



Full fees and \$1.00 PSF per year bonus commission
*For first 5 years of term

For Lease

Papaschase Business Park

9703-9797 45 Avenue & 4304-4484 97 Street | Edmonton, AB

Office spaces starting at ± 721 SF

- Multiple buildout configurations ranging in size; suitable for a range of tenant groups
- Air-conditioned offices with lots of natural light
- Ongoing interior upgrades including fresh paint, new carpet, renovated washrooms and LED lighting
- Easy access to many arterial roads such as 99 Street, Calgary Trail, and Whitemud Drive

For more information contact:

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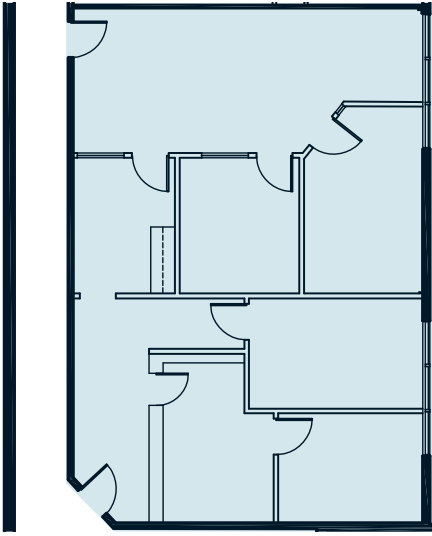


Property Details

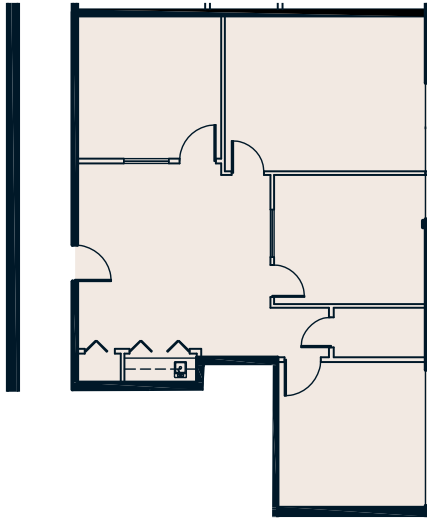
Property Type	Industrial & Office
Year(s) Built	1979/1981
Legal Description	Plan: 7721481; Block: 7; Lot: 18
Building Size	(6) Buildings Total: 236,630 SF Industrial: 194,856 SF Office: 41,774 SF
Available Area	721 - 5,346 SF
Zoning	BE - Business Employment
Construction	Precast concrete, steel frame
Lighting	LED

Power	TBC by Tenants
Heating	Rooftop units with A/C
Internet	Fibre optics
Parking	Ample free parking
Signage	Fascia
Lease Rate (PSF)	\$8.00
Op. Costs (PSF)	\$8.59 (2025 estimate) Utilities included in Building 1, 2, & 6. In-suite janitorial separate

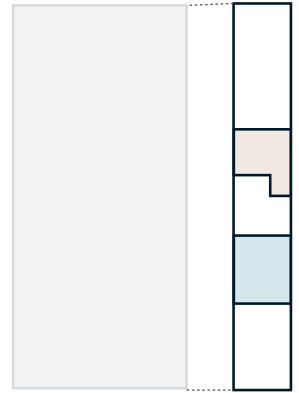
Vacancy | Building 1



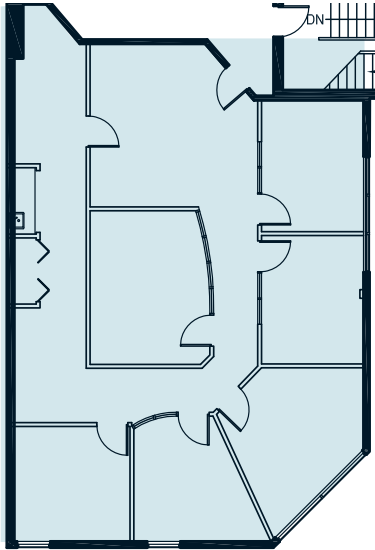
Unit 4466 | $\pm 1,541$ SF
Occupancy: Immediately



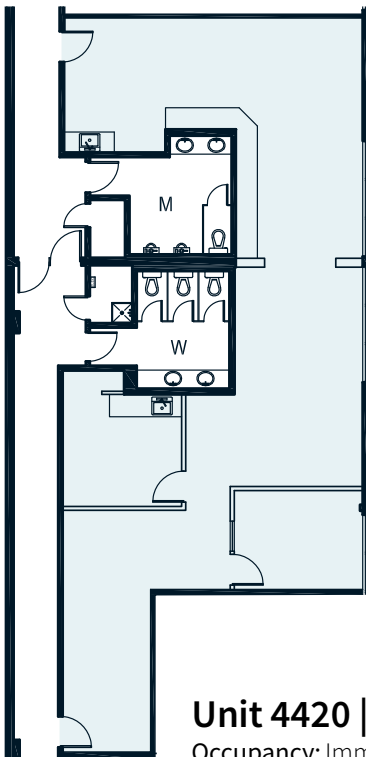
Unit 4482 | $\pm 1,254$ SF
Occupancy: Immediately



