



BGO
Properties



**TWIN
ATRIA
BUILDING**



SUITE 408
4999 - 98 AVENUE NW, EDMONTON, AB

Suite 408

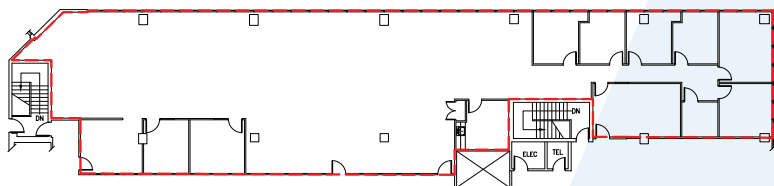
5,663 sf

- Class A - contemporary office complex
- 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 | 5,663 SF |
| DESCRIPTION | 10 private offices, open area, boardroom and kitchen. Suite 402 and 408 can be combined for a contiguous space of 36,342 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

