

# Elm Business Park

High quality office spaces ready for occupancy - up to 8,985 sq. ft.

9426 / 9452 / 9470 - 51 Avenue  
Edmonton, Alberta



Elm Business Park

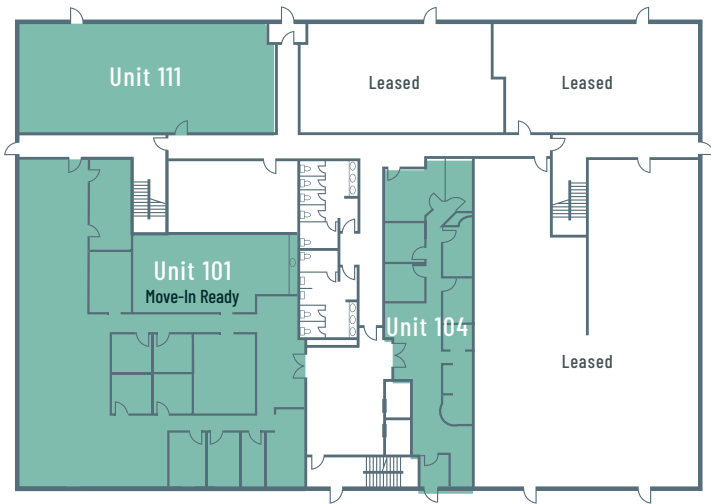
9426 / 9452 / 9470 / 9488 - 51 Avenue | Edmonton, AB

# Building 4

9426 - 51<sup>st</sup> Avenue, Edmonton, AB

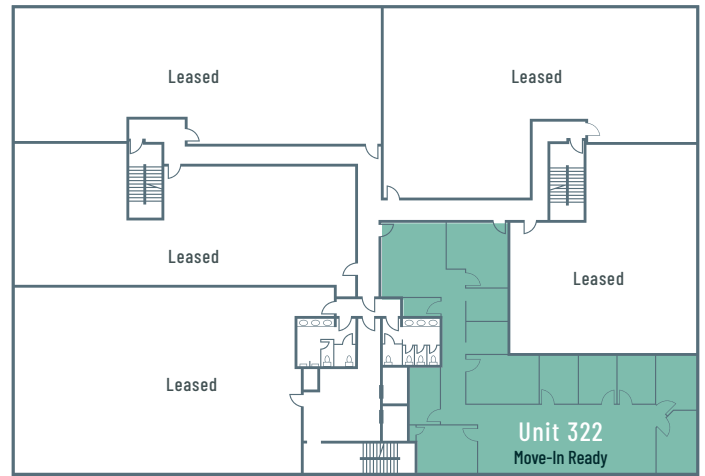
4 <sup>th</sup> Floor	Unit 422 5,824 SF		
3 <sup>rd</sup> Floor	Unit 322 3,166 SF		
2 <sup>nd</sup> Floor			
Main Floor	Unit 111 2,284 SF	Unit 101 5,387 SF	Unit 104 1,632 SF
Underground	Underground Parking		

## Main Floor



Unit Type	Area	Notes
Unit 104	Office	1,632 sq. ft. Developed office space
Unit 101	Office	5,387 sq. ft. MOVE-IN READY
Unit 111	Office	2,284 sq. ft. Raw space with turnkey package available

## 3<sup>rd</sup> Floor



Unit Type	Area	Notes
Unit 322	Office	3,166 sq. ft. MOVE-IN READY

# Leasing Details

<b>Net Rental Rate</b>	Office Space:	\$14.00 - \$18.00 / sq. ft.
<b>Operating Costs (2024)</b>	Units 101 & 104:	\$14.06 / sq. ft.
	Unit 322:	\$12.62 / sq. ft.
	Unit 422:	\$12.39 / sq. ft.
<b>Parking Ratio</b>	3.5 stalls / 1,000 sq. ft.	
<b>Parking Rate</b>	Surface:	No charge
	Underground:	\$130.00 / month

# 3.5

Parking stalls / 1,000 sq. ft.

