

Letourneau Centre

RETAIL | INDUSTRIAL | OFFICE

4600 99 STREET NW | EDMONTON AB



FOR LEASE



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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dream

NAICommercial

Property Highlights

- Ability to accommodate a wide variety of users with retail, industrial and office space available
- Size options available from 1,347 to 16,401 sq.ft.±
- High parking ratio
- Exposure to 99th Street
- Multiple signage opportunities available
- Located in one of the principle commercial nodes in Edmonton with great access to Whitemud, Highway 2, Calgary Trail & Gateway Blvd., and Anthony Henday Drive
- Warehouse loading available
- All utilities included in rent

IDEAL FOR



RESTAURANT



MEDICAL



PROFESSIONAL
OFFICE

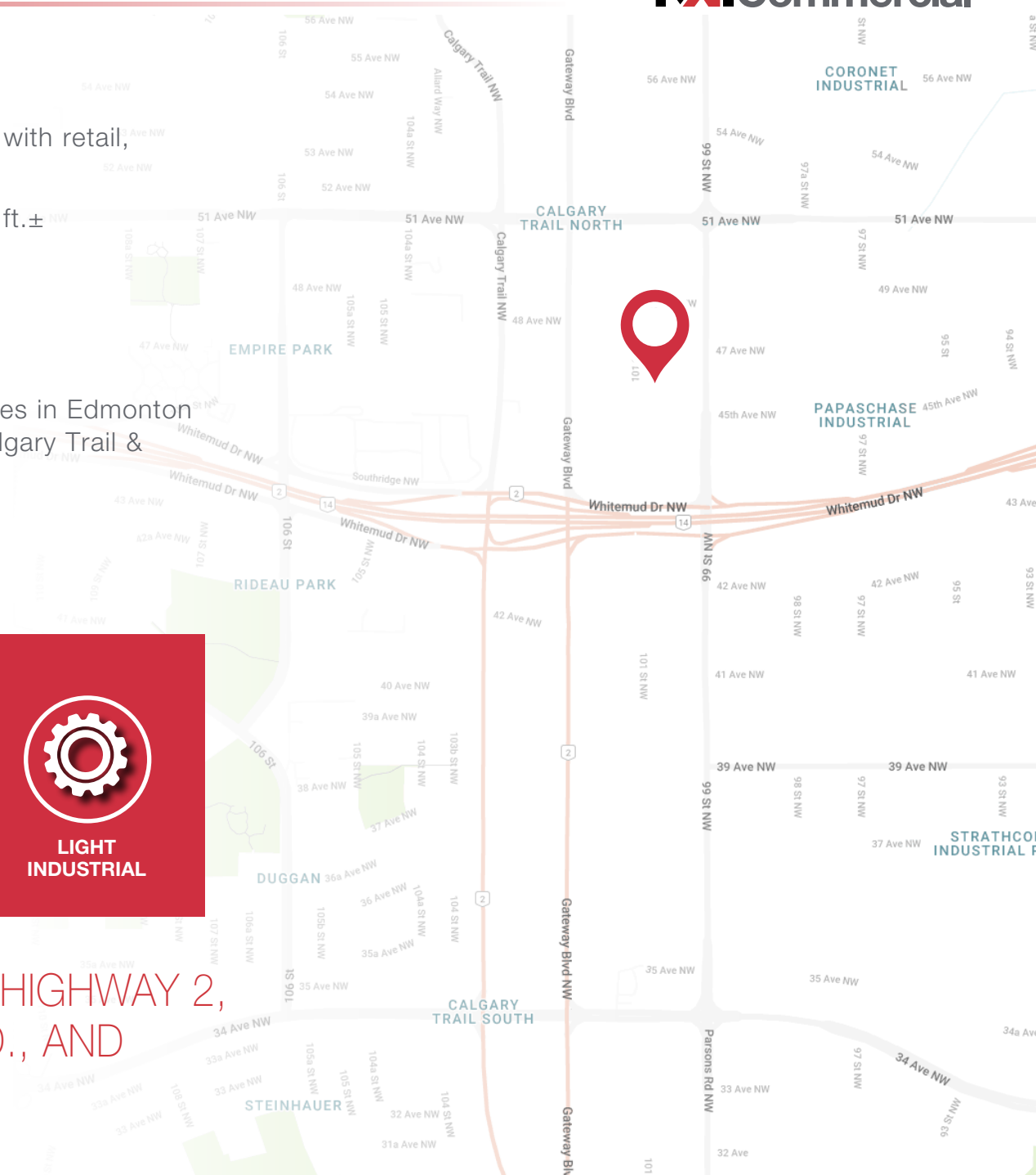


RETAIL



LIGHT
INDUSTRIAL

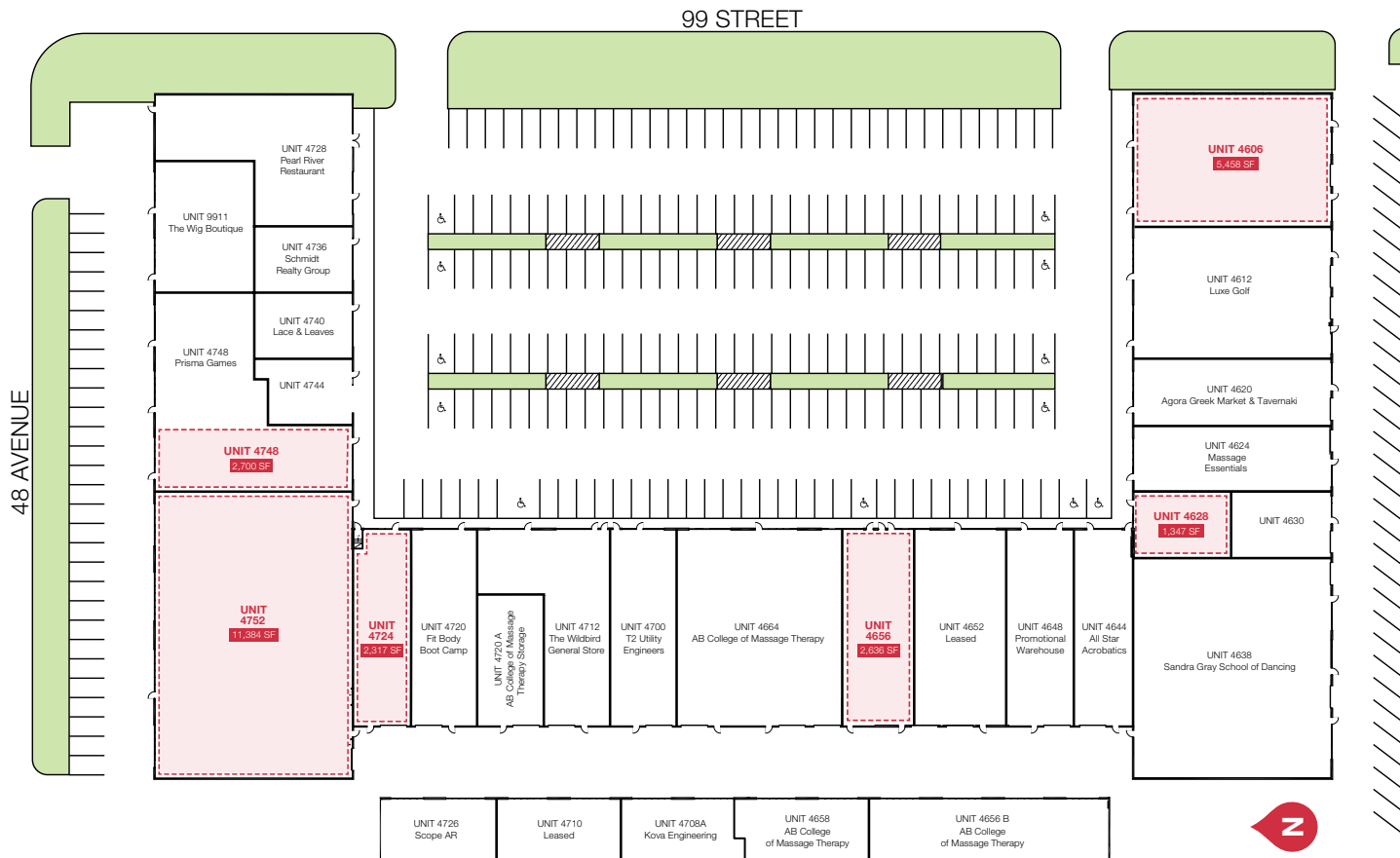
GREAT ACCESS TO WHITEMUD, HIGHWAY 2,
CALGARY TRAIL /GATEWAY BLVD., AND
ANTHONY HENDAY DRIVE



Additional Information

| | |
|-------------------|------------------------------------|
| LEGAL DESCRIPTION | Plan 9924302, Block 1, Lot 10 |
| ZONING | Business Employment (BE) |
| PARKING | 2.8 stalls/1,000 sq.ft. (Scramble) |
| TI ALLOWANCE | Negotiable |

| | |
|-----------------|---|
| NET RENTAL RATE | Market |
| OPERATING COSTS | \$11.70/sq.ft./annum (2024 estimate) Includes the Tenant's proportionate share of Property Tax, Common Area Maintenance, Building Insurance, Power, Water, and Gas (plus 4% management fee) |



