



# Prime Ownership Opportunity in Campus-Style Office Complex

Premium office units ranging from 3,326 SF - 19,084 SF for sale

97 Street & 42 Avenue, Edmonton, AB

**Whitemud**  
BUSINESS PARK



**Whitemud**  
BUSINESS PARK

# Grow your Business at Whitemud Business Park

Whitemud Business Park presents an opportunity to purchase office space on a prominent corner in south central Edmonton. Four premium office condo buildings feature units ranging from 3,326 SF to full floor opportunities of 9,591 SF. Their modern design offers a variety of buildout options that can be customized to enhance workplace efficiency.



Prominent south central  
office park located just off  
Whitemud Drive



Convenient access to major arterials,  
including Calgary Trail/Gateway  
Blvd, 91 Street and 51 Avenue



On-site property  
management



Functional office layout with the  
opportunity to customize workspace



Plentiful parking stalls  
available



Condo Fees: \$10.41 per SF  
*Condo Fees Include Utilities!*



Zoning:  
Business Employment (BE)



Signage: Pylon signage facing 97<sup>th</sup>  
Street coming soon!

WHITEMUD BUSINESS PARK



# Functional Design to Elevate Your Work Day

With its unique campus-like environment designed to enhance connectivity and collaboration, Whitemud Business Park provides ample communal spaces for employees to work, meet and get inspired.



Newly renovated fitness facility

Each unit is thoughtfully designed to maximize natural light and space creating a welcoming atmosphere that fosters productivity. The campus offers an outdoor courtyard and amenities that promote a balanced work environment.

Newly renovated  
fitness facility



End-of-trip  
facilities



Recent elevator and  
lobby upgrades



2,000 SF of outdoor  
courtyard for health  
breaks, team building  
and after-work bonding

Ample **on-site** surface  
and visitor **parking**



WHITEMUD BUSINESS PARK

# Your business belongs at the heart of it all

Whitemud Business Park is adjacent to the Millwoods and Duggan neighbourhoods and provides convenient access to shops, banks and a variety of restaurants along Calgary Trail.

Benefit from ease of access to public transportation, to Edmonton's primary east-west freeway and the Queen Elizabeth II Highway (Highway 2), Alberta's major north-south connector. Everything your business needs is within reach.

## Drive Times



WHITEMUD BUSINESS PARK

# Unmatched Amenities

## Restaurants

- Amean Pizza, Donair and Sub
- Boardwalk Burgers
- Yummies's Diner
- Hung Pha
- Olive Garden
- Earl's Kitchen + Bar
- Pho Marble Restaurant
- Japanese Village New
- New Asian Village
- Denny's
- Red Lobster
- Ricky's All Day Grill
- Vaticano Cucina
- Stanhope Eatery and Bar

## Groceries

- H-Mart
- T&T Supermarket
- FreshCo
- Bountiful Farmers' Market
- Real Canadian Superstore

## Shopping

- Walmart Supercentre
- Value Village South
- Park Centre Millbourne
- Market Mall
- Lowe's Lordco
- Auto Parts Costco
- Wholesale

