



**CUSHMAN &  
WAKEFIELD**  
Edmonton



# The Edmonton Research Park Building

1851 94 Street  
Edmonton



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The Edmonton Research Park (ERP) Building presents an excellent owner-user or lease opportunity to acquire +/- 56,078 square feet of office and warehousing real estate **partially tenanted with strong covenant income** in one of Edmonton's up-and-coming development areas. The Property consists of a two-storey office/warehouse property situated on 3.98 acres located in the Edmonton Research and Development Park.

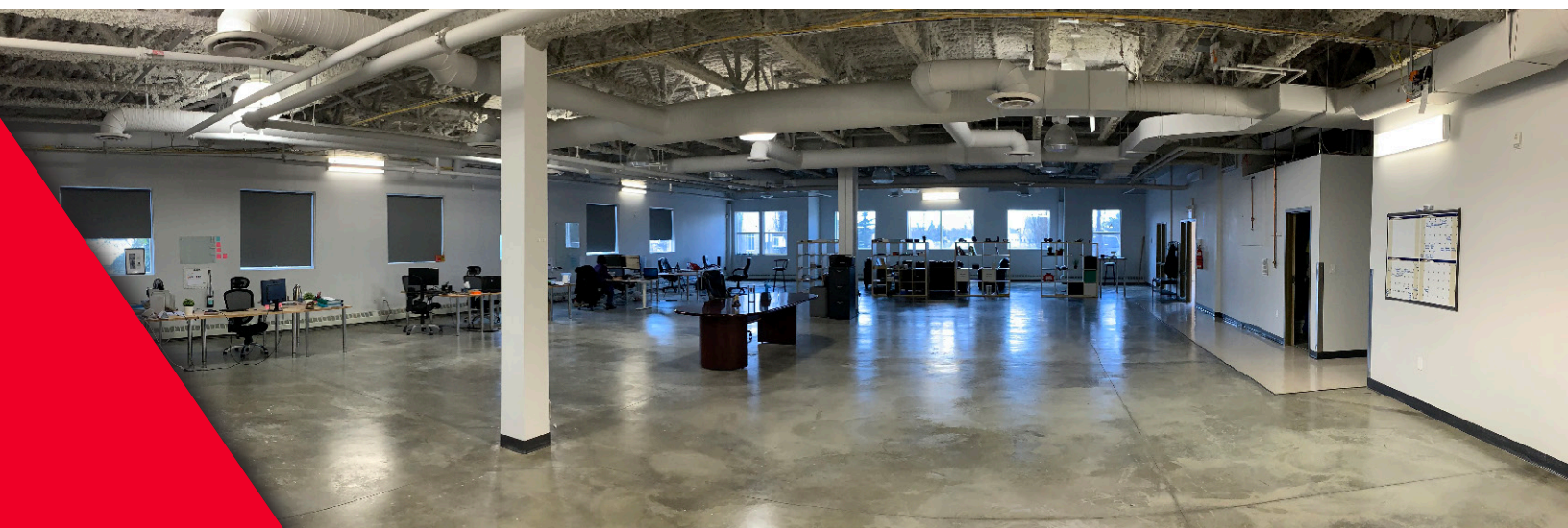
#### Features Include

- 150 parking stalls on site, free of charge to employees and guests
- Ample public transportation available
- 26 Hotels in a 5KM radius, multiple options for incoming clients and guests
- Below market op costs

The ERP Building provides a great opportunity for an owner-user to acquire a great real estate asset, located in a prominent south east location and a new long-term home for your business.







## PROPERTY DETAILS

Address	1851 94 Street Edmonton, AB	
Legal Description	Plan 8120859 Block 3 Lot 3	
Building Size	Main Floor	28,039 SF
	Second Floor	28,039 SF
	Total	56,078 SF
<small>*Exterior measurement of the building completed by Measure Masters</small>		
Available Size For Lease	Main Floor	12,374 SF (with 60-90 days notice)
	Second Floor	28,039
Site Size	3.98 Acres	
Parking Stalls	150 Stalls	
Zoning	Industrial Business	
Overlays	South Edmonton Common / Edmonton Research Development ASP	
Loading	(3) 12' x 14' grade loading doors	
	(2) 10' x 12' internal doors	
	Potential to add additional loading doors	
Year Constructed	2004	

### Financial summary

Sale Price - \$7,250,000  
 Taxes - \$182,540.43 (2022)

Lease Rate - Market  
 Op Costs - \$6.90 SF



The Edmonton Research Park (ERP) is home to more than 1,500 members at 55+ companies working in diverse fields, from biotechnology to energy. Startup's and growing companies can access a variety of workspaces; on-site programs, access to soft-landing programs; personalized referrals to support and funding agencies; and facilitated access and collaboration with local, national and international communities of accelerators, science parks and incubators.