22,000 VPD
99 STREET N OF 44 AVENUE



159,884
DAYTIME POPULATION



2.7%
ANNUAL GROWTH 2023 - 2033



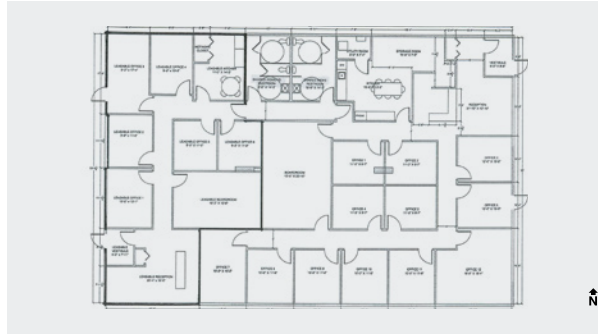
100,285 EMPLOYEES
7,540 BUSINESSES



\$5.01B
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS

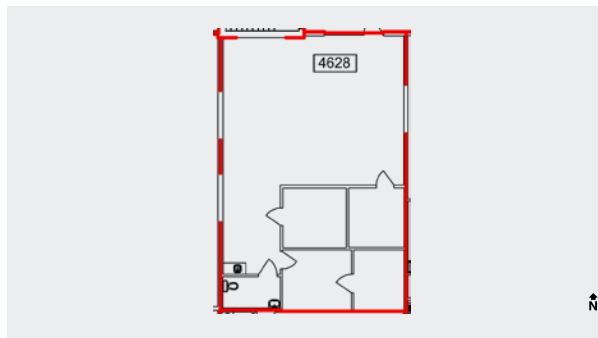
| SUITE | AREA |
|-------|---------------|
| 4606 | 5,458 sq.ft. |
| 4628 | 1,347 sq.ft. |
| 4656 | 2,636 sq.ft. |
| 4724 | 2,317 sq.ft. |
| 4748 | 2,700 sq.ft. |
| 4752 | 11,384 sq.ft. |



UNIT 4606 - 5,458 SF±

- Built out office space, potential for retail opportunity
- Great exposure to 99th Street
- End cap

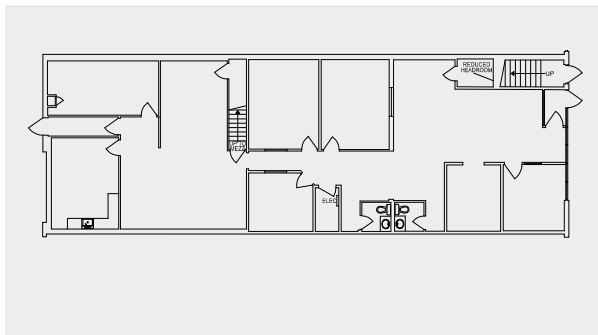
AVAILABLE



UNIT 4628 - 1,347 SF±

- Developed main floor show room with office and storage

AVAILABLE

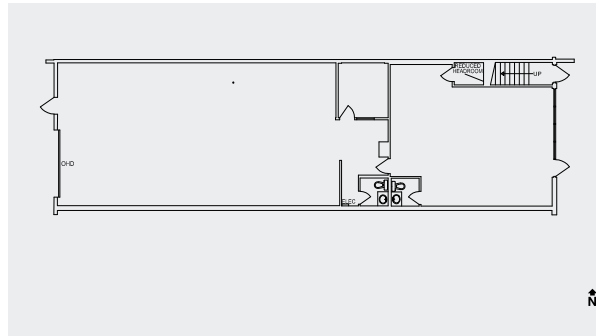


UNIT 4656 - 2,636 SF±

- Bonus mezzanine space
- One 10'x12' grade loading door
- Power TBC
- Ability to reconstruct floor plan to suit tenants needs

AVAILABLE

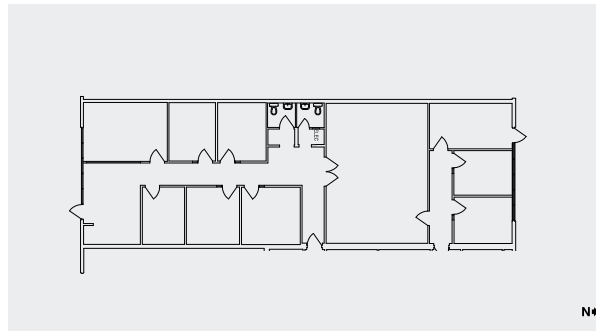




UNIT 4724 - 2,317 SF±

- Open showroom office and balance warehouse
- One 10'x12' grade loading door
- Power TBC

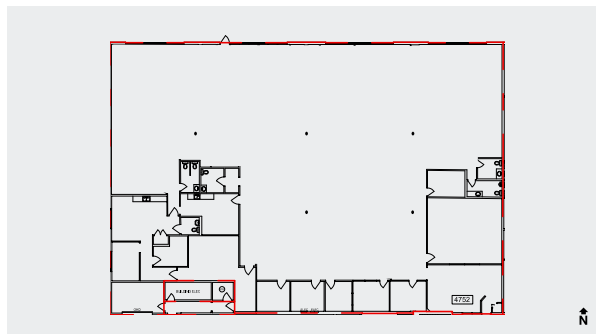
AVAILABLE



UNIT 4748 - 2,700 SF±

- Developed main floor office
- Open bullpen with skylights
- Exposure to southbound traffic on 99th Street

AVAILABLE



UNIT 4752 - 11,384 SF±

- Ideal for office, retail or light industrial
- Skylights
- Power TBC
- Contiguous with units 4724 and 4748. Size options include 13,701 SF±, 14,084 SF±, or 16,401 SF±

AVAILABLE