## Fast Food

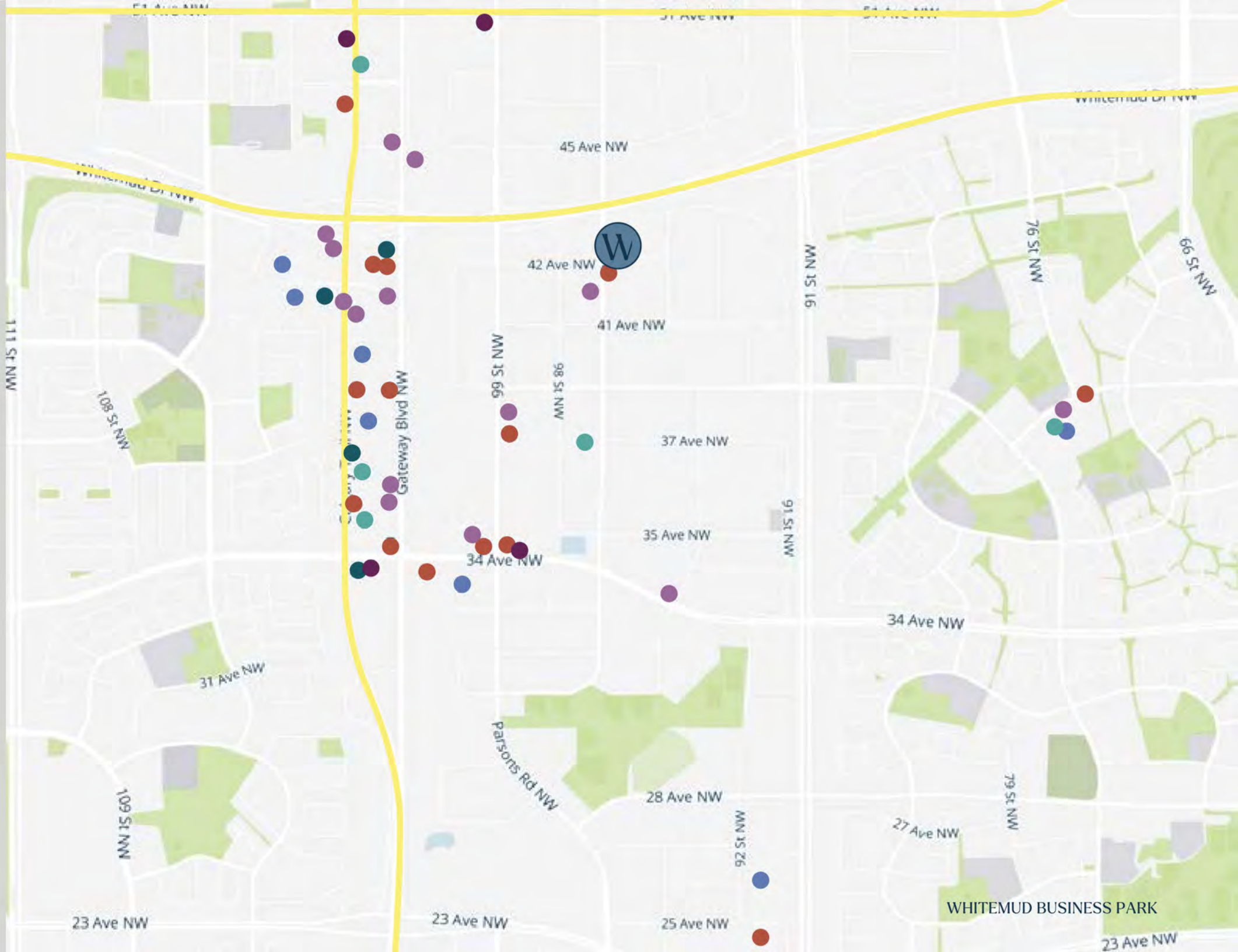
- Nando's
- McDonald's
- Subway
- Sandwich & Burger Patch
- Tim Hortons
- Second Cup Cafe
- Starbucks
- Crum Coffee Bar
- Wendy's
- Jollibee
- Freshii
- The Burger Joint

