



BGO
Properties



**TWIN
ATRIA
BUILDING**

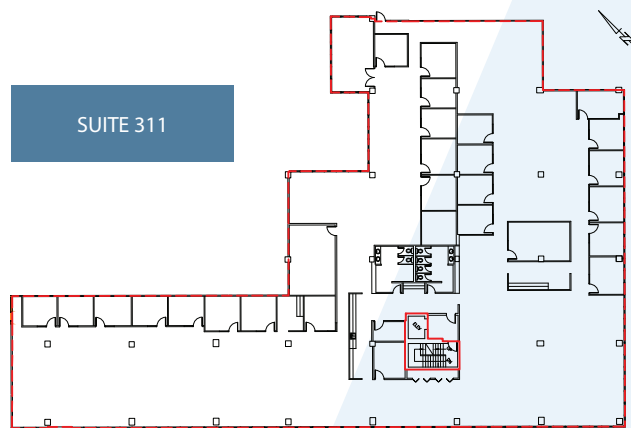


SUITE 311
4999 - 98 AVENUE NW, EDMONTON, AB

Suite 311

19,470 sf

- Class A - contemporary office complex
- 3rd floor suites with excellent exterior views and interior atrium views
- BOMA Gold certified
- Fitwel 1 star certified
- Energy Star High Efficiency certified
- Within walking distance of major amenities including restaurants, shopping malls, post office, pharmacy, fitness centre, gas station, grocery stores, banks and Edmonton Transit Centre.



Quick Facts

AREA	19,470 SF
DESCRIPTION	27 private offices, boardroom, conference room, server room and kitchen. Suite can be demised and built to suit tenant needs. Suites 301, 302 and 311 can be combined for a contiguous space of 53,311 sf.
PARKING	1 stall per / 350 sf ratio
NET RENT	Market
ADDITIONAL RENT	\$11.65 psf Operating costs, est. 2026
TERM	5 Years
AVAILABLE	Immediately
AMENITIES	- Bus Stop located at corner of complex for bus routes: 001, 633, 635 - 10 minute drive to downtown - Located near Anthony Henday Drive which connects drivers to all major Edmonton corridors.

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Brad Alton, Vice President, Leasing
brad.alton@bgo.com
780-990-7009

BentallGreenOak (Canada) LP
Suite 100, 4803 - 87th Street NW
Edmonton, AB T6E 0V3
bgo.com

