



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:

Chad Boddez

Senior Vice President

780 328 2567

Chad.Boddez@jll.com

Bronwyn Scrivens

Vice President, SIOR

780 807 4564

Bronwyn.Scrivens@jll.com

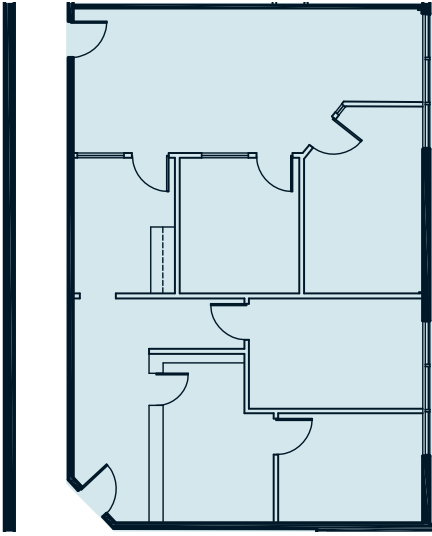


Property Details

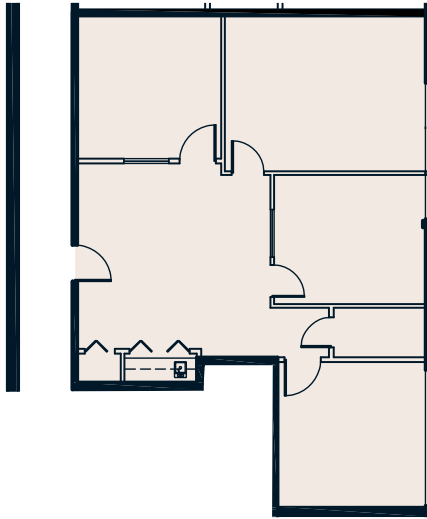
Property Type	Industrial & Office
Year(s) Built	1979/1981
Legal Description	Plan: 7721481; Block: 7; Lot: 18
Building Size	(6) Buildings Total: 236,630 SF Industrial: 194,856 SF Office: 41,774 SF
Available Area	721 - 5,346 SF
Zoning	BE - Business Employment
Construction	Precast concrete, steel frame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

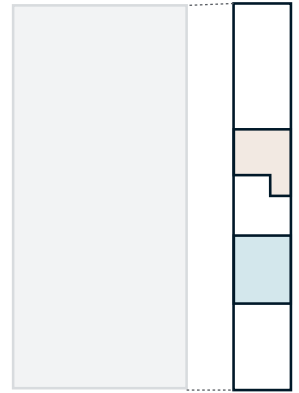
Vacancy | Building 1



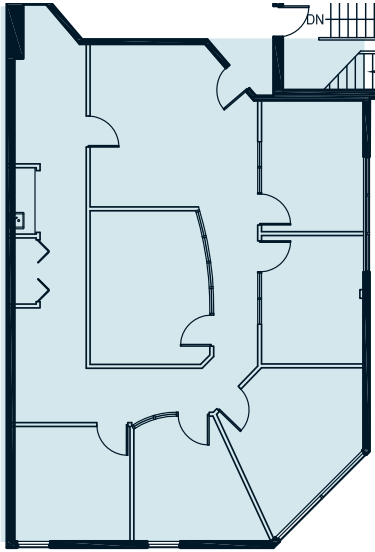
Unit 4466 | $\pm 1,541$ SF
Occupancy: Immediately



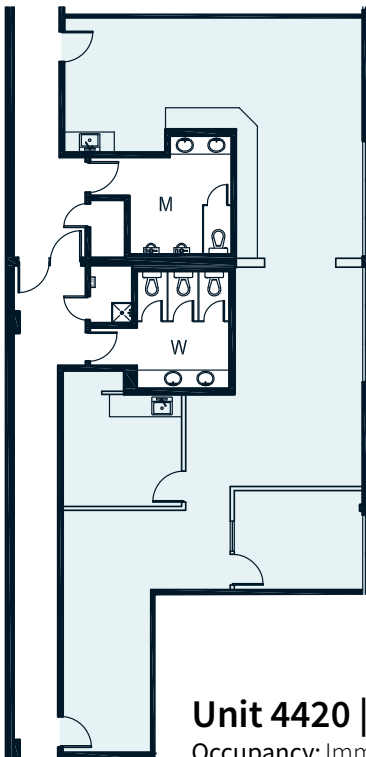
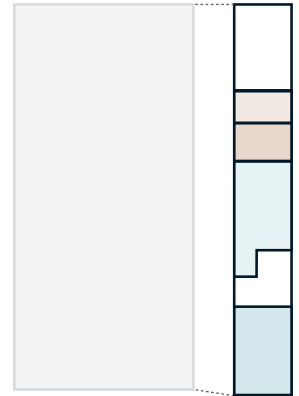
Unit 4482 | $\pm 1,254$ SF
Occupancy: Immediately



