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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 ±863 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:

Hillary Williams
Associate Vice President
587 881 0170
Hillary.Williams@jll.com

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



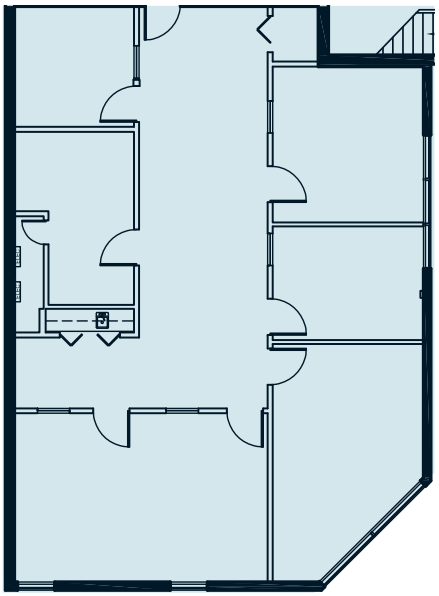
Property Details

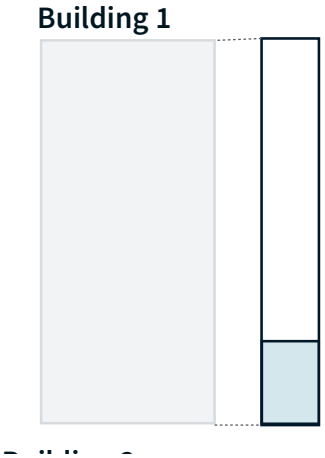
Property Type	Industrial & Office
Year(s) Built	1979/1981
Legal Description	Plan: 7721481; Block: 7; Lot: 18
Building Size	(6) Buildings Total: 236,630 SF Industrial: 194,856 SF Office: 41,774 SF
Available Area	± 863 - 1,981 SF
Zoning	BE - Business Employment
Construction	Precast concrete, steel frame
Lighting	LED
Power	TBC by Tenants

Heating	Rooftop units with A/C
Internet	Fibre optics
Parking	Ample free parking
Signage	Fascia
Lease Rate (PSF)	$13.00
Op. Costs (PSF)	Building 1,2, & 6: $10.77 Utilities are included, In-suite janitorial separate

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Vacancy | Building 1



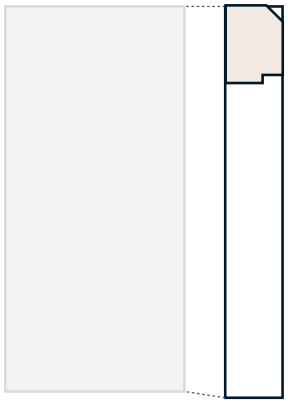


Unit 4454 | ±1,981 SF
Occupancy: August 1, 2026

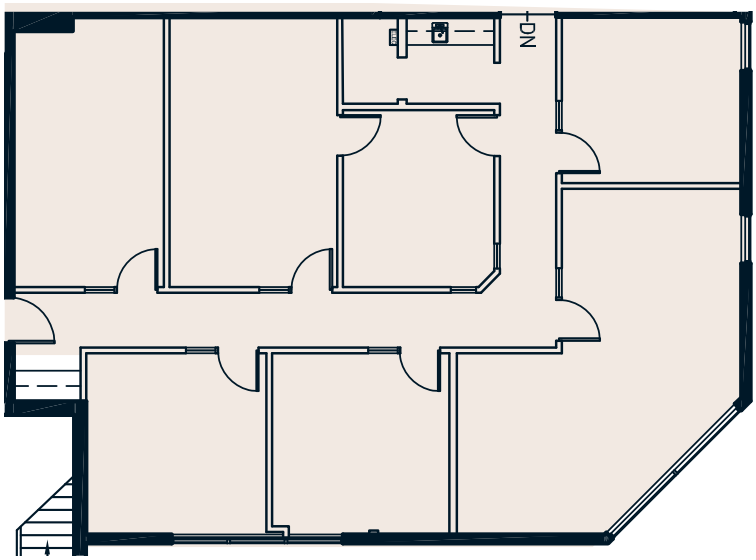


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Vacancy | Building 2

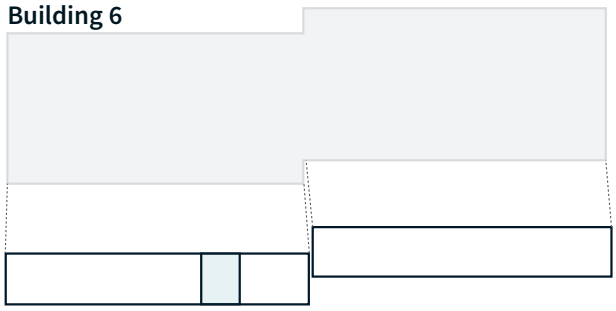


Unit 4438 | ±1,956 SF
Occupancy: Immediately

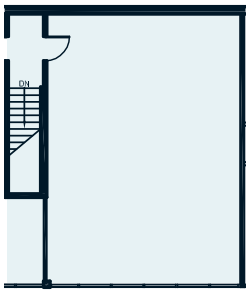




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Vacancy | Building 6



Unit 4326

±863 SF

Occupancy:
Immediately

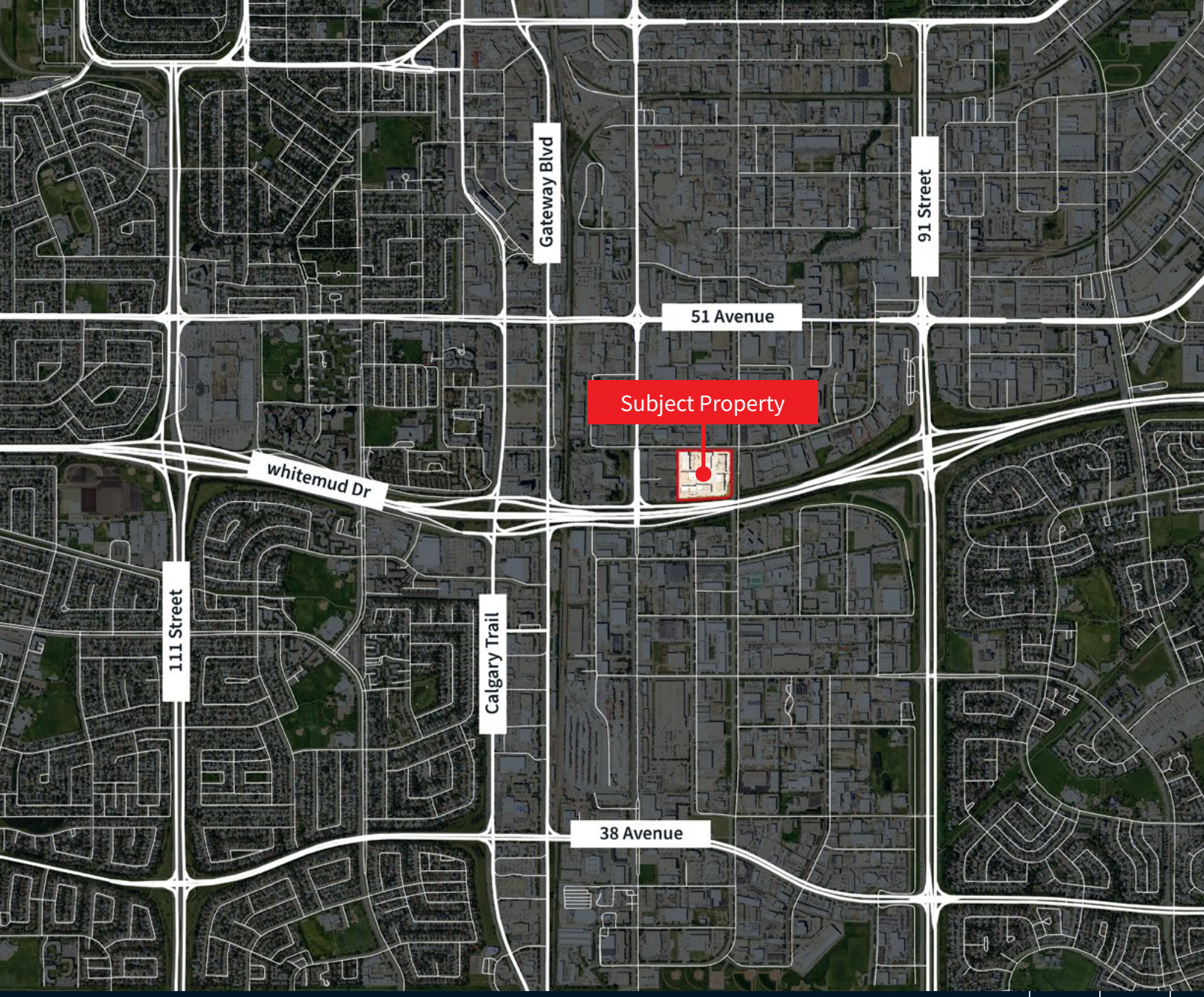












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Hillary Williams
Associate Vice President
587 881 0170
Hillary.Williams@jll.com

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

Rory Wutzke
Associate *(unlicensed)*
+1 780 328 2578
Rory.Wutzke@jll.com

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

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