



For Lease

# Papaschase Business Park

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

Office spaces starting at  $\pm 811$  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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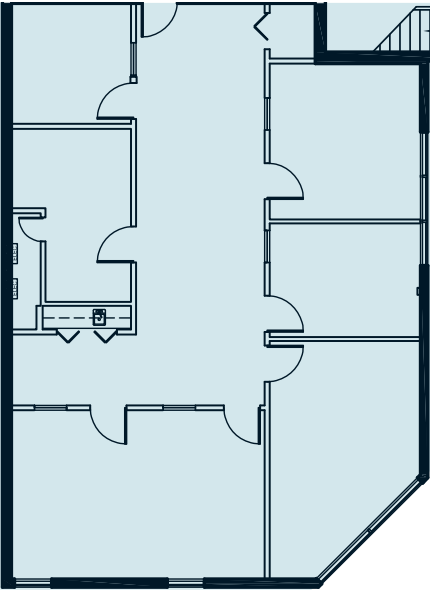


# Property Details

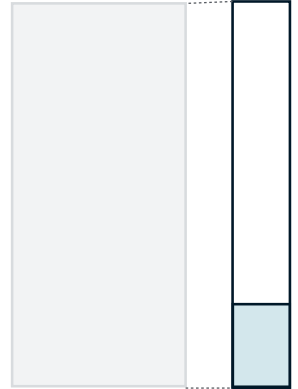
<b>Property Type</b>	Industrial & Office
<b>Year(s) Built</b>	1979/1981
<b>Legal Description</b>	Plan: 7721481; Block: 7; Lot: 18
<b>Building Size</b>	(6) Buildings Total: 236,630 SF Industrial: 194,856 SF Office: 41,774 SF
<b>Available Area</b>	811 - 1,981 SF
<b>Zoning</b>	BE - Business Employment
<b>Construction</b>	Precast concrete, steel frame
<b>Lighting</b>	LED
<b>Power</b>	TBC by Tenants

<b>Heating</b>	Rooftop units with A/C
<b>Internet</b>	Fibre optics
<b>Parking</b>	Ample free parking
<b>Signage</b>	Fascia
<b>Lease Rate (PSF)</b>	\$8.00
<b>Op. Costs (PSF)</b>	Building 1,2, & 6: \$9.07 Utilities are included, In-suite janitorial separate
	Building 4: \$7.41 includes water and gas, In- suite janitorial and power are separate

## Vacancy | Building 1



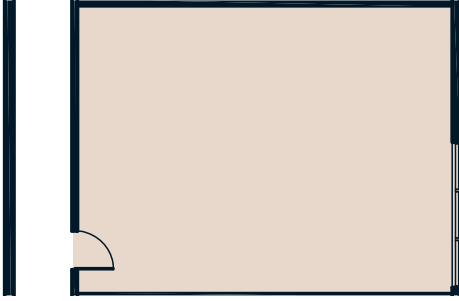
**Building 1**



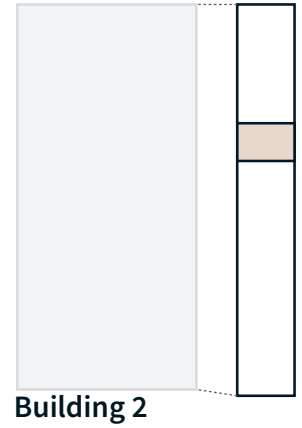
**Unit 4454** | ±1,981 SF  
Occupancy: August 1, 2026



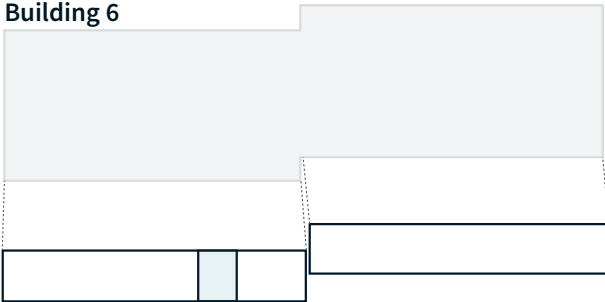
## Vacancy | Building 2



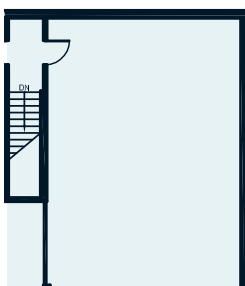
**Unit 4428** | ±,811 SF  
Occupancy: Immediately