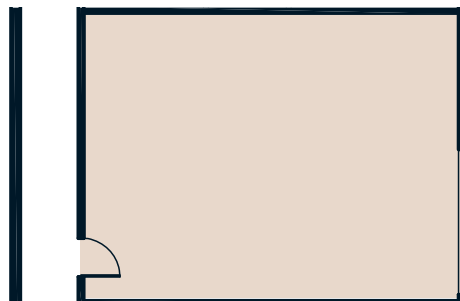
Vacancy | Building 2



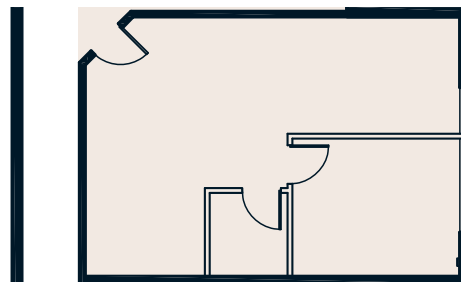
Unit 4408 | $\pm 1,971$ SF
Occupancy: January 1, 2026



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



Unit 4428 | ± 811 SF
Occupancy: Immediately



Unit 4436 | ± 721 SF
Occupancy: Immediately





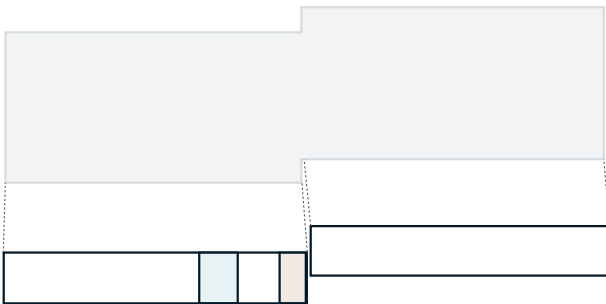
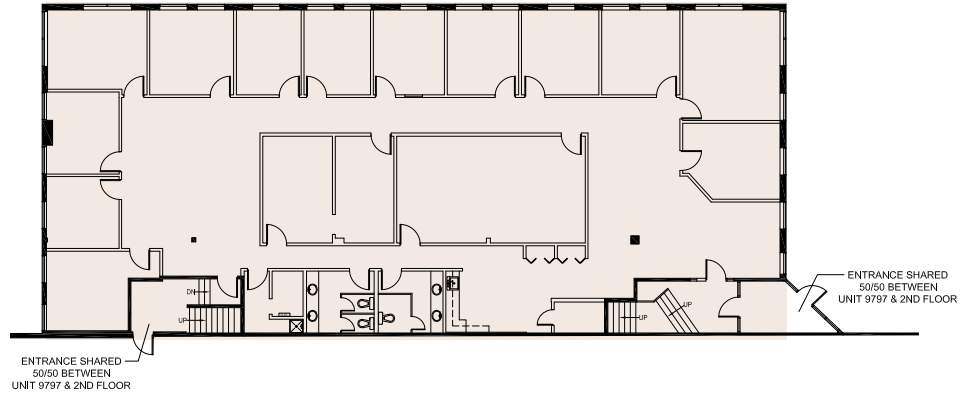
Vacancy | Building 4

Unit 100-9797

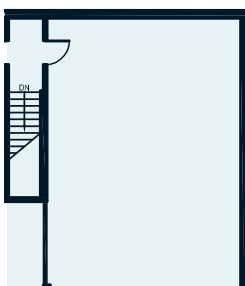
±5,346 SF (Main Floor)

Occupancy:

Immediately



Vacancy | Building 6

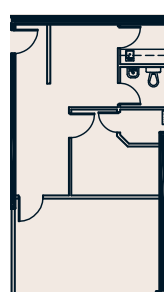


Unit 4326

±863 SF

Occupancy:

Immediately



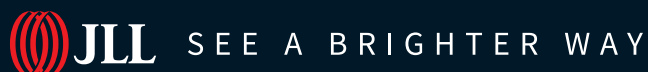
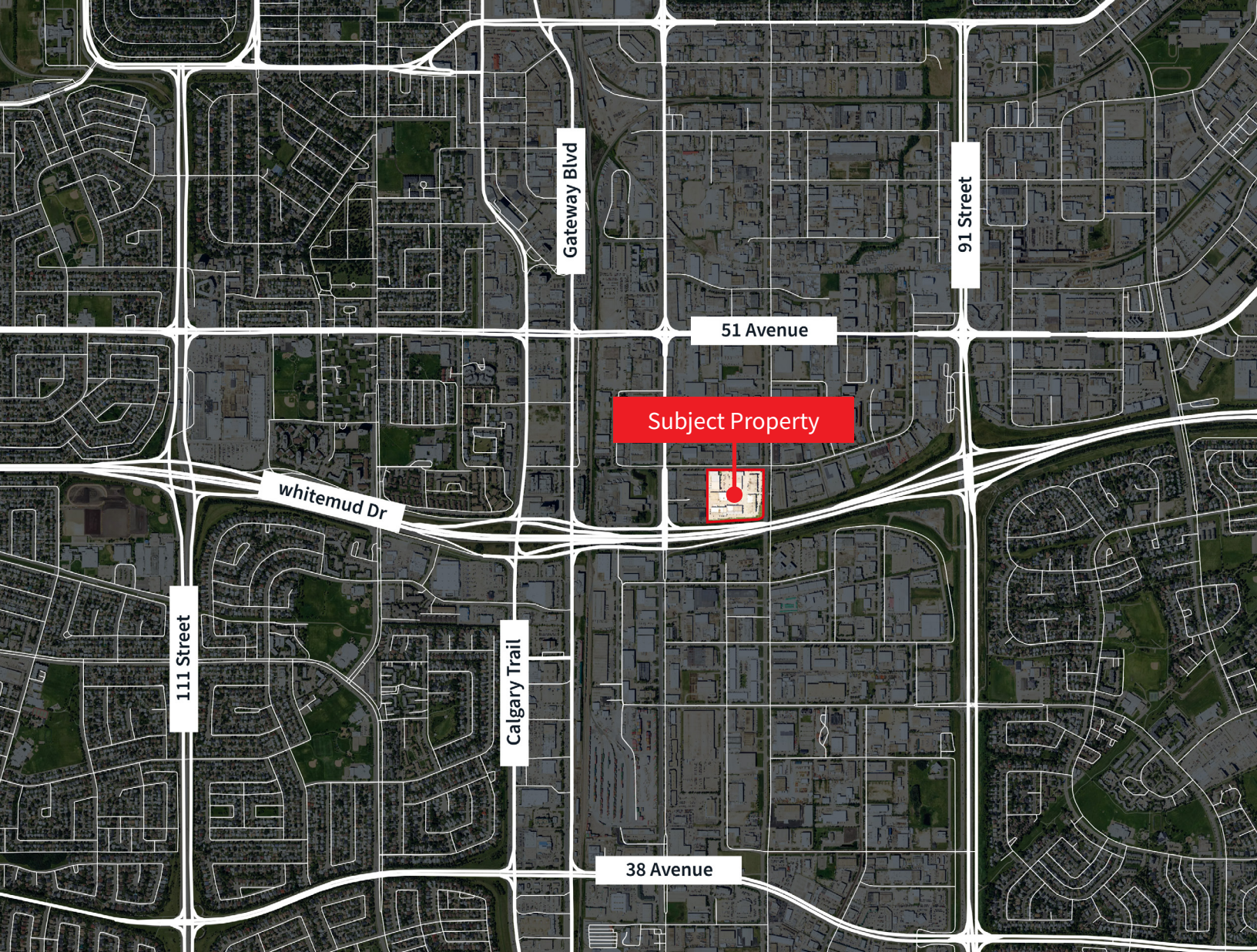
Unit 4330

±750 SF

Occupancy:

August 1, 2025





Darryl McGavigan
Executive Vice President
780 328 0064
Darryl.McGavigan@jll.com

Kent Simpson
Vice President
780 203 0425
Kent.Simpson@jll.com

Adam Butler
Executive Vice President
780 328 0065
Adam.Butler@jll.com

Mackenzie York
Associate Vice President
780 920 8463
Mackenzie.York@jll.com

Bronwyn Scrivens
Vice President, SIOR
780 807 4564
Bronwyn.Scrivens@jll.com

Chad Boddez
Senior Vice President
780 328 2567
Chad.Boddez@jll.com

JLL Edmonton Industrial | Suite 2101, 10088 102 Avenue NW Edmonton, Alberta T5J 2Z1

DISCLAIMER: ©2025 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. Jones Lang LaSalle Real Estate Services, Inc.