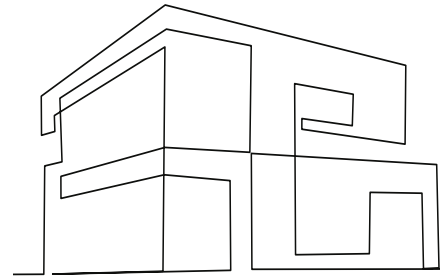


# FOR LEASE

ADVANCED TECHNOLOGY CENTRE

9650 - 20 AVENUE NW | EDMONTON, ALBERTA



Situated in The Edmonton Research and Development Park just south of the intersection of Parsons Road and 23 Avenue, ATC office space is located next to South Edmonton Common, minutes to Calgary Trail, Gateway Boulevard and Anthony Henday. This versatile hub of various incubator-like offices in the architecturally unique building have the following features:

- $\pm$  411 SF up to  $\pm$  1,730 SF offices or a  $\pm$  2,185 SF laboratory
- Shared collaborative common areas throughout the building including a kitchenette, 2 large boardrooms, huge skylights and common washrooms
- Air conditioned, main floor flexibility in sizes and wheelchair accessible
- Free random on-site parking
- Fibre optics are available
- Extremely high traffic count of approximately 34,000 vehicles daily

**Carla Voss**, BA (ADV)  
VP | Industrial/Investment Sales & Leasing  
780 818 7118 carla@hcrgroup.ca

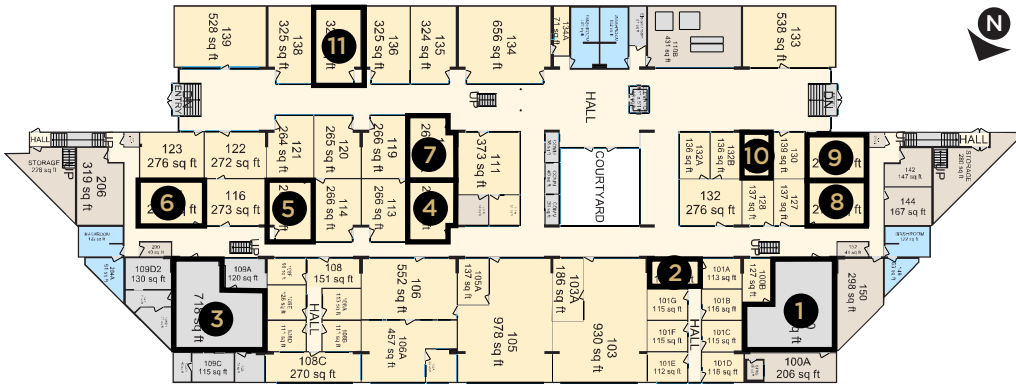


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[www.hcrgroup.ca](http://www.hcrgroup.ca)

# FOR LEASE | ADVANCED TECHNOLOGY CENTRE

## MAIN FLOOR PLAN



### IDEAL USES

Entrepreneurs & innovators, AI, tech-related businesses, engineering businesses, small start-up pharmaceuticals and science related businesses, small science lab requirements.

## PROPERTY DETAILS

### SUBDIVISION

Edmonton Research and Development Park

### LEGAL ADDRESS

Plan 8722619, Block 1, Lot 6

### ZONING

BE - Business Employment

### RATES

Rental Rate \$15 PSF

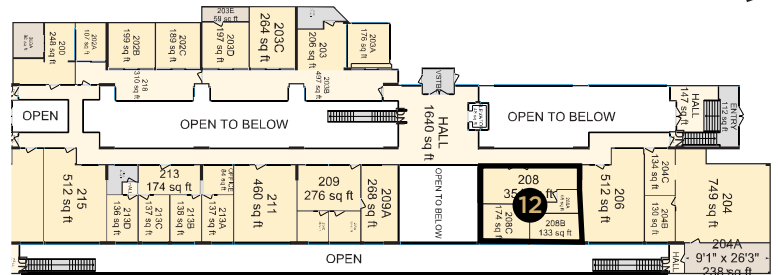
Op. Costs \$17.08 PSF (2025)

(Includes \$6.81 PSF utilities and \$2.07 PSF property taxes)



CLICK FOR  
CURRENT  
BE USES

## SECOND FLOOR PLAN



### PARKING

Random and free parking stalls - 112 energized on site.

### TERM

Preferably three (3) years at minimum.

### GROSS RENT INCLUDES

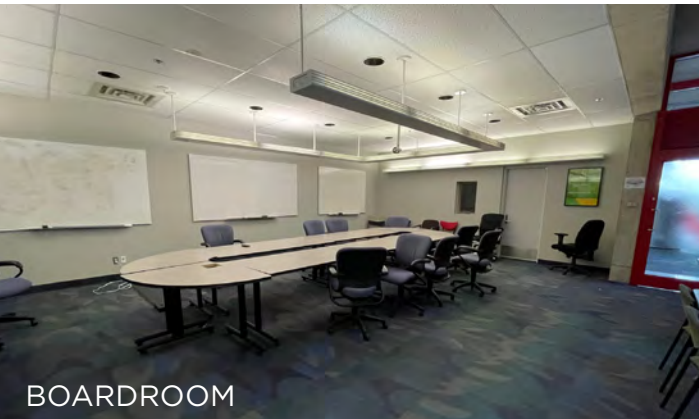
All common areas, 2 large boardrooms for large meetings, common washrooms, common area kitchenette, utilities (water, sewer, gas, power, wifi), property taxes, building insurance, HVAC maintenance, heat & pump, roof maintenance, common area janitorial, waste removal, general maintenance, property management, landscaping, snow removal.

