



Office Space Available for Lease

Exterior renovations are now complete!

Sprucewoods Business Park
8925 - 51 Avenue, Edmonton

Prominently located on the high traffic intersection of 91st Street and 51st Avenue, the recently completed exterior façade and pylon signage upgrades at Sprucewoods Business Park provide businesses with a rare opportunity to take advantage of high exposure in a newly renovated office park. This professionally managed property boasts a strong parking ratio and unparalleled access to major arteries such as Whitemud Freeway and Calgary Trail/Gateway Blvd.

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Property Overview

Building Upgrades: Recently completed exterior upgrades bring a fresh new look to the intersection and provide an attractive opportunity for businesses looking for new product, prominent signage, exceptional parking, convenient access, and main floor direct entrance.

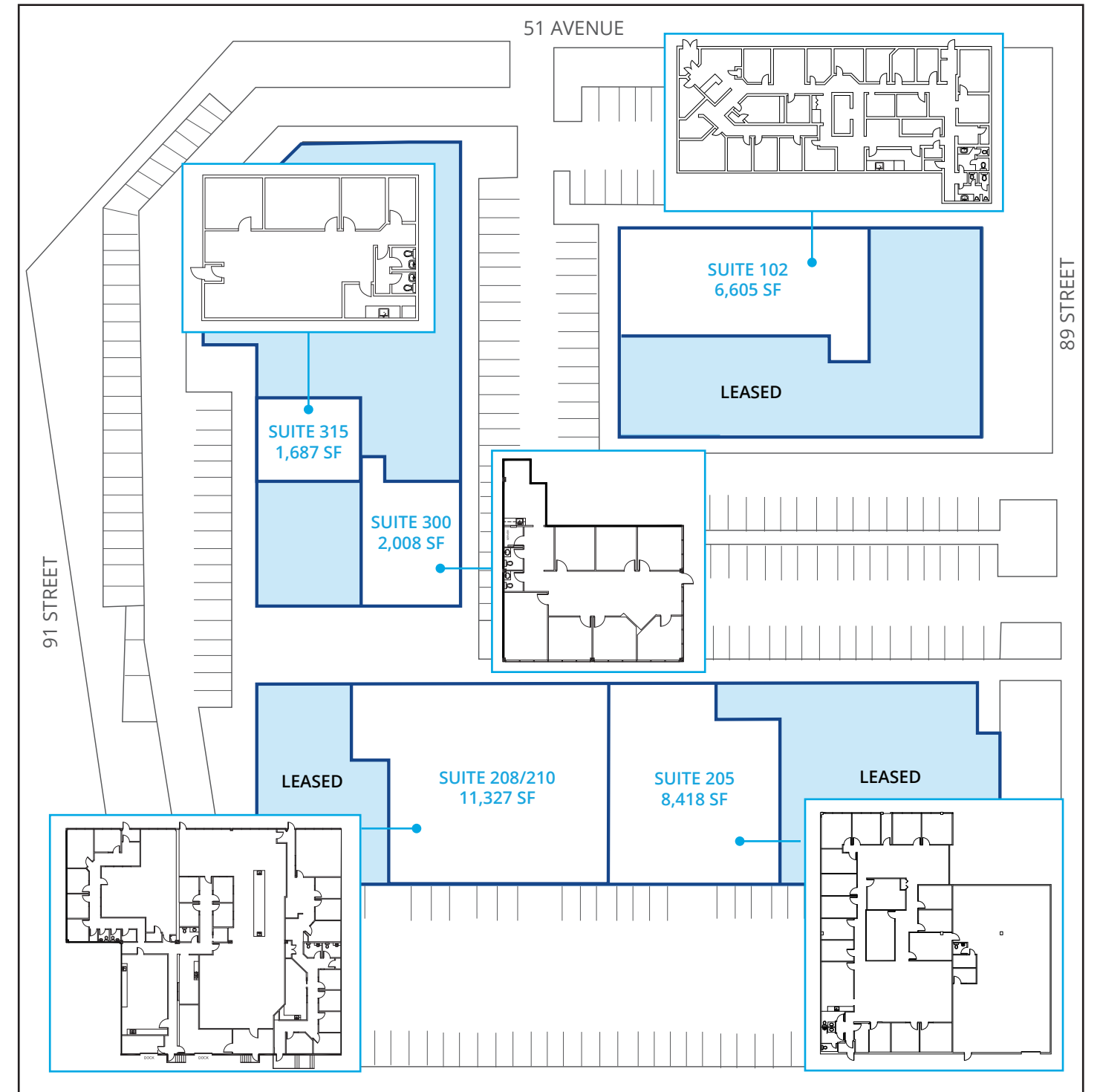
Completed Renovation Work

- Exterior façade has been entirely replaced with phenolic and metal panels, providing long lasting durability
- Upgraded insulation reduces heating and cooling usage
- Replacement of all exterior windows and window frames with clear anodized aluminum finish, which provides a clean and modern look
- Exterior lighting on building upgraded to LED
- Upgraded signage criteria for tenancies



Lease Specifications

| | |
|-----------------|---|
| Net Rent | \$17.50 per SF |
| Operating Costs | \$15.24 per SF + Janitorial (2024) |
| Parking | Ample surface stalls available at no charge |
| TI Allowance | Negotiable |



| Suite | Area | Current Buildout / Notes |
|----------|-----------|--|
| 102 | 6,605 SF | Available November 1, 2024: Reception, 16 offices, boardroom, kitchen, workstation areas, print area and washrooms |
| 300 | 2,008 SF | Available July 1, 2024: Built out with 6 offices, boardroom, kitchen and washrooms |
| 315 | 1,687 SF | Available on 30 days notice: Built out with offices, boardroom, kitchen and washrooms |
| 208/210* | 11,327 SF | Available July 1, 2024: Lab space built out with offices, boardroom, kitchen, washrooms and open work area |
| 205* | 8,418 SF | Available July 1, 2024: Built out with offices, open work areas, washrooms, meeting rooms, and kitchen |

*Suites 208/210 and 205 can be made contiguous for up to 19,745 SF



SPRUCEWOODS BUSINESS PARK

[View Online Listing](#)

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