## Banking

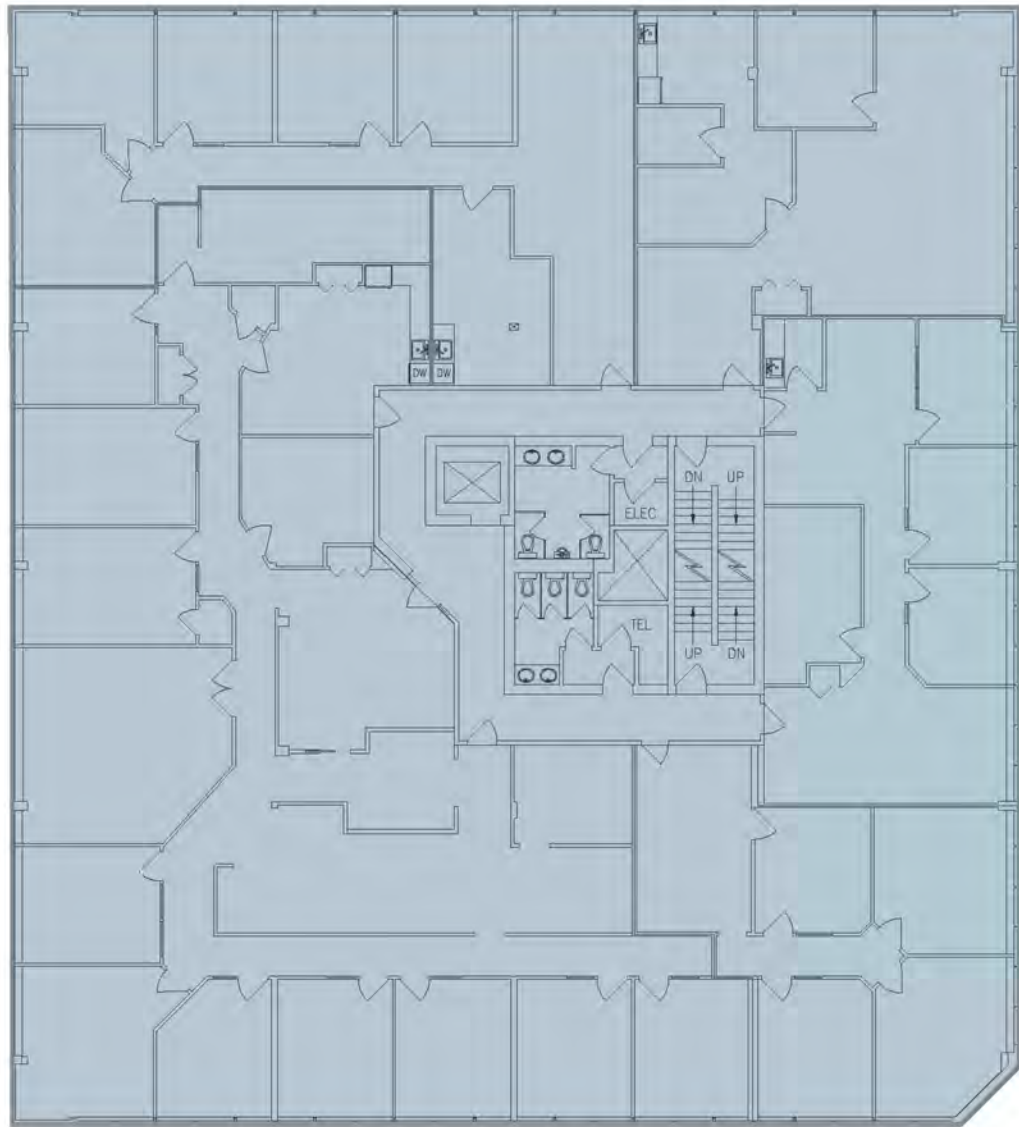
- CIBC
- HSBC
- TD Canada Trust
- Canadian Western Bank

## Gas Station

- Shell
- Esso



Building 1 – 2nd Floor



# Floor Plans

**Building 1**  
4245 - 97 Street  
**2nd Floor**

| Suite | Size     | Price       |
|-------|----------|-------------|
| 200   | 9,591 SF | \$2,397,750 |

