



Prime Ownership Opportunity in Campus-Style Office Complex

Premium office units ranging from 650 SF - 19,084 SF for sale

97 Street & 42 Avenue, Edmonton, AB

Whitemud
BUSINESS PARK



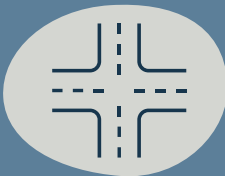
Whitemud
BUSINESS PARK

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 650 SF to full floor opportunities of 9,650 SF. Their modern design offers a variety of build out 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: \$9.18 per SF
Condo Fees Include Utilities!



Zoning: Business Employment (BE)



Signage: Pylon signage facing 97th Street coming soon!



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**

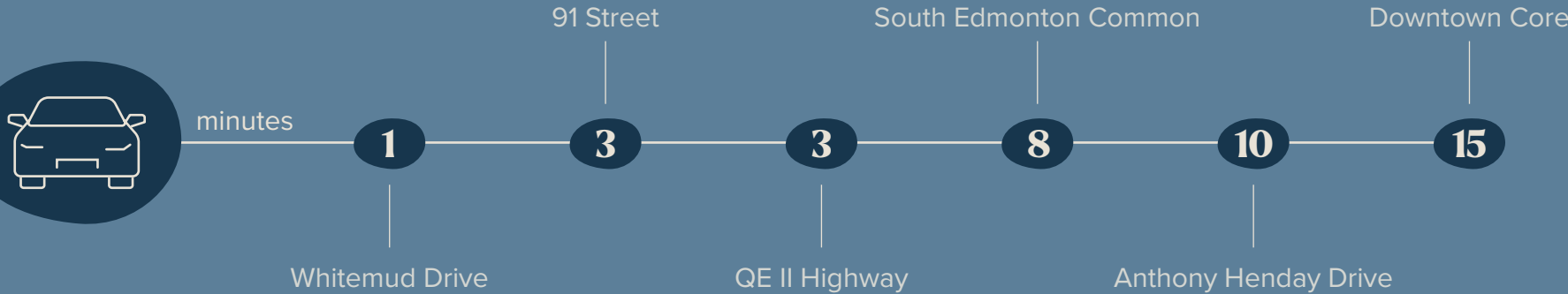


Your business belongs at the heart of it all

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



Unmatched Amenities

Restaurants

- Amean Pizza, Donair and Sub
- Boardwalk Burgers
- Yummie's Diner
- Hung Pha
- Olive Garden
- Earl's Kitchen + Bar
- Pho Marble Restaurant
- Japanese Village
- 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

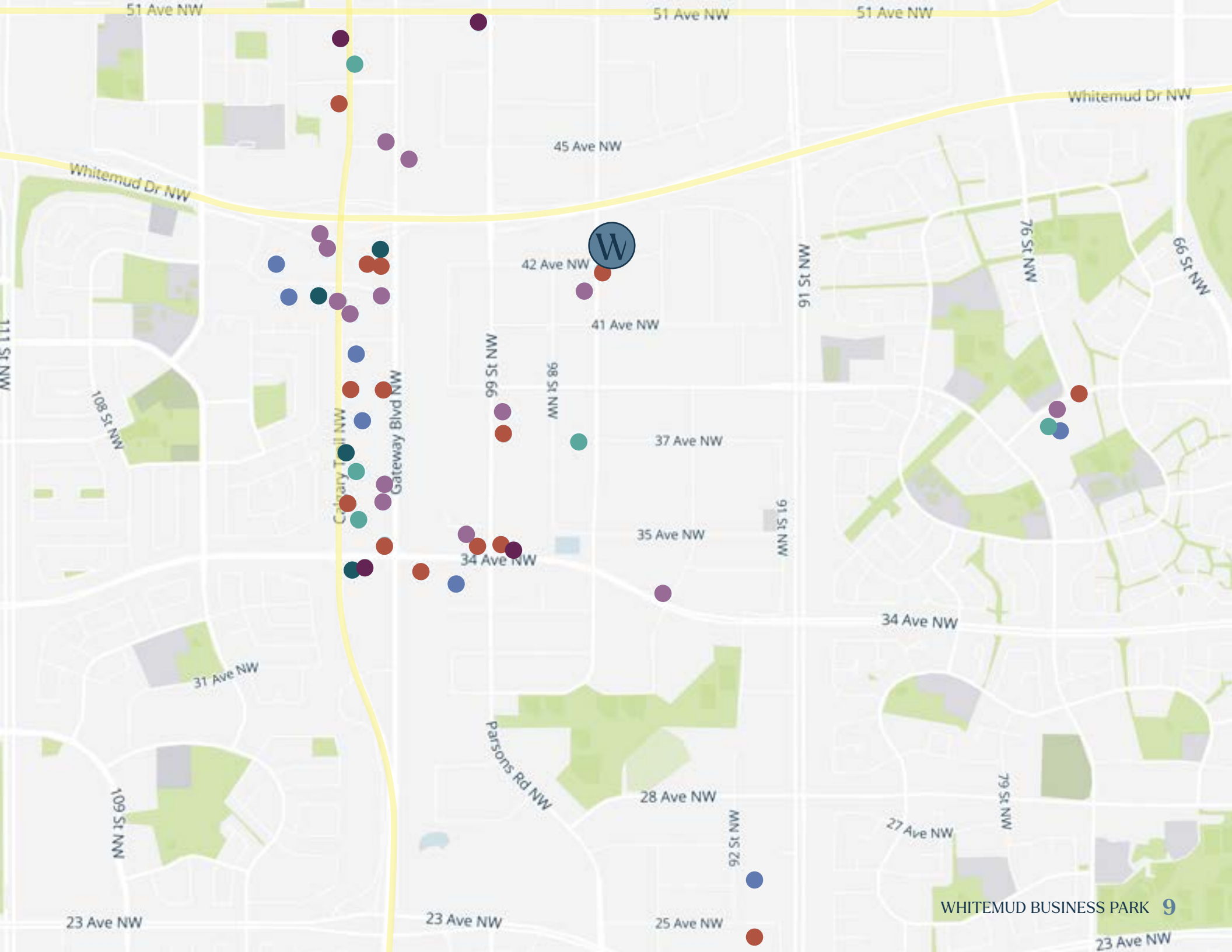
- Nando's
- McDonald's
- Subway
- Sandwich & Burger Patch
- Tim Hortons
- Second Cup Café
- Starbucks
- Crum Coffee Bar
- Wendy's
- Jollibee
- Freshii
- The Burger Joint