**Building 6**



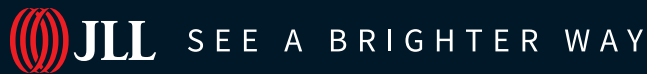
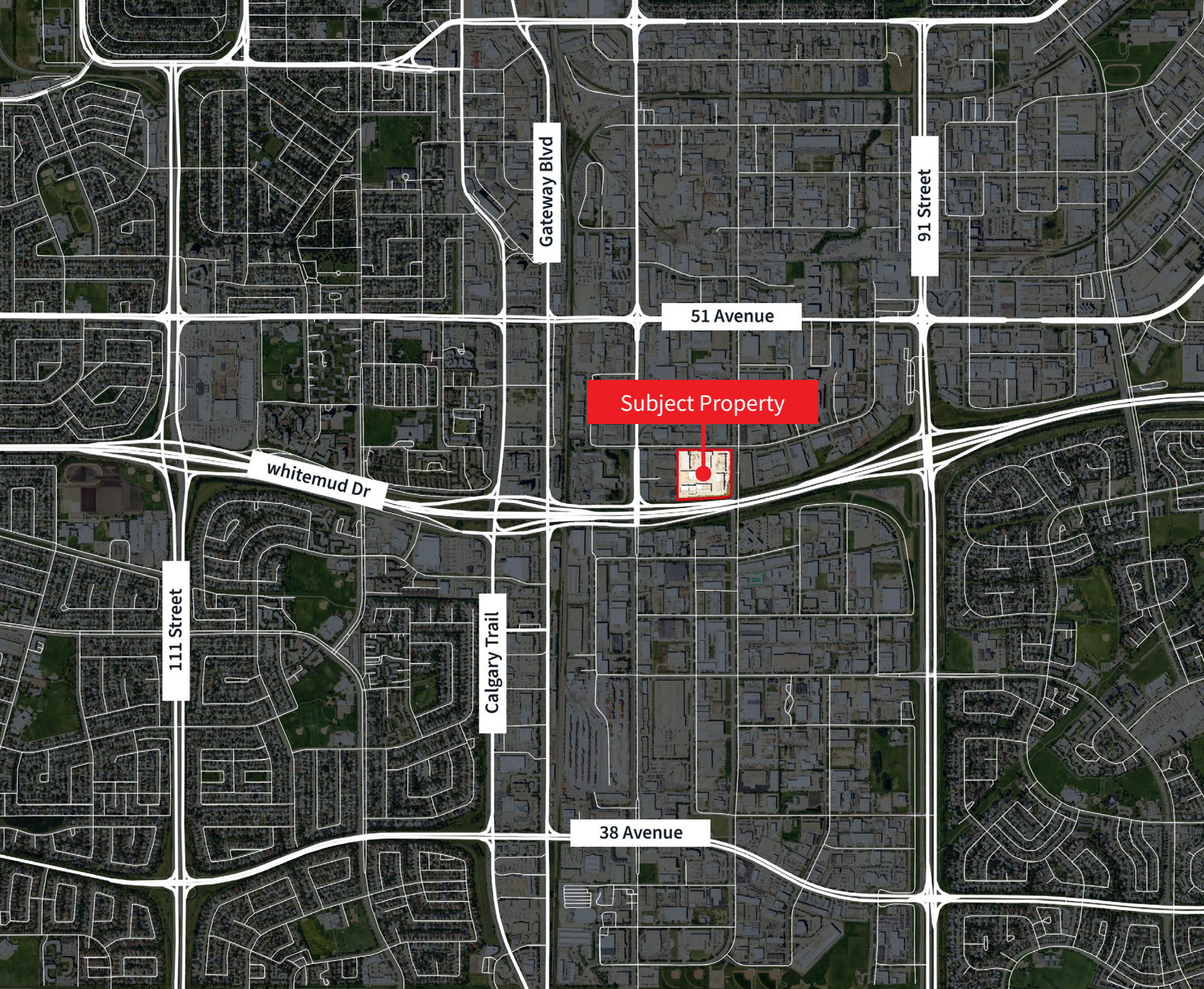
## Vacancy | Building 6



**Unit 4326**  
±863 SF  
Occupancy:  
Immediately







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