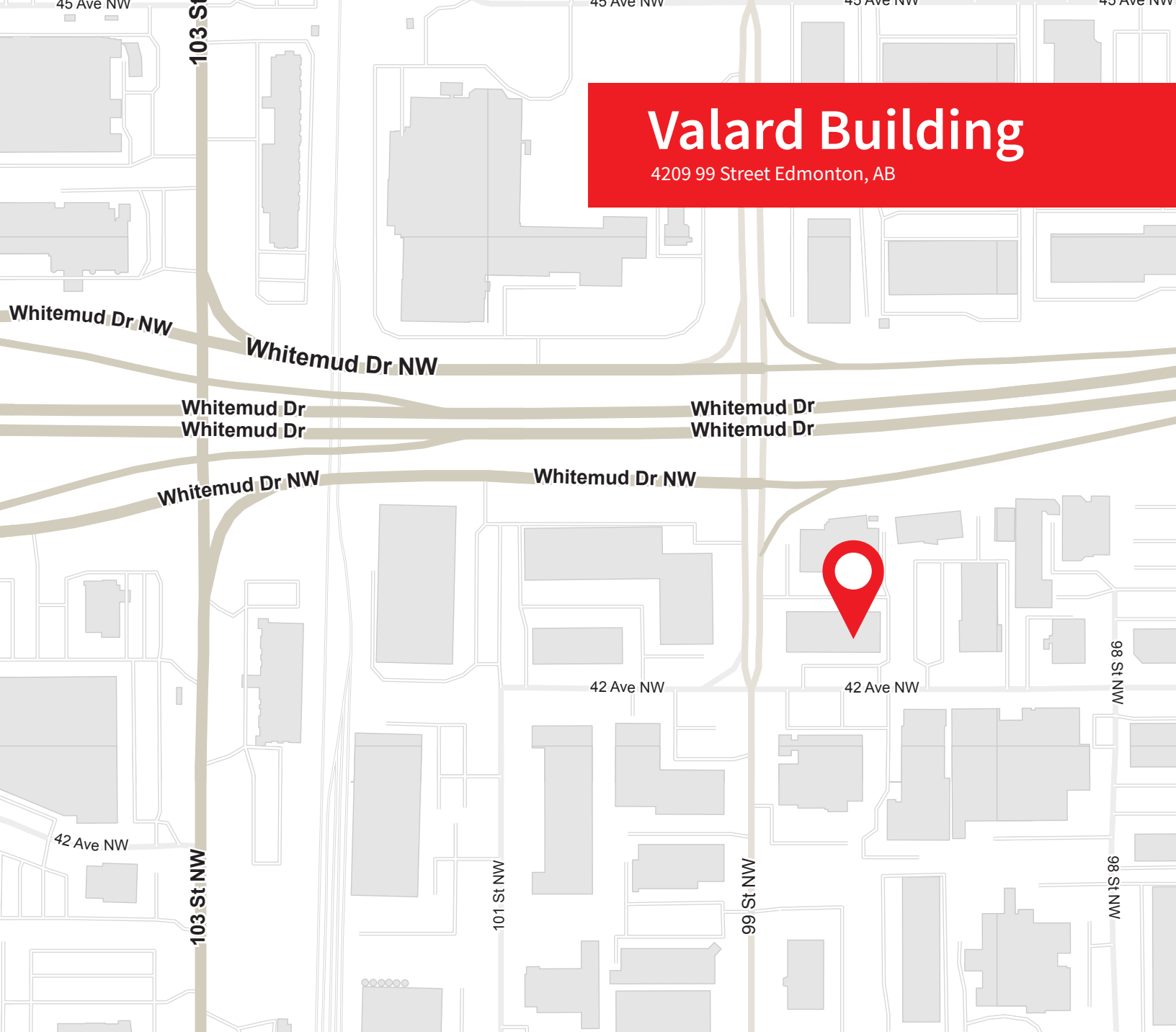


Floor Plan



# Valard Building

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For more information or to view, please contact:

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