*\*Available June 1, 2026  
Potential to subdivide into smaller units*

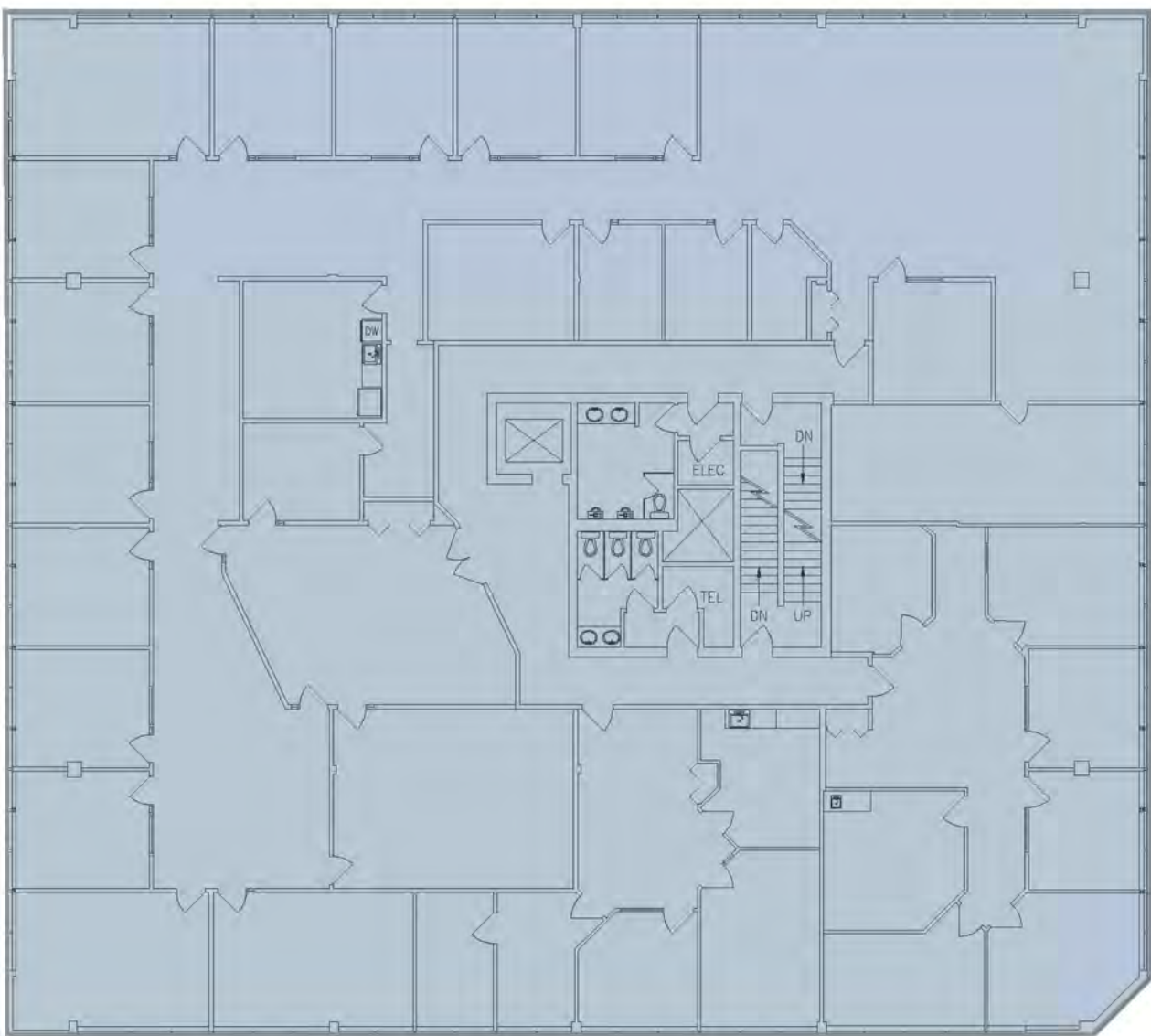
# Floor Plans

**Building 1**  
4245 - 97 Street  