Banking

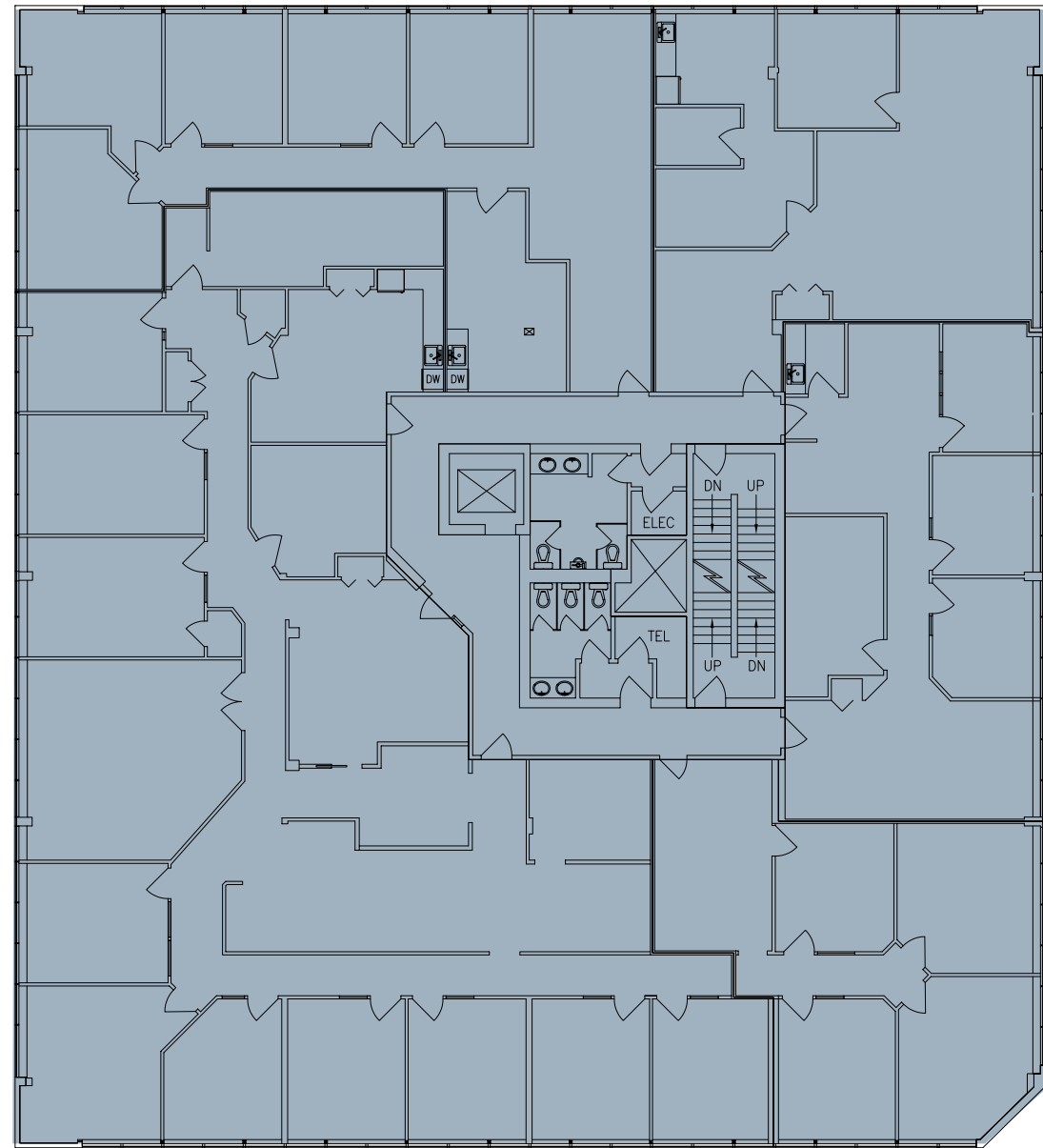
- CIBC
- HSBC
- TD Canada Trust
- Canadian Western Bank

