

**AVISON
YOUNG**

For Lease

9520 - 42 Avenue
Edmonton, AB



Freestanding building
available for immediate occupancy

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Property Details

YEAR BUILT
2001

AVAILABILITY
Second floor
21,612 sf

PARKING
243 surface parking stalls
no additional charge

ASKING NET RENT
\$16.00 psf

ADDITIONAL RENT
\$13.67 psf
+ janitorial

Building overview

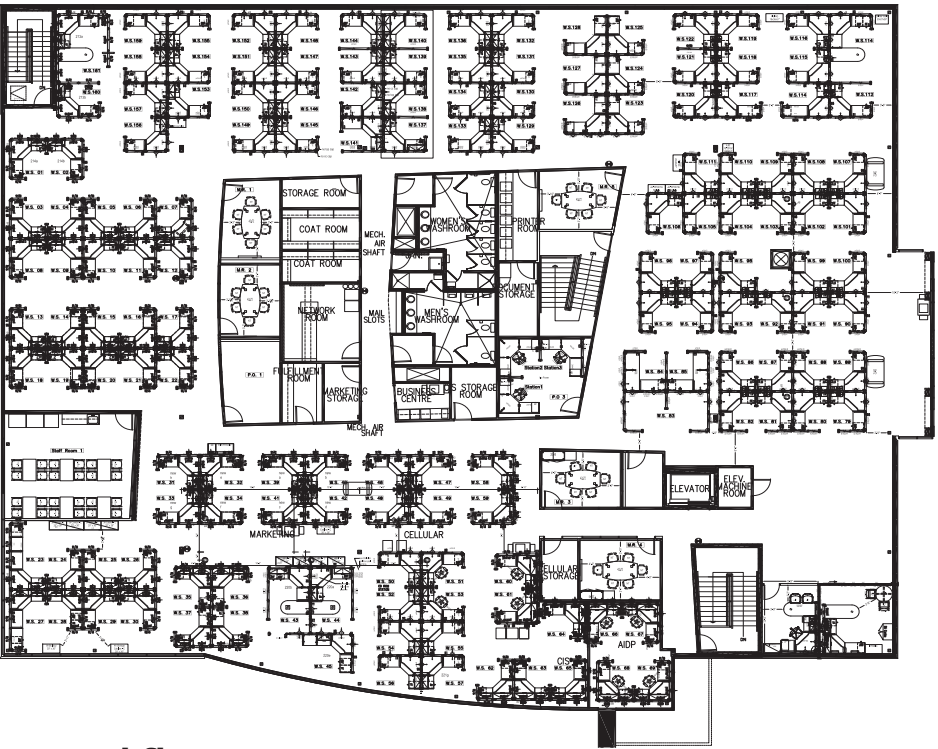
This facility presents various workstation zones, meeting rooms, break rooms/ kitchenettes, and fully equipped spaces tailored for training programs and large group meetings.

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

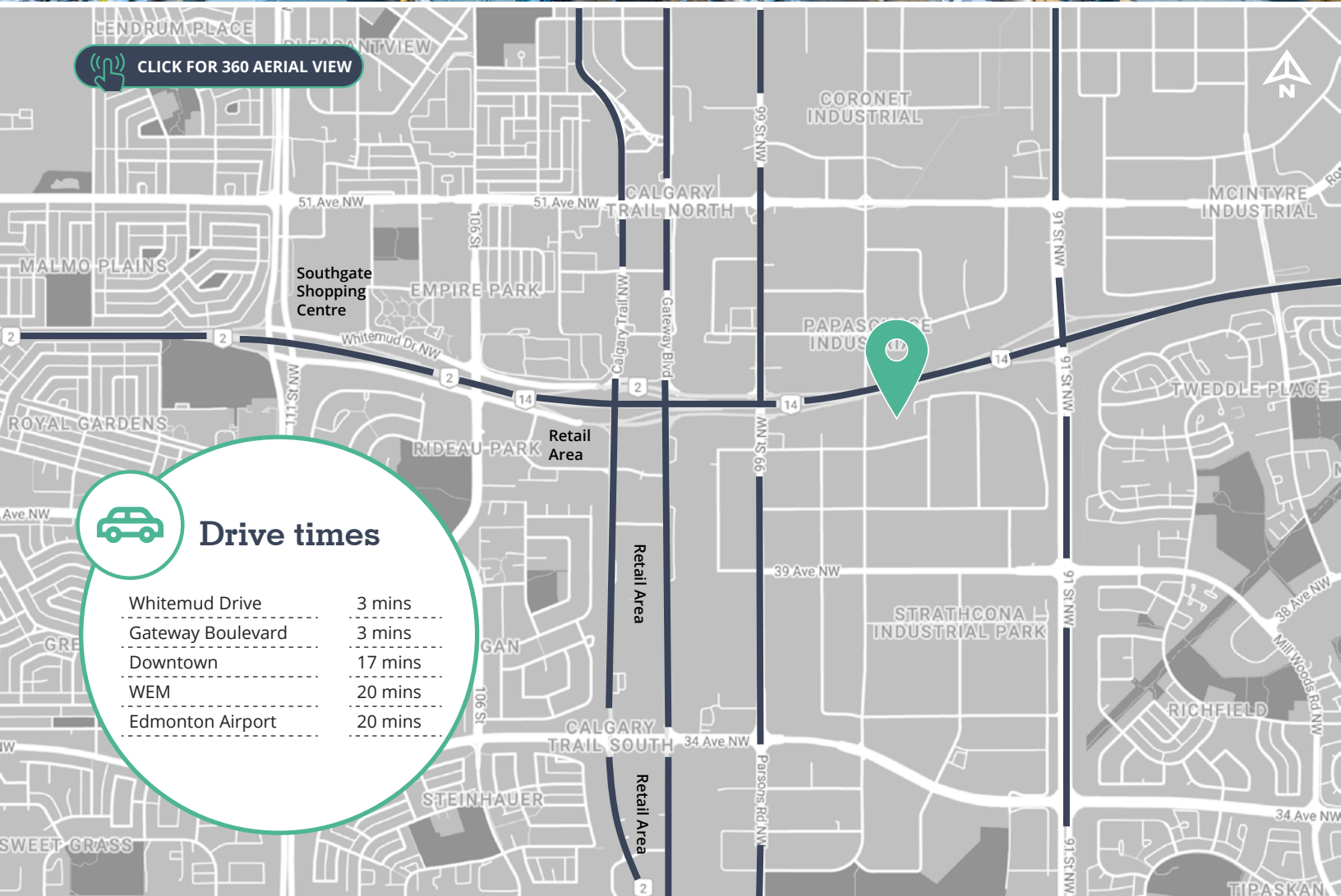
-  Excellent location, just two minutes to Whitemud Drive and Gateway Boulevard
-  Large floor plate that can accommodate single or multiple tenants
-  Former contact centre with high-speed fibre optics
-  Above average parking ratio
-  Outdoor patio area
-  Office furnishings available at no additional cost

Floor plan



Second floor





Download brochure



**AVISON
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