**3rd Floor**

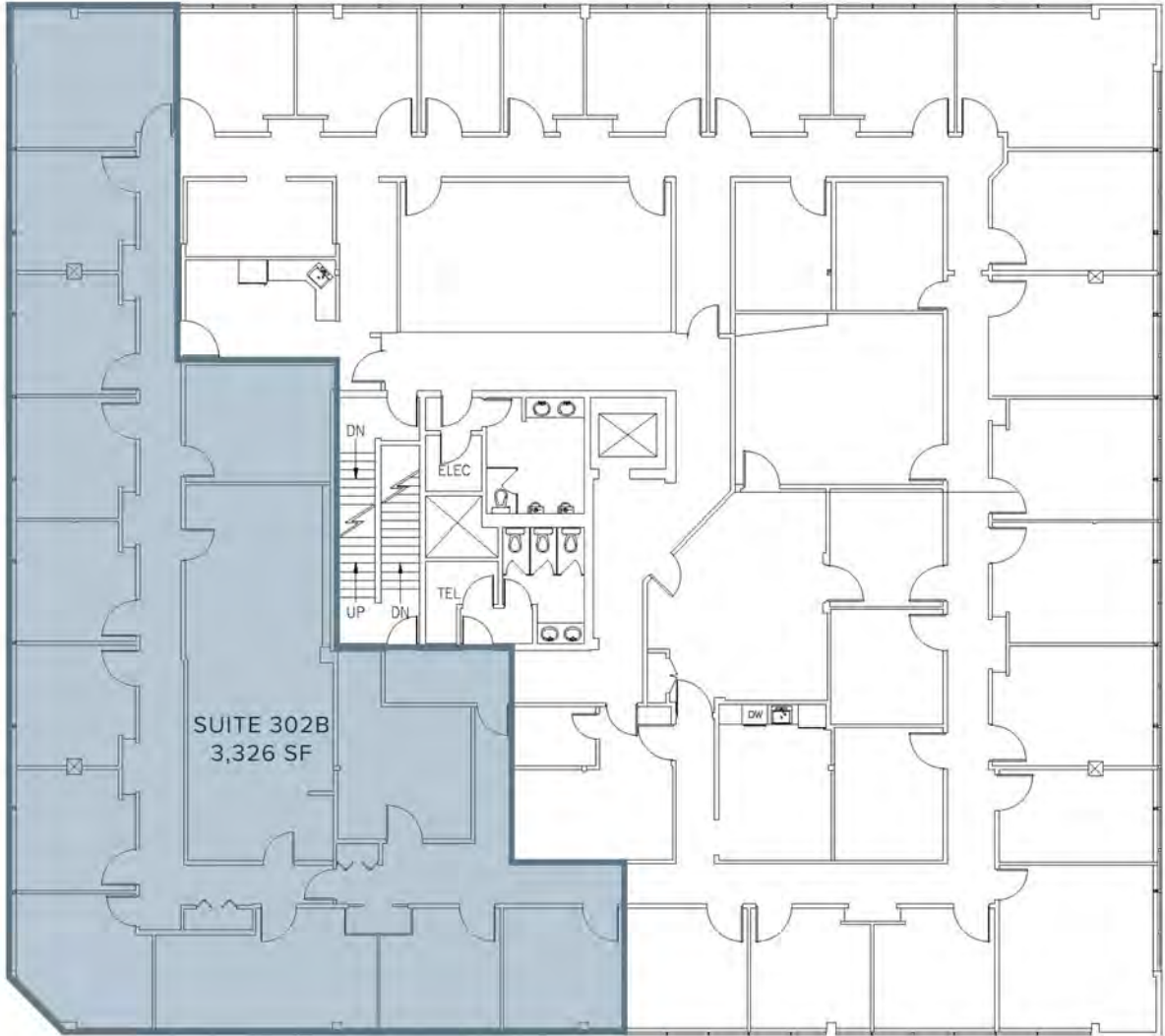
| Suite | Size     | Price       |
|-------|----------|-------------|
| 300   | 9,494 SF | \$2,373,500 |

*\*Available June 1, 2026  
Potential to subdivide into smaller units*

Building 1 – 3rd Floor



Building 3 - 3rd Floor



# Floor Plans

Building 3  
9618 - 42 Avenue  
3rd Floor

| Suite | Size     | Price     |
|-------|----------|-----------|
| 302B  | 3,326 SF | \$864,000 |

*\*Available Immediately*

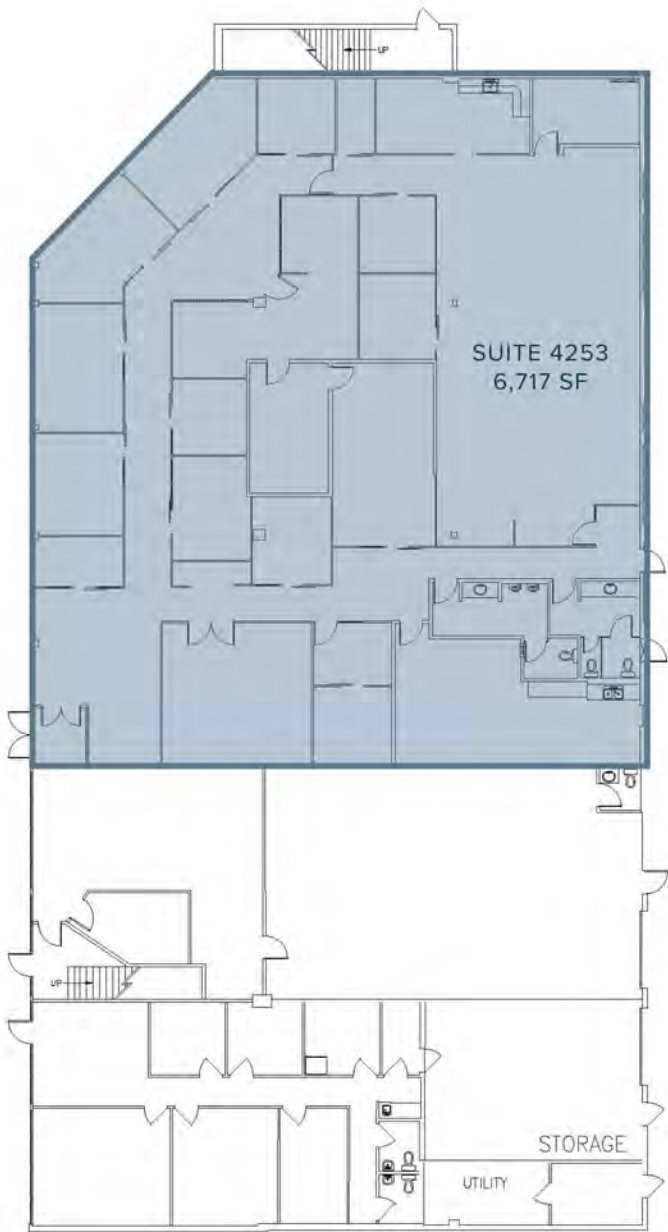
# Floor Plans

Building 4  
4253 - 97 Street  
Main Floor

| Suite | Size     | Price       |
|-------|----------|-------------|
| 4253  | 6,717 SF | \$1,679,250 |

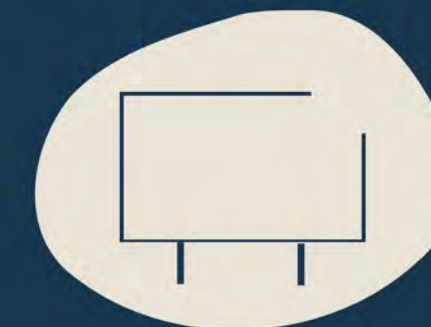
*\*Available Immediately*

Building 4 - Main Floor





# Prominent exposure signage opportunities



## High-Profile Location

Located just off Whitemud Drive, a main thoroughfare which sees over 100,000 vehicles per day.

This pylon signage opportunity will provide your office with direct exposure to over 10,000 vehicles per day on 97 Street.

# Ownership Benefits. Invest in your property. Why it makes sense.



## Unbelievable Value

Whitemud Business Centre units are priced to sell.  
Take advantage of buying Class A units at unbelievable pricing.



## Free Parking

Never pay for parking ever again. With 371 stalls available, your clients and staff will never have to worry about parking expenses.



## Unparalleled Location and Access

By being directly off the Whitemud, nobody will complain about coming to your office.



## Modern Amenities

With a brand new gym and courtyard amenity, your employees may never want to go home.



## Competitive Financing Solutions Available

Take advantage of creative financing solutions from KV Capital.



## Build Equity

Why lease when you can build equity for your retirement.  
Invest in your bank account not the landlord's.



## Control Your Destiny

Owning means no more landlord favoured lease agreements, no more operating costs reconciliations, no more rental rate hikes.



# Owner-occupied financing

**Capitalize on both the stability and flexibility your business needs to thrive.**

## What is owner-occupied financing?

In contrast to many commercial real estate transactions where a property is purchased with the intention of generating rental or investment income, owner-occupied financing is a beneficial capital solution to consider if your business owns the office space or building that you operate out of.

The primary advantage of owner-occupied financing is that you tend to receive more favourable financing terms and conditions including lower down payment requirements and less stringent reporting criteria.

## Is owner-occupied financing right for you?

If your business has been in operation for at least 24 months, you will be eligible for a variety of owner-occupied financing options. If your business is new, we can provide guidance and advice for the best financing model for you.

## How will owner-occupied financing help you achieve your goals?



### Access Higher Leverage

With up to 100% financing, you will preserve working capital to be deployed in your business for other assets such as equipment purchases.



### Reduce Monthly Payments

By leveraging longer amortization periods, repayment of your mortgage loan can be spread out over a longer period of time, which lowers payments each month.



### Tap Into Flexible Conditions

Owner-occupied financing offers a variety of customizable conditions for your unique needs such as principal postponement periods and options for the completion of tenant improvement work.



### Build Equity

Contribute your monthly office space payments as a long term investment and increase the potential for your business' future growth opportunities.

# Whitemud

BUSINESS PARK



**NAI**Commercial

**Ryan Brown, SIOR**

Partner

780 964 8624

rbrown@naiedmonton.com

**Fahad Shaikh, CPA, CA**

Senior Vice President

780 238 9698

fahad.shaikh@colliers.com

**Brenton Chung**

Associate

780 904 8731

brenton.chung@colliers.com

**Dan Budman**

Vice President, Office Division

587 635 5613

dbudman@naiedmonton.com

**Drew Joslin**

Associate

780 540 9100

djoslin@naiedmonton.com

[whitemudbusinesspark.com](http://whitemudbusinesspark.com)