Gas Station

- Shell
- Esso



Building 1 – 2nd Floor



Floor Plans

Building 1
4245 - 97 Street
2nd Floor

Suite	Size	Price
200	9,591 SF	\$2,397,658.73

**Available Jan 1, 2026
Potential to subdivide into smaller units*

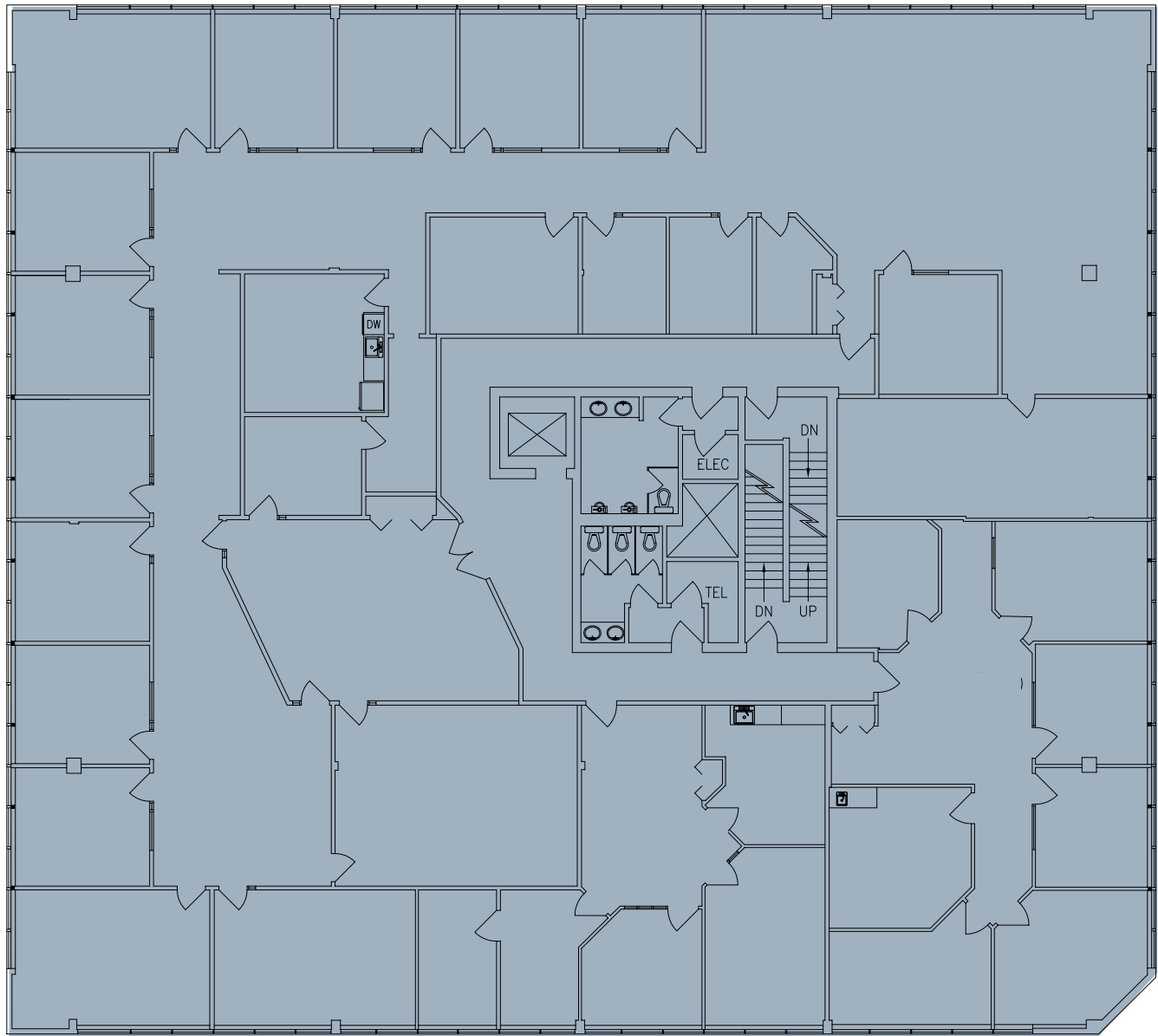
Floor Plans

Building 1
4245 - 97 Street
3rd Floor

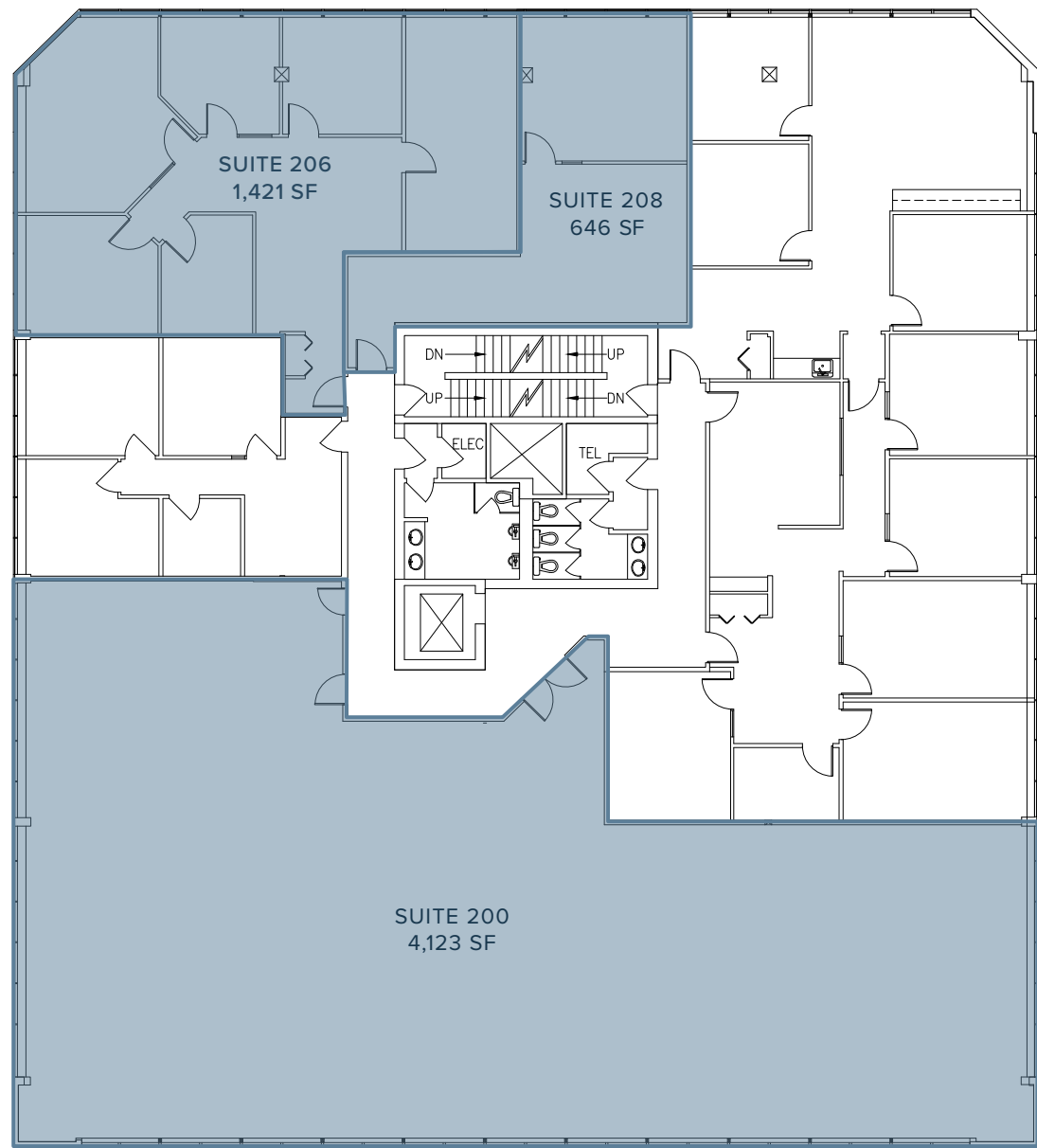
Suite	Size	Price
300	9,494 SF	\$2,373,500.00

**Available Jan 1, 2026
Potential to subdivide into smaller units*

Building 1 – 3rd Floor



Building 2 – 2nd Floor



Floor Plans

Building 2
9