JLL SEE A BRIGHTER WAY



For Lease

Papaschase Business Park

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

Bays available starting at ±5,304 SF

- Ongoing interior upgrades including fresh paint, new carpet, renovated washrooms and LED lighting
- Multiple bus routes along 97 Street and 99 Street connecting tenants to the rest of Edmonton
- Large marshalling area for buildings with dock and grade loading
- Well maintained with recent upgrades throughout

For more information contact:

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

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



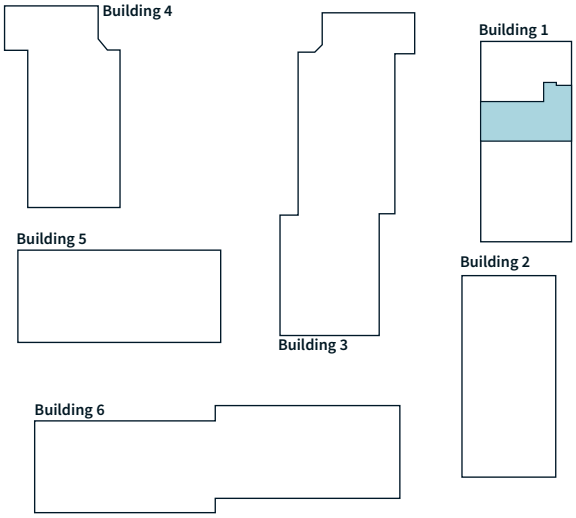
Property Details

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	5,304 SF | 6,027 SF
Zoning	BE - Business Employment
Construction	Precast concrete, steel frame

Lighting	LED
Power	100 – 1,600 amp, 3 phase (TBC by Tenants)
Heating	Forced air overhead units
Internet	Fibre optics
Parking	Ample free parking
Signage	Fascia
Lease Rate (PSF)	Starting at $10.25
Op. Costs (PSF)	$7.41 (2026 estimate)



