JLL SEE A BRIGHTER WAY

For Lease

76 Avenue Multi

5618 76 Avenue | Edmonton, AB

Grade loading office/warehouse bay

- Only one bay remaining
- Business Employment zoning allows for a wide range of uses
- Office buildout with private offices, kitchenette, large bullpen and reception area

For more information contact:

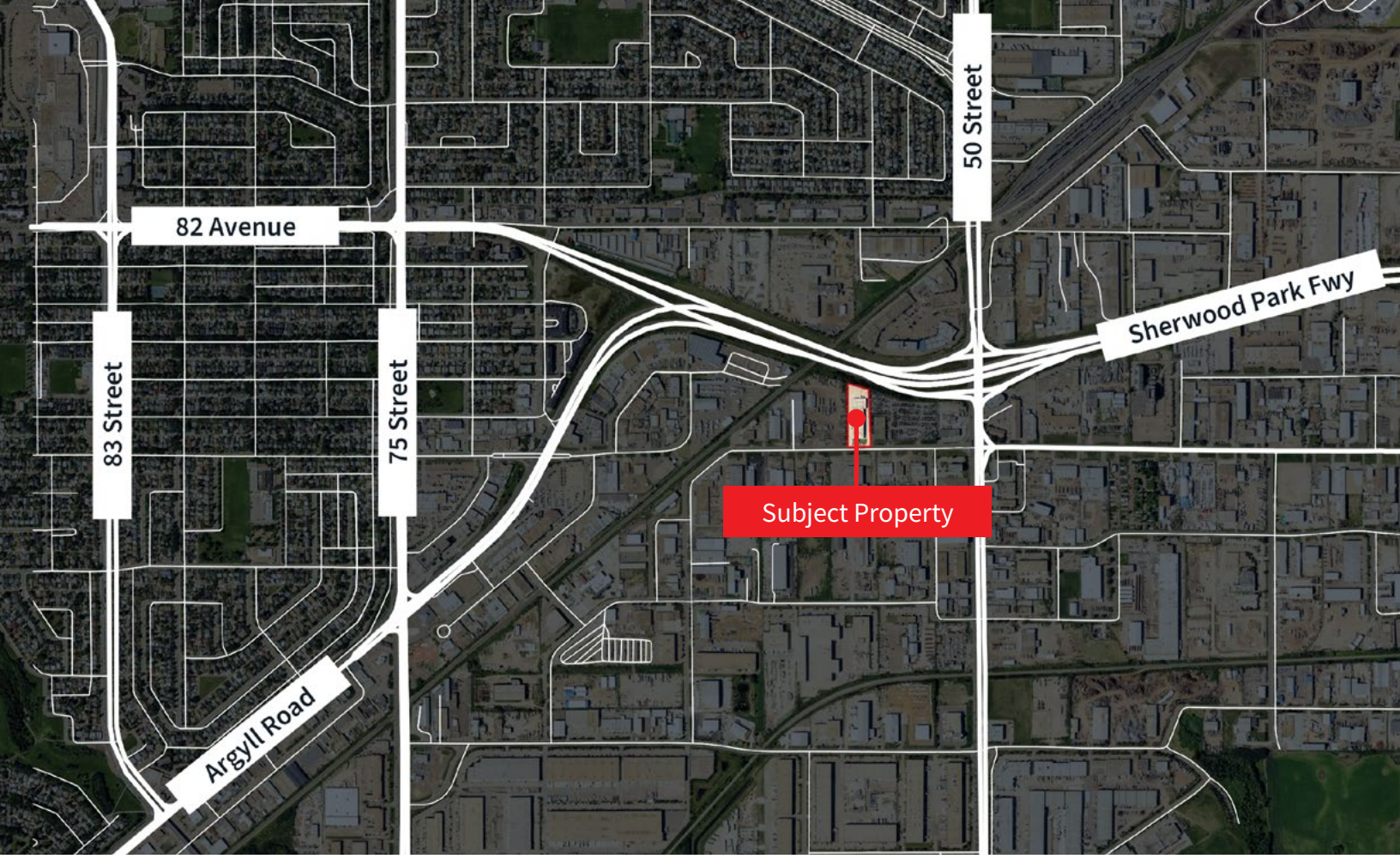
Kent Simpson
Vice President
780 203 0425
Kent.Simpson@jll.com

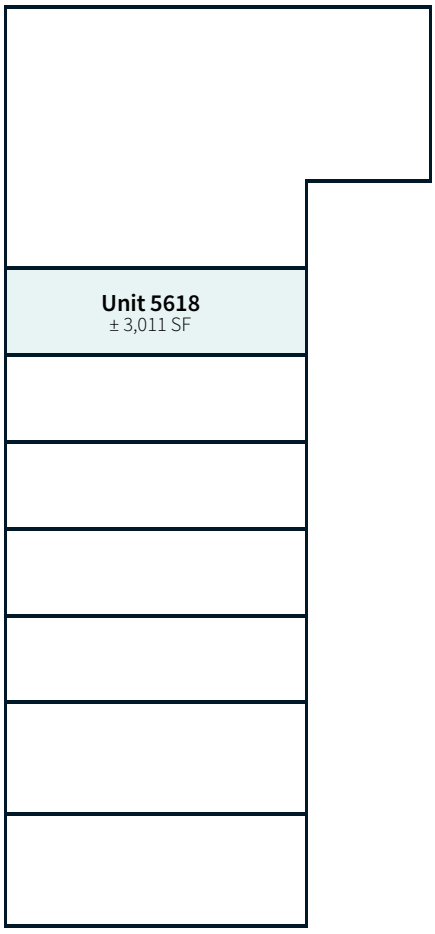
Bronwyn Scrivens
Vice President, SIOR
780 807 4564
Bronwyn.Scrivens@jll.com

Property Details

Municipal Address	5604 - 20 76 Avenue, Edmonton
Zoning	BE - Business Employment
Available Space	3,011 SF
Vancancies	Unit 5618: ±3,011 SF
Year Built	1976
Construction	Concrete block
Power	200 Amp, 250 volt, 3 phase (TBC)
Ceiling Height	16'3'' Clear
Heating	Forced air overhead unit heaters
Lighting	TBD

Loading	(1) 12' x 14' Grade door per bay
Parking	Ample
Signage	Fascia
Lease Rate (PSF)	$10.50
Op. Costs (PSF)	$5.97
Occupancy	Unit 5618: Feb 1, 2027 (Requires a 30 days notice)


82 Avenue
50 Street
Sherwood Park Fwy
83 Street
75 Street
Subject Property
Argyll Road


Unit 5618
± 3,011 SF

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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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