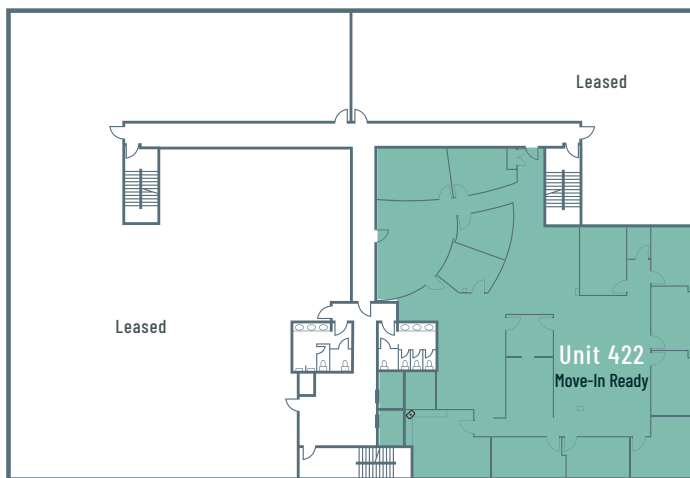
# \$0.00

Surface parking

# \$130.00

Underground parking

## 4<sup>th</sup> Floor



Unit Type	Area	Notes
Unit 422	Office	5,824 sq. ft. MOVE-IN READY

## Elm Business Park

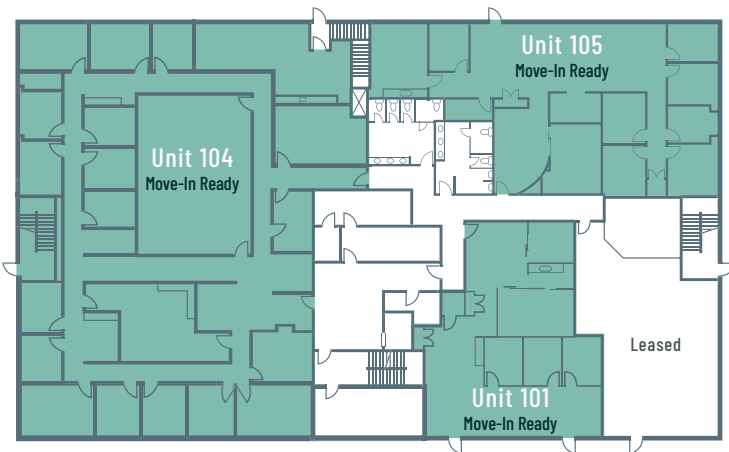
9426 / 9452 / 9470 / 9488 - 51 Avenue | Edmonton, AB

# Building 3

9452 - 51<sup>st</sup> Avenue, Edmonton, AB

3 <sup>rd</sup> Floor			
2 <sup>nd</sup> Floor	Unit 207 6,000 SF		
Main Floor	Unit 101 2,050 SF	Unit 104 7,866 SF	Unit 105 3,136 SF
Underground	Underground Parking		

## Main Floor



Unit Type	Area	Notes
Unit 101	Office	2,050 sq. ft. MOVE-IN READY
Unit 104	Office	7,866 sq. ft. MOVE-IN READY
Unit 105	Office	3,136 sq. ft. MOVE-IN READY

# Leasing Details

<b>Net Rental Rate</b>	Office Space:	\$14.00 - \$18.00 / sq. ft.
<b>Operating Costs (2024)</b>		\$12.12 - \$13.12 / sq. ft.
<b>Parking Ratio</b>		3.5 stalls / 1,000 sq. ft.
<b>Parking Rate</b>	Surface:	No charge
	Underground:	\$130.00 / month

# 3.5

Parking stalls / 1,000 sq. ft.

# \$0.00

Surface parking

# \$130.00

Underground parking

## 2<sup>nd</sup> Floor



Unit Type	Area	Notes
Unit 207	Office	6,000 sq. ft. MOVE-IN READY

**Elm Business Park**

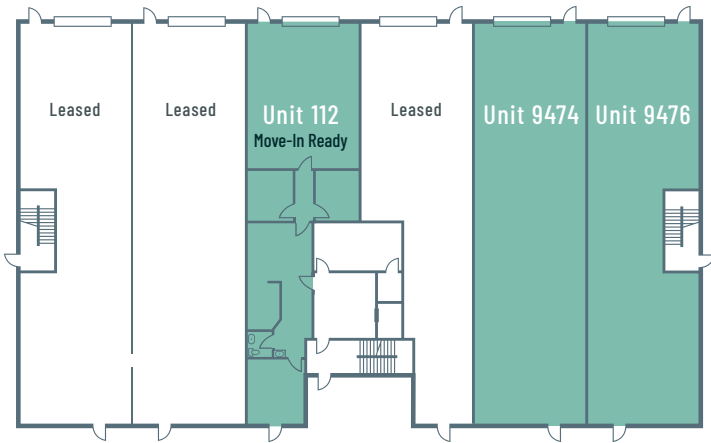
9426 / 9452 / 9470 / 9488 - 51 Avenue | Edmonton, AB

# Building 2

9452 - 51<sup>st</sup> Avenue, Edmonton, AB

4 <sup>th</sup> Floor				
3 <sup>rd</sup> Floor	Unit 300 8,985 SF			
2 <sup>nd</sup> Floor				
Main Floor	Unit 9474 2,763 SF	Unit 9476 2,518 SF	Unit 112 2,079 SF	Unit 113 / 114 5,281 SF

## Main Floor



Unit Type	Area	Notes	
Unit 9474	Warehouse	2,763 sq. ft.	Raw warehouse bay
Unit 9476	Warehouse	2,518 sq. ft.	Raw warehouse bay
Unit 112	Office / Warehouse	2,079 sq. ft.	MOVE-IN READY