Vacancy | Building 1

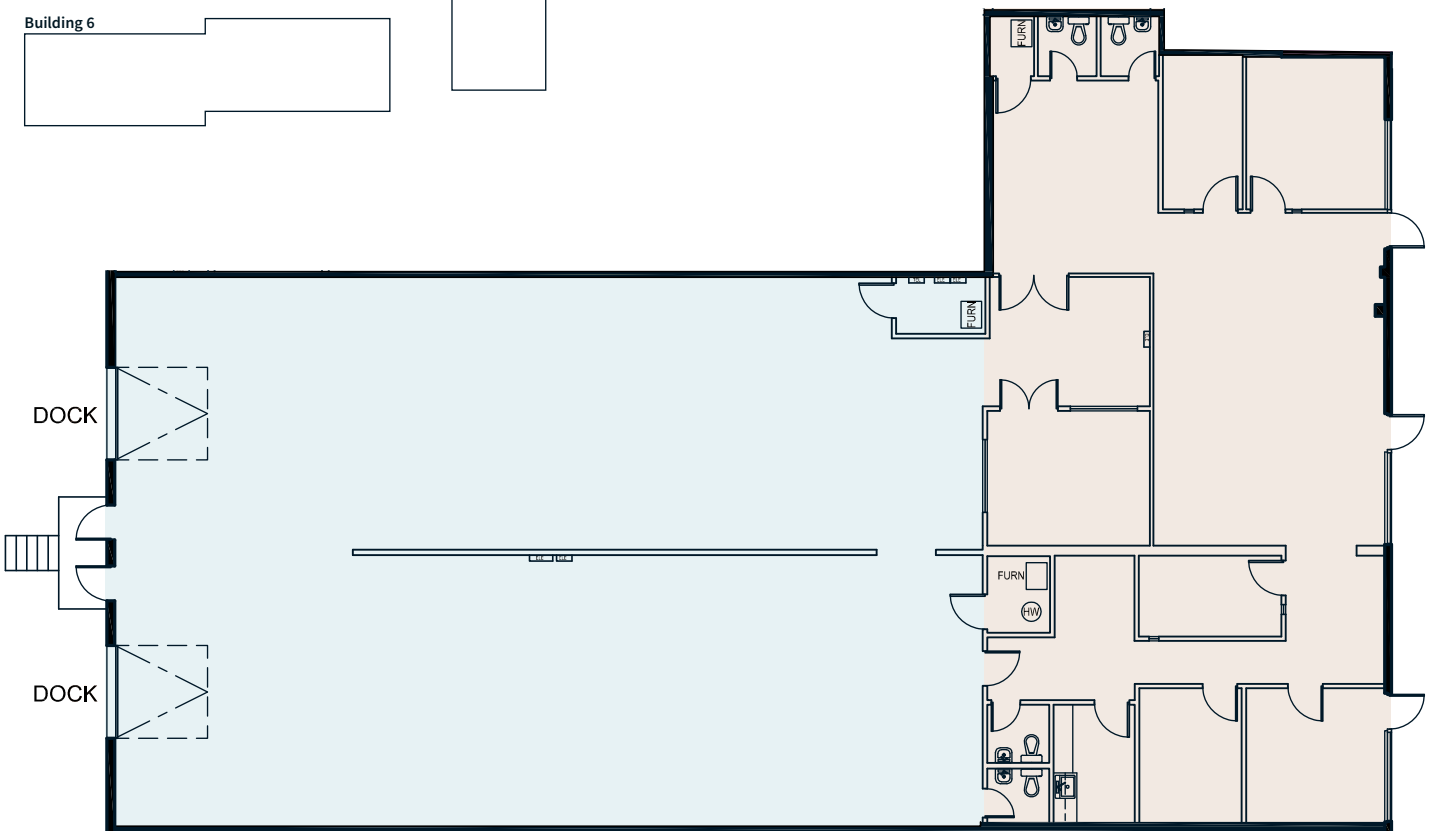


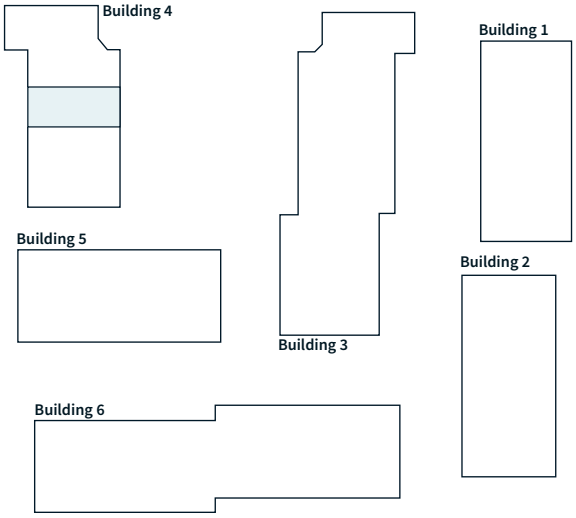
Unit 4464 | ±6,027 SF

- **Loading:** (2) Dock doors
- **Clear height:** ±18’5”
- **Occupancy:** October 1, 2026

Warehouse: ±4,000 SF

Office: ±2,027 SF



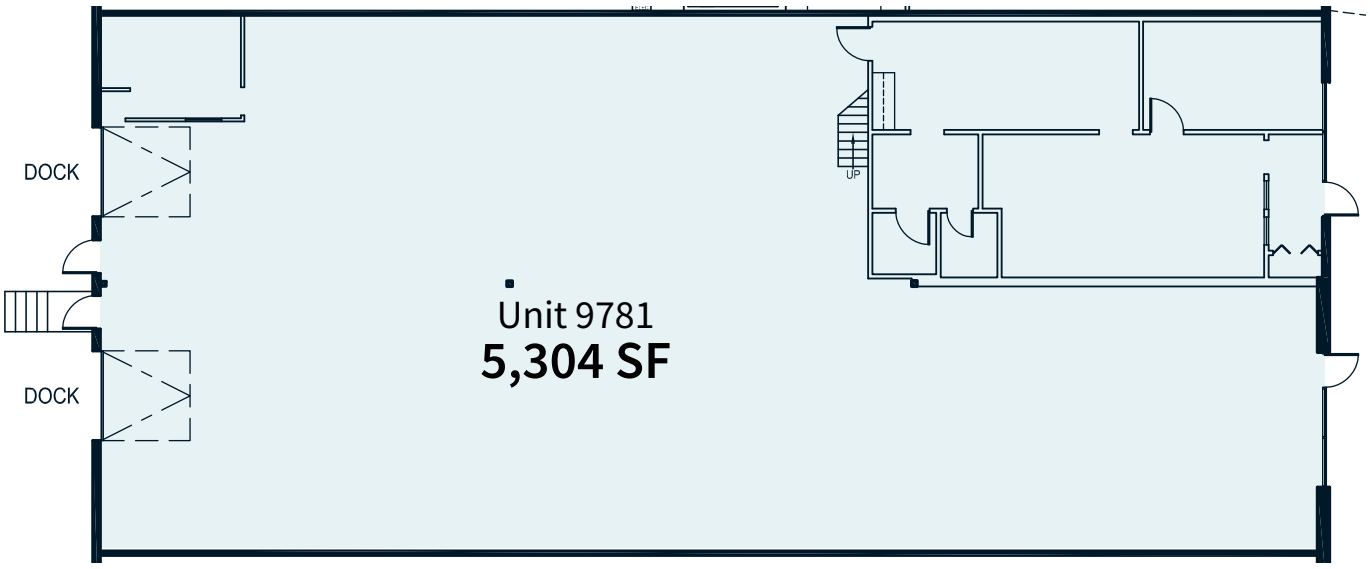


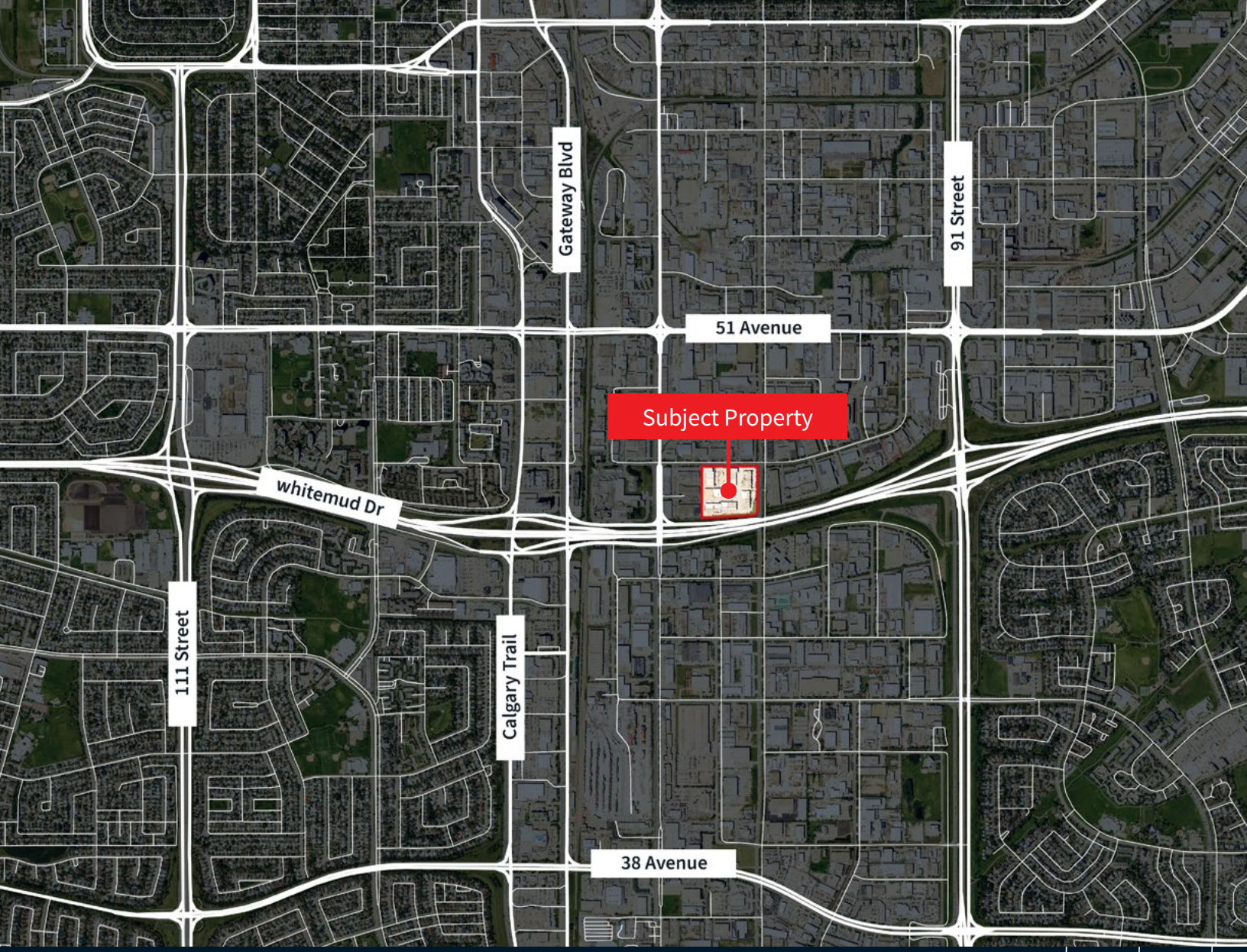


Vacancy | Building 4

Unit 9781 | ±5,304 SF

- **Loading:** (2) Dock door
- **Clear height:** ±18’5”
- **Occupancy:** Immediately





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Darryl McGavigan
Executive Vice President
+1 780 328 0064
Darryl.McGavigan@jll.com

Adam Butler
Executive Vice President
+1 780 328 0065
Adam.Butler@jll.com

Bronwyn Scrivens
Vice President, SIOR
+1 780 807 4564
Bronwyn.Scrivens@jll.com

Kent Simpson
Vice President
+1 780 203 0425
Kent.Simpson@jll.com

Mackenzie York
Associate Vice President
+1 780 920 8463
Mackenzie.York@jll.com

Rory Wutzke
Associate
+1 780 328 2578
Rory.Wutzke@jll.com

Kailee Campbell
Senior Transaction Analyst
+1 780 328 0069
Kailee.Campbell@jll.com

Leonardo Triana
Senior Marketing Associate
+1 587 412 1755
Leonardo.Triana@jll.com

JLL Edmonton Industrial | National Bank Centre - 3560, 10180 101 Street NW, Edmonton, AB, T5J 3S4

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