POSSESSION	UNIT #	UNIT SIZE*	GROSS/MONTH	
Immediate	1	100	1,710 SF	\$4,571.40
October 1, 2025	2	101	1,730 SF	\$4,624.87
October 1, 2025	3	109 (lab)	2,185 SF	\$5,841.23
Immediate	4	112	411 SF	\$1,098.74
Immediate	5	115	411 SF	\$1,098.74
Immediate	6	117	434 SF	\$1,160.23
Immediate	7	118	411 SF	\$1,098.74
Immediate	8	126	436 SF	\$1,165.57
Immediate	9	129	435 SF	\$1,162.90
Immediate	10	131	219 SF	\$585.46
Immediate	11	137	512 SF	\$1,368.75
October 1, 2025	12	208	1,150 SF	\$3,074.33

\*Grossed up area **Total** 10,044 SF



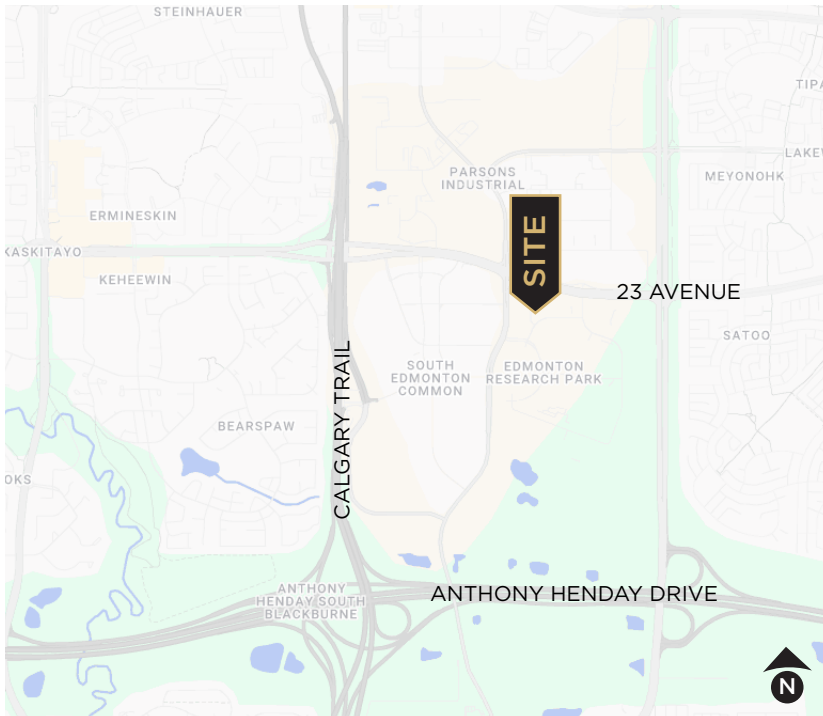
# FOR LEASE | ADVANCED TECHNOLOGY CENTRE



**THE HISTORY** In the 1980s, Alberta saw the rise of university and industry-affiliated research parks. The Edmonton Research Park, set on open prairie, followed strict landscaping guidelines to preserve its pastoral character. At its entrance stands the Advanced Technology Centre, designed as a flexible incubator for tech entrepreneurs. Tenants lease small spaces—sometimes just a workstation—while sharing meeting rooms, library, and marketing resources.

Completed in 1987, the building is embedded in the landscape: two floors are cut into the earth, with a green roof for insulation and an incised skylight lighting a central social street. Art by Michael Hayden animates the public space, while exposed systems and demountable panels allow quick reconfiguration. Earth sheltering reduces energy loads, keeping it warm in  $-30^{\circ}\text{C}$  winters and cool in  $+30^{\circ}\text{C}$  summers. It remains one of Canada's earliest examples of regional sustainable design.

*Designed by Barry Johns Architect  
Canadian Architect Award of Excellence, 1986  
Governor General's Award for Architecture, 1992*



## DRIVE TIMES FROM SITE

Anthony Henday	5 Minutes
Highway 2	7 Minutes
Edmonton Int'l Airport	20 Minutes
Downtown Edmonton	25 Minutes



**NEIGHBOURHOOD POPULATION**  
(5 KM | 2023) 169,177



**5-YEAR GROWTH FORECAST**  
(5 KM | 2023-2028) 2.9%



**AVERAGE HOUSEHOLD INCOME**  
(5 KM | 2023) \$109,076



**DAILY TRAFFIC COUNTS**  
23 AVE NW & 23 AVE NE (2022) 30,900

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Tenant.