

**AVISON
YOUNG**

For Lease

9520 - 42 Avenue
Edmonton, AB



Freestanding building
available for immediate occupancy

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Property Details

YEAR BUILT

2001

BUILDING SIZE

2 floors totaling
40,532 sf

PARKING

243 surface parking stalls
no additional charge

ASKING NET RENT

\$16.00 psf

ADDITIONAL RENT

\$12.64 psf

+ janitorial

Building overview

This facility presents various workstation zones, meeting rooms, break rooms/ kitchenettes, and fully equipped spaces tailored for training programs and large group meetings.

Strategically situated in close proximity to major road thoroughfares, the building provides simple connectivity to all areas of Edmonton, along with convenient access to an abundance of nearby amenities.

Highlights



Excellent location, just two minutes to Whitemud Drive and Gateway Boulevard



Large floor plate that can accommodate single or multiple tenants



Former contact centre with high-speed fibre optics



Above average parking ratio



Outdoor patio area

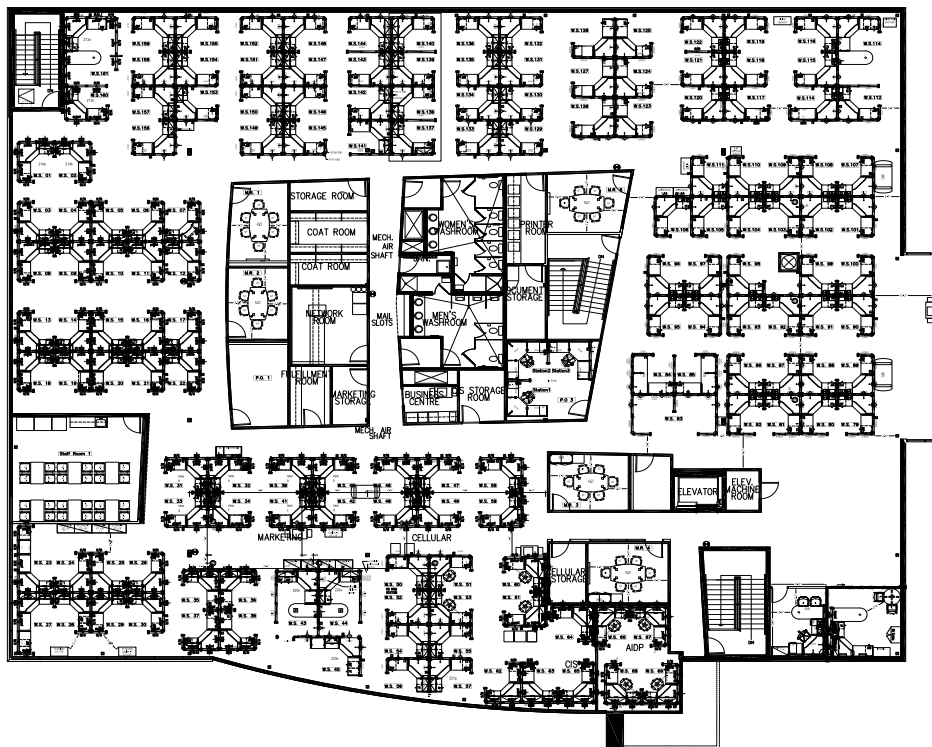


Office furnishings available at no additional cost

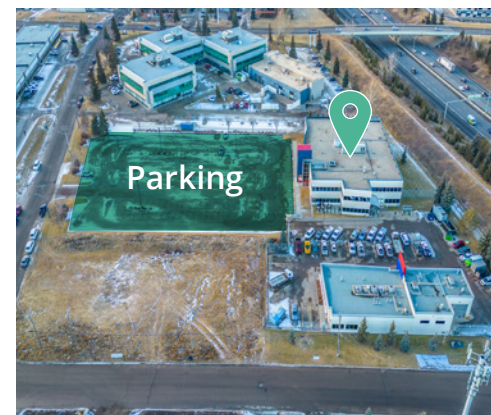
Floor plans

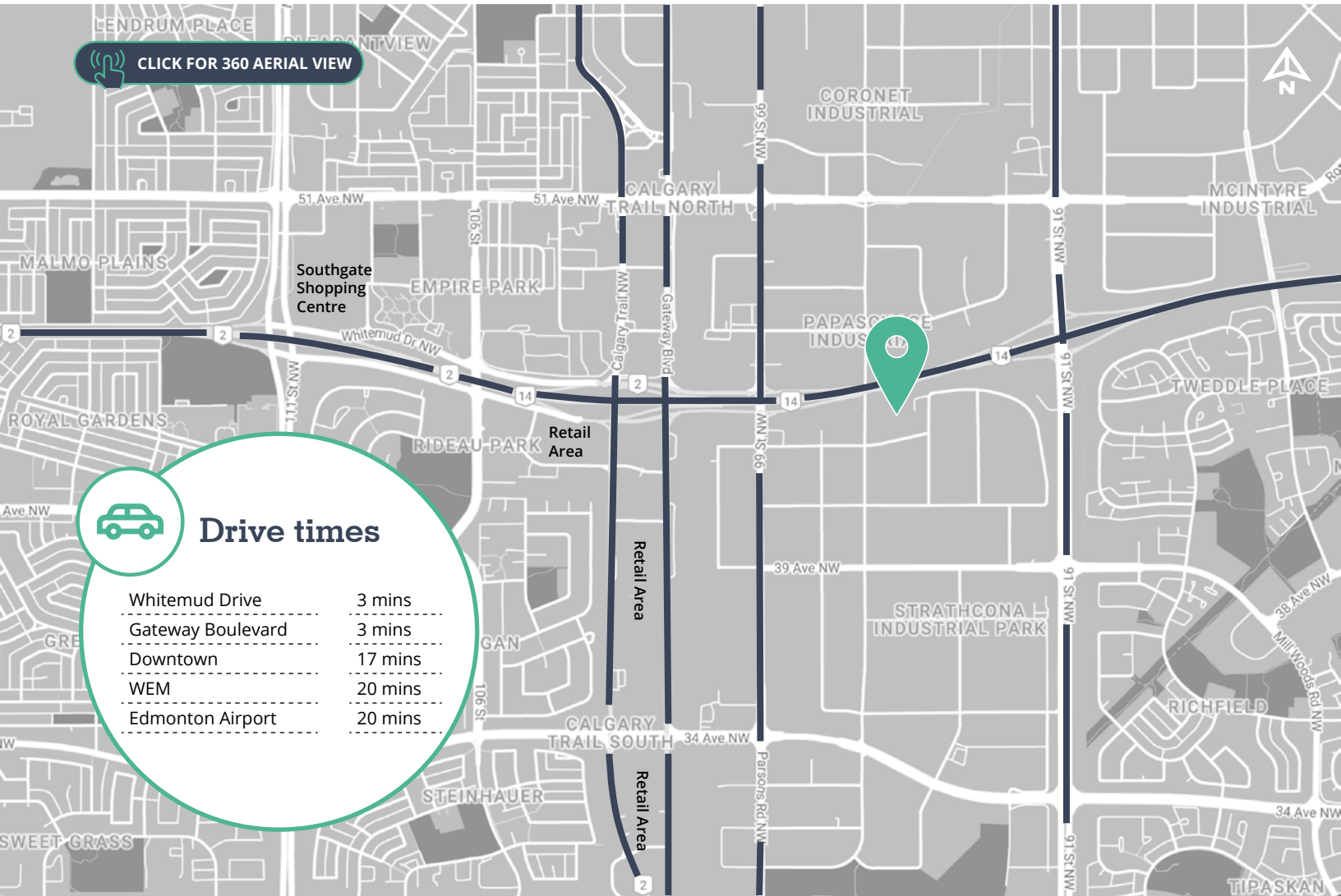


Main floor



Second floor





Download brochure



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