## OVERVIEW MAP

- Site
- Transit stops
- Walking Trail
- Green space

1. Future Medical Research (Pending)
2. Advanced Technology Centre (ATC)
3. Chandos Construction
4. Alberta Boilers Safety Association (ABSA)
5. Biotechnology Business Development Centre (BBDC)
6. Micalyne
7. Former Zedi Canada Building
8. SBI Energy
9. Canadian Standards Association (CSA)
10. Quantiam Technologies
11. Frontech Solutions
12. Syncrude Research
13. C-FER Technologies
14. Logican Technologies
15. Research Centre 1
16. Labsmart
17. Land (Sold - Nutritional Beverage Company)
18. Epsilon Chemicals
19. Land (Sold)
20. Land (Sold)
21. ALS
22. Service Credit Union
23. Alberta Innovates & InnoTech Alberta



# Elevate Your Business in the Edmonton Research & Development Park (ERP)

Notable Achievements by User Groups in ERP:



Top 50 AI & IoT startups in the world at the 2019 Smart City Summit & Expo in Taipei



Named as a Top 10 most promising company at the Rice Alliance Startup



Finalist for Inventures under Smarter City Categories



Winner of BioAlberta's Company of the Year



Top Ten Finalist at the NASA iTech event

Business Support Services (Located in the ERP)

- Alberta Innovates
- C-FER Technologies
- InnoTech Alberta
- IRAP



# TRANSIT MAP

CLOSE PROXIMITY TO SHOPPING CENTRES LRT STATION, ANTHONY HENDAY DRIVE



BIKE ROUTES ALONG 23 AVENUE 91 STREET PARSONS ROAD



MULTIPLE BUS STOPS SERVICED BY BUS #76 IN EDMONTON RESEARCH PARK



16 MIN. DRIVE TO EDMONTON INTERNATIONAL AIRPORT 18 MIN. TO DOWNTOWN



534 M GREEN SPACE WALKING TRIAL  
5.0 KM WALKING TRAIL ONE-WAY





# SOUTH EDMONTON COMMON

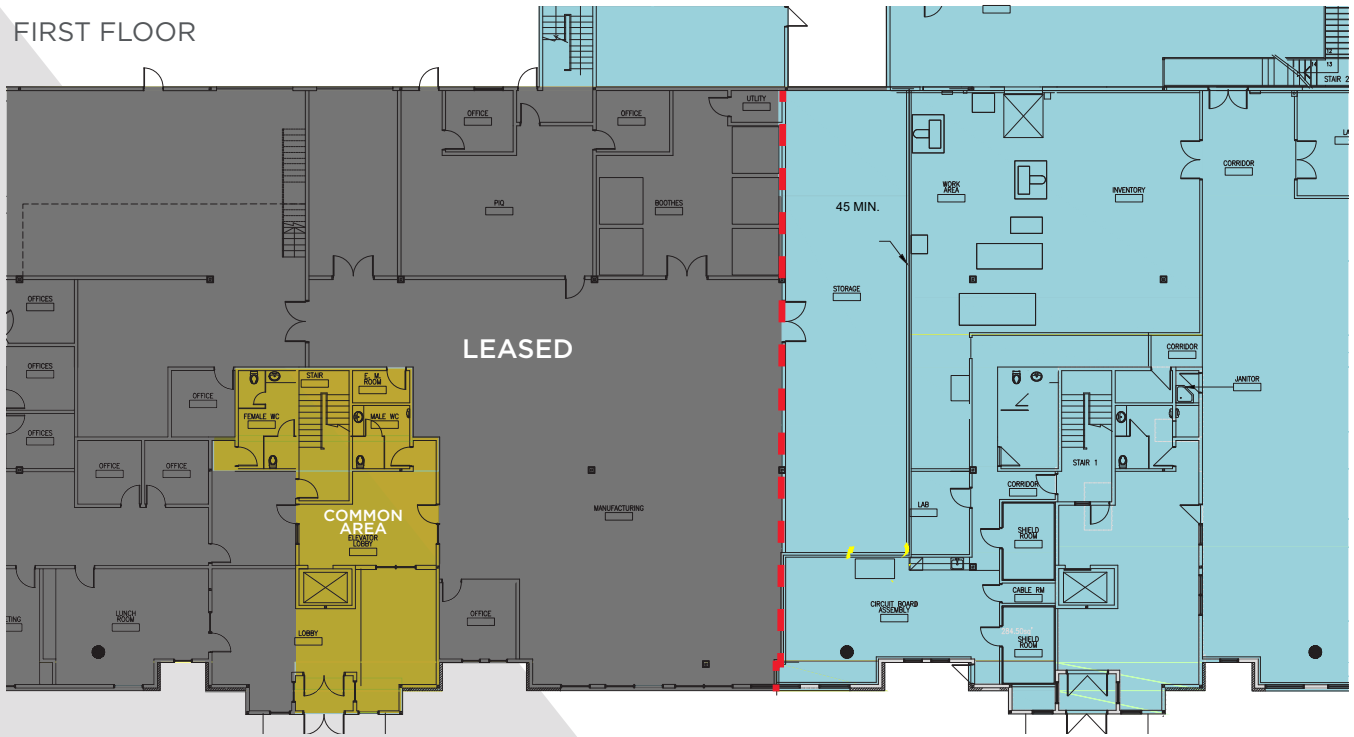
- |                                |                            |                         |
|--------------------------------|----------------------------|-------------------------|
| 1. A&W                         | 16. LAZIO CAFE             | 31. STARBUCKS           |
| 2. BAR BURRITO                 | 17. LOCAL                  | 32. STARBUCKS           |
| 3. BLAZE PIZZA                 | 18. MARBLE SLAB CREAMERY   | 33. SUBWAY              |
| 4. BOOSTER JUICE               | 19. MCDONALD'S             | 34. SUBWAY              |
| 5. CHACHI'S                    | 20. MCDONALD'S             | 35. SWISS CHALET        |
| 6. CHATIME                     | 21. MIKADO                 | 36. THAI EXPRESS        |
| 7. CHUCK E. CHEESE             | 22. MILESTONES             | 37. THE BURGER'S PRIEST |
| 8. EARL'S KITCHEN + BAR        | 23. MONTANA'S              | 38. THE CAPTAIN'S BROIL |
| 9. EDO JAPAN                   | 24. MOXIE'S GRILL & BAR    | 39. THE KEG STEAKHOUSE  |
| 10. FAMOSO NEOPOLITAN PIZZERIA | 25. OPA!                   | 40. THE REC ROOM        |
| 11. FATBURGER                  | 26. PANDA EXPRESS          | 41. TIM HORTONS         |
| 12. FIVE GUYS                  | 27. PITA PIT               | 42. TIM HORTONS         |
| 13. FRESHII                    | 28. QUIZNOS                | 43. WENDY'S             |
| 14. HAWELI                     | 29. RICKEY'S ALL DAY GRILL | 44. VIET EXPRESS        |
| 15. JOEY                       | 30. SECOND CUP             | 45. COSTCO              |