## 3<sup>rd</sup> Floor

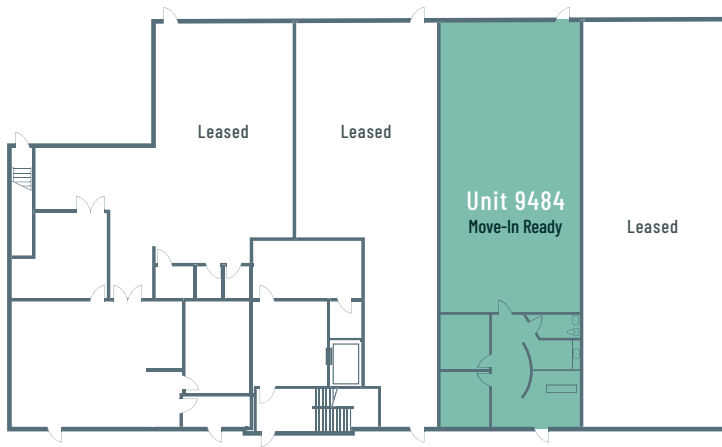


Unit Type	Area	Notes	
Unit 300	Office	8,985 sq. ft.	MOVE-IN READY

# Building 1

9488 - 51<sup>st</sup> Avenue, Edmonton, AB

## Main Floor



Unit Type	Area	Notes
Unit 9484 Office / Warehouse	2,213 sq. ft.	MOVE-IN READY Very nicely developed office plus warehouse

## Leasing Details

<b>Net Rental Rate</b>	Office Space: \$12.00 - \$14.00 / sq. ft. Warehouse Space: \$7.00 - \$11.00 / sq. ft.
<b>Operating Costs</b>	Building 2: \$9.51 - \$10.24 / sq. ft. Building 1: \$13.55 / sq. ft.
<b>Parking Ratio</b>	3.5 stalls / 1,000 sq. ft.
<b>Parking Rate</b>	Surface: No charge Underground: \$130.00 / month

3.5

Parking stalls / 1,000 sq. ft.

\$0.00

Surface parking

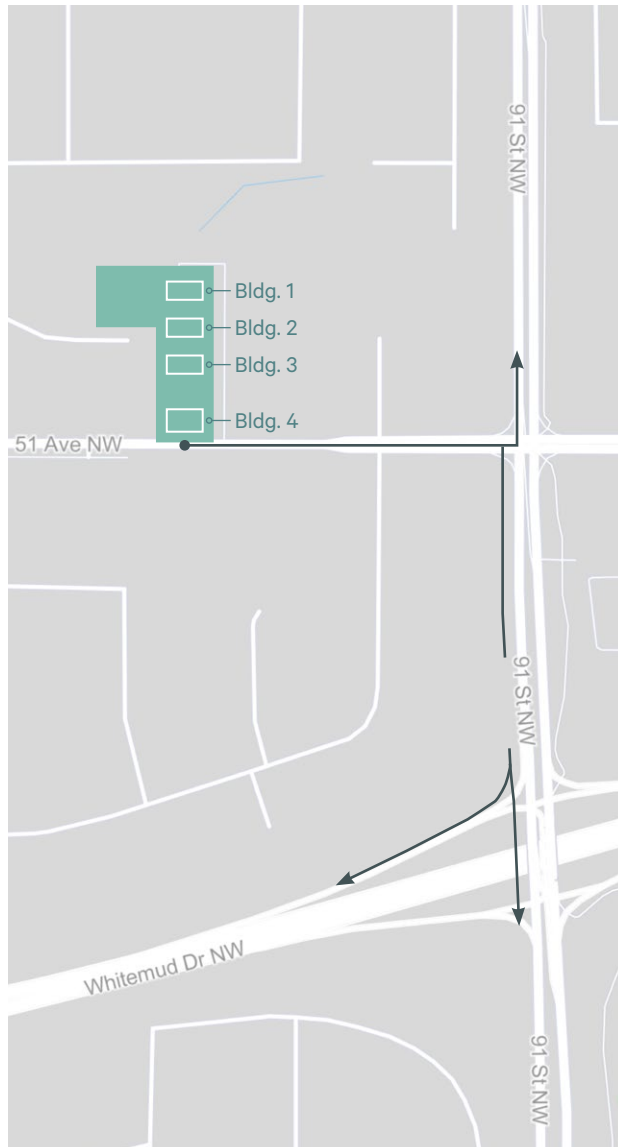
\$130.00

Underground parking

# Elm Business Park

9426 / 9452 / 9470 / 9488 - 51 Avenue | Edmonton, AB

# For Lease



## Nearby Amenities

### Services

- + Rona
- + Bubbles car wash
- + U Haul
- + Kal Tire
- + Hughes Car Wash
- + Esso
- + Shell
- + Strathcona Eco Station
- + Scotiabank
- + TD Canada Trust

### Food & Restaurants

- + Fifendekel
- + Italian Centre Shop
- + Sawmill Prime Rib & Steak House
- + State & Main
- + Boston Pizza
- + Tim Hortons
- + Remedy Cafe
- + Starbucks
- + A&W
- + Peter's Drive-in
- + Wild Rose Cakes

### Retail & Health

- + Fifendekel
- + London Drugs
- + Real Canadian Superstore
- + Mud, Sweat & Gears
- + Hudson's Bay
- + Crate & Barrel

## Contact Us

### Al Menon

Senior Vice President  
+1 780 917 4638  
al.menon@cbre.com

### Matteo Marocco

Sales Representative  
+1 780 229 4691  
matteo.marocco@cbre.com

This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.