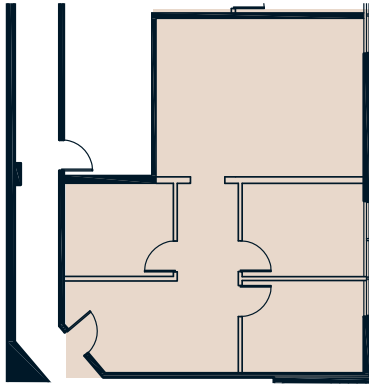
Vacancy | Building 2



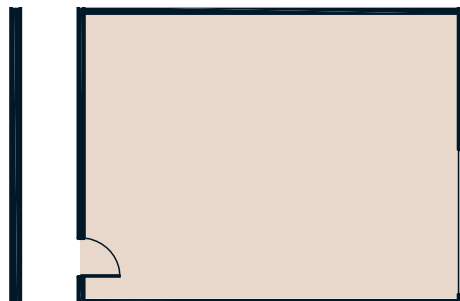
Unit 4408 | $\pm 1,971$ SF
Occupancy: January 1, 2026



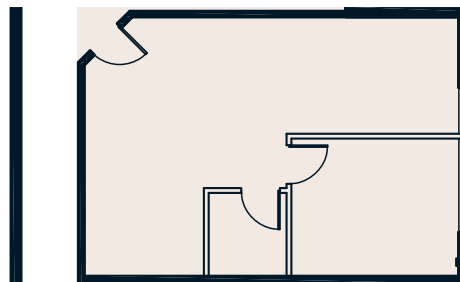
Unit 4420 | $\pm 1,704$ SF
Occupancy: Immediately



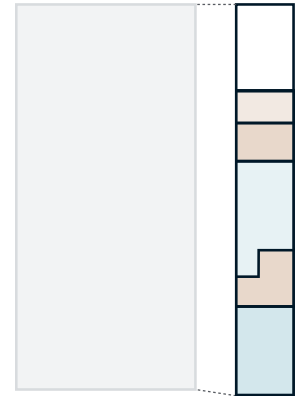
Unit 4416 | $\pm 1,071$ SF
Occupancy: Immediately



Unit 4428 | ± 811 SF
Occupancy: Immediately



Unit 4436 | ± 721 SF
Occupancy: Immediately



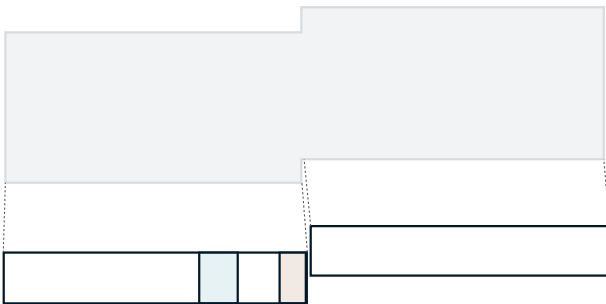
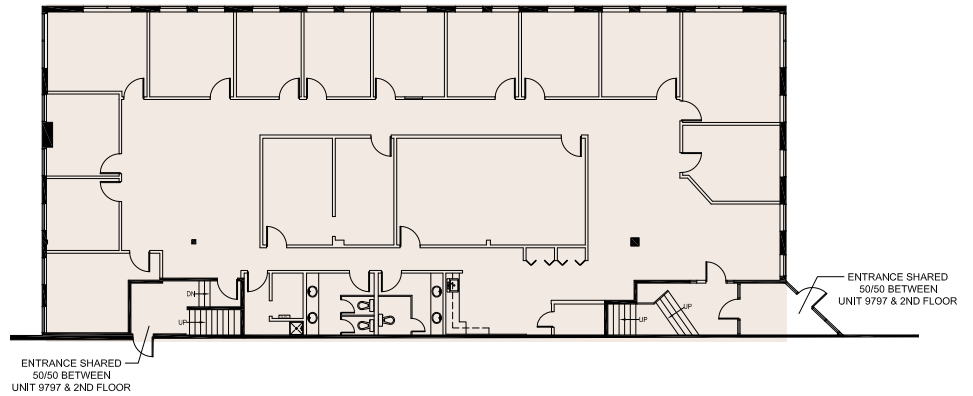


Vacancy | Building 4

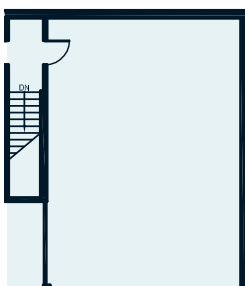
Unit 100-9797

±5,346 SF (Main Floor)

Occupancy:
Immediately



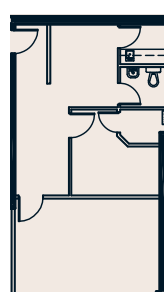
Vacancy | Building 6



Unit 4326

±863 SF

Occupancy:
Immediately

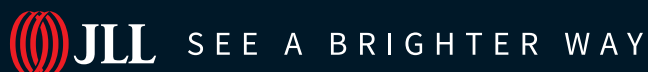
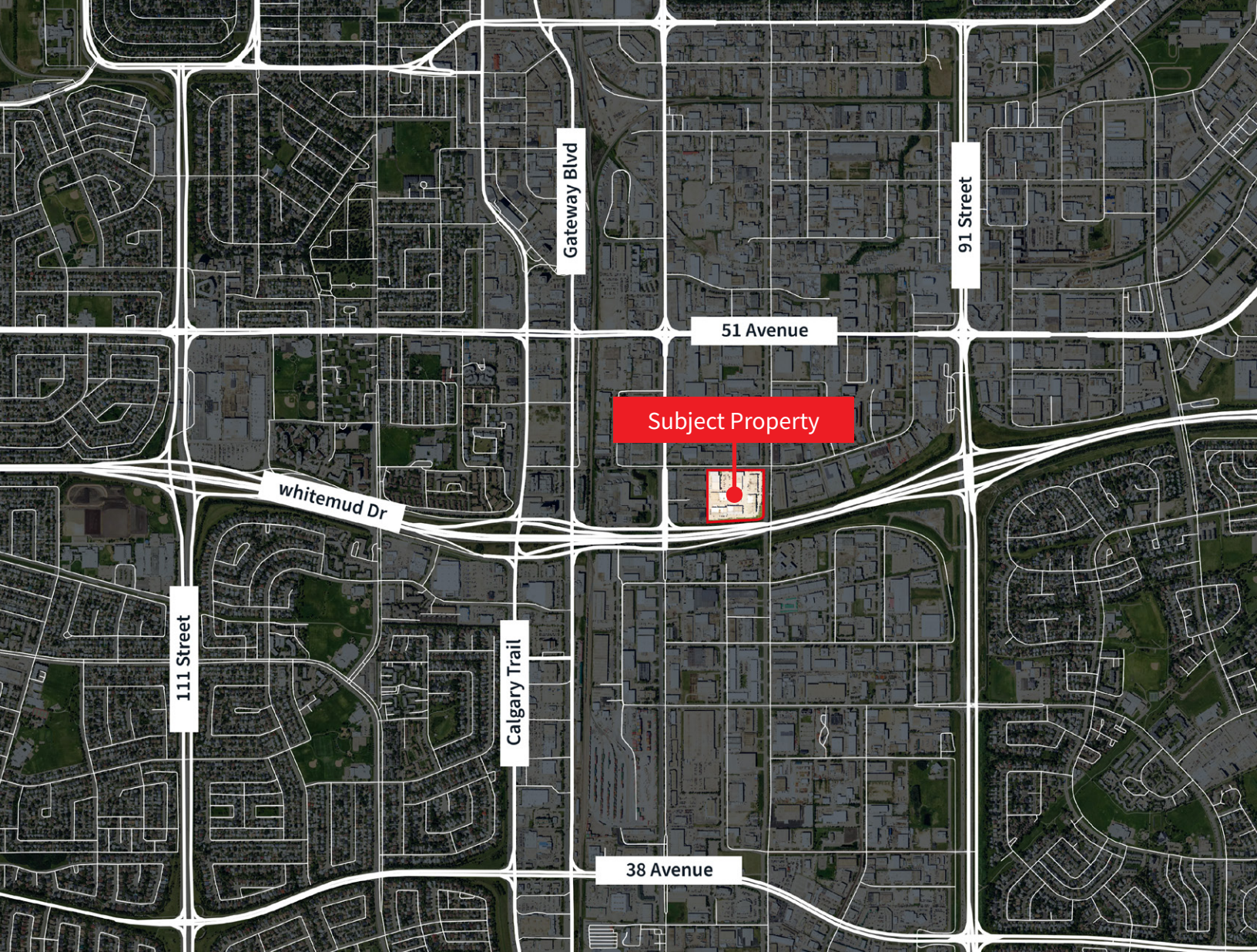


Unit 4330

±750 SF

Occupancy:
August 1, 2025





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