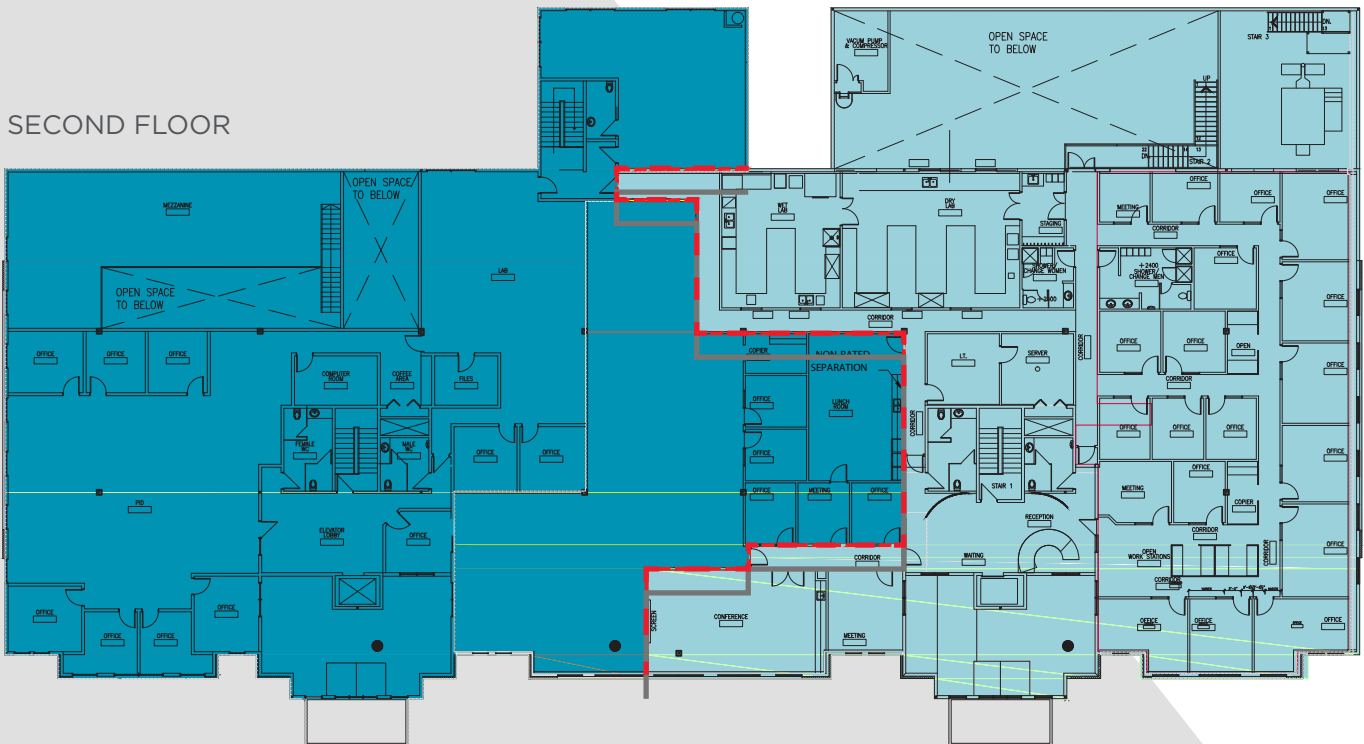


# FLOOR PLANS

## FIRST FLOOR



## SECOND FLOOR



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