JLL SEE A BRIGHTER WAY



For Lease

Papaschase Business Park

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

Bays available starting at ±2,650 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:

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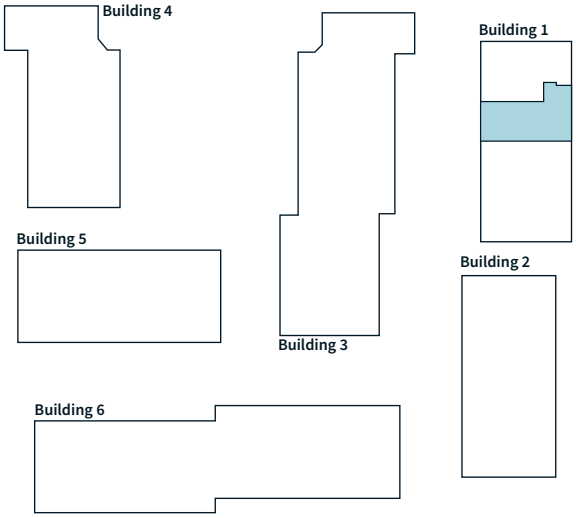
Property Details

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	2,650 - 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)

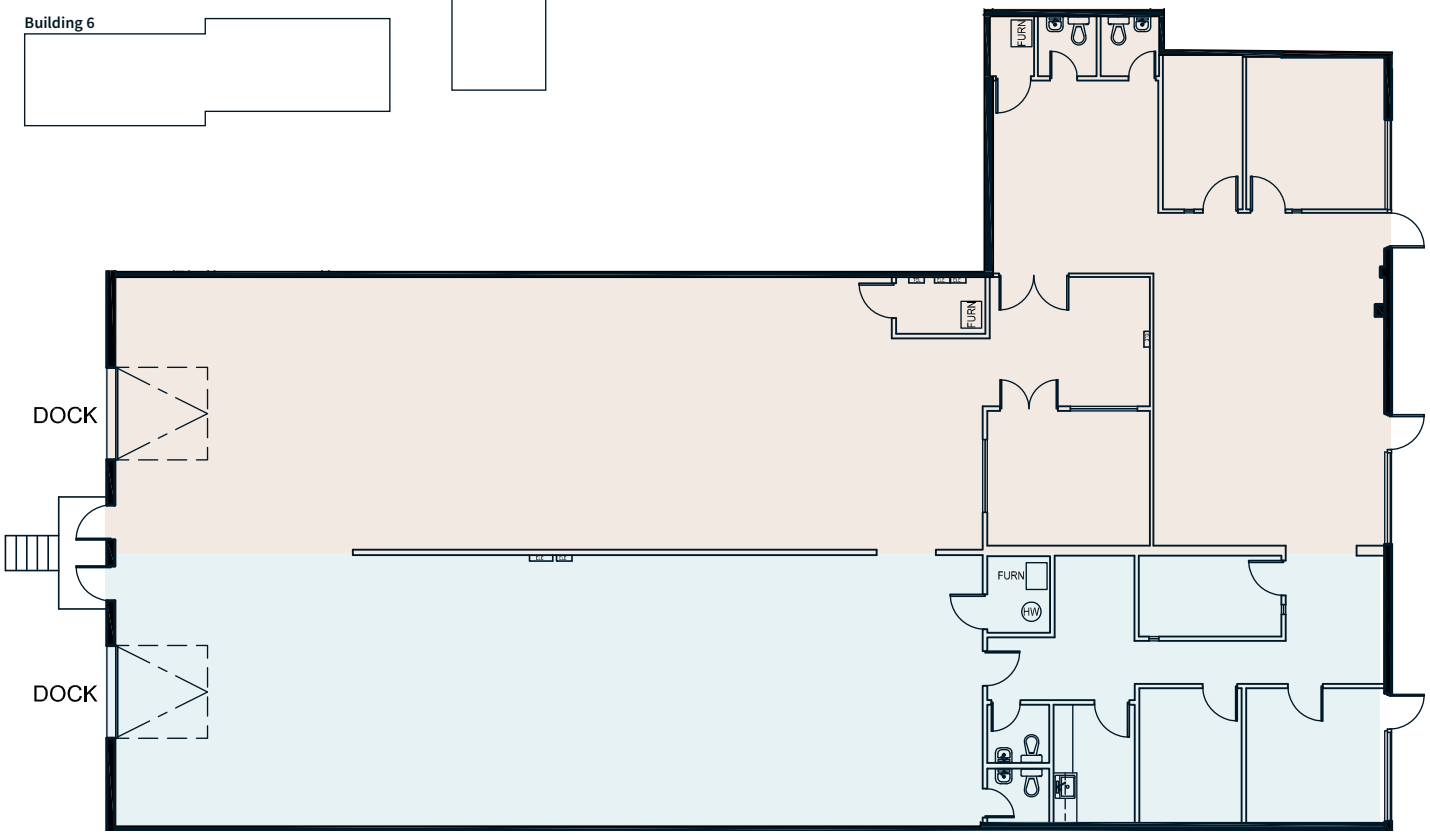


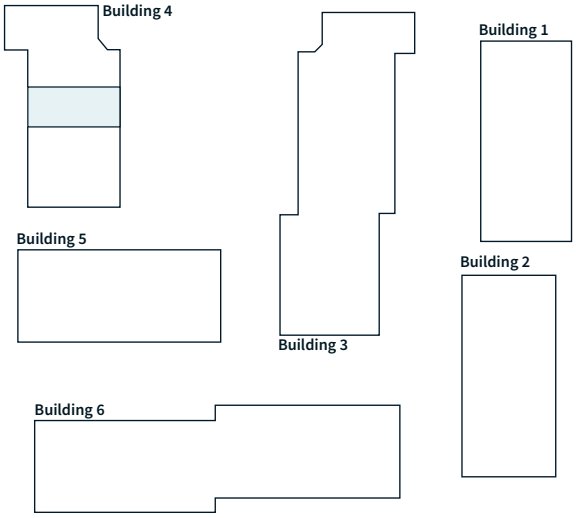
Vacancy | Building 1



Unit 4464 | ±2,650 - 6,027 SF

- **Loading:** (2) Dock doors
- **Clear height:** ±18’5”
- **Occupancy:** Immediately
- Demising options:
  - **Option 1:** 3,377 SF
  - **Option 2:** 2,650 SF



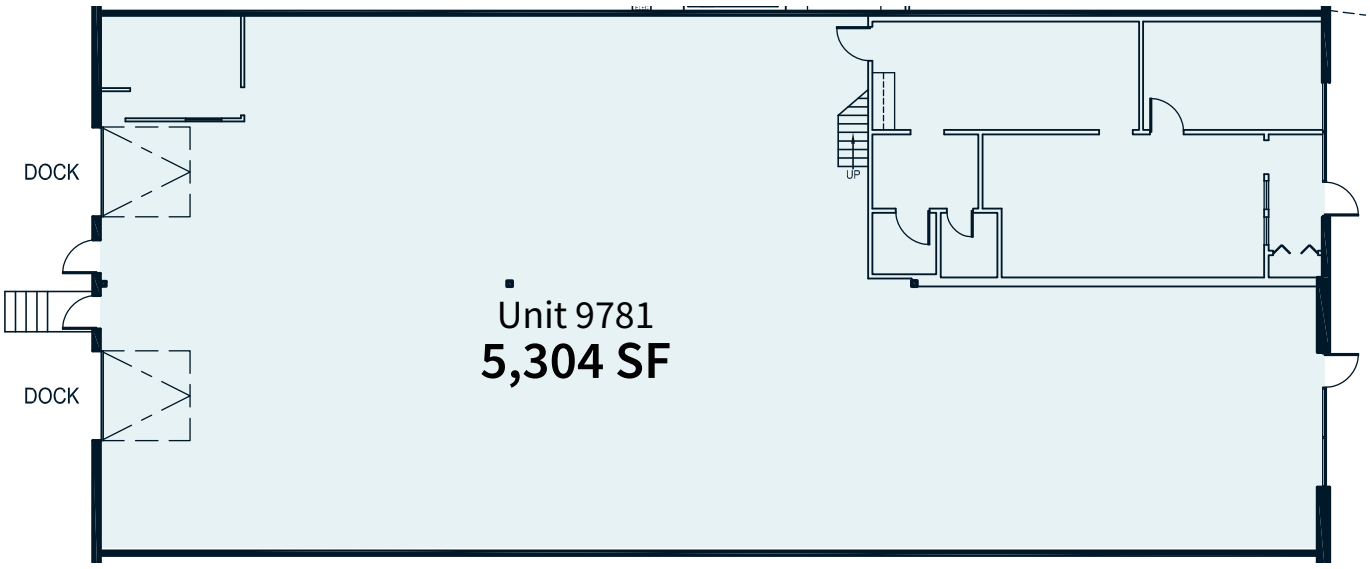


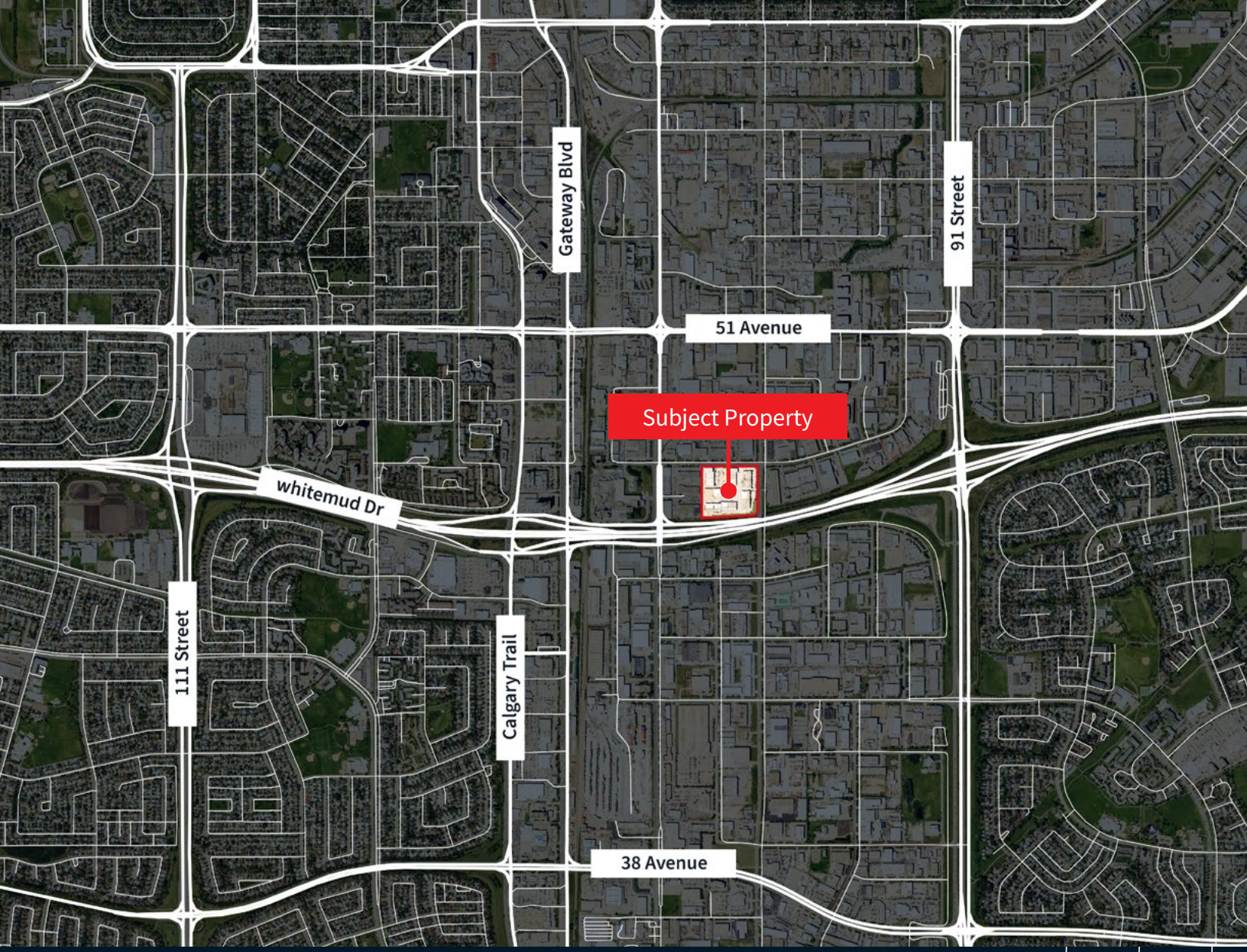


Vacancy | Building 4

Unit 9781 | ±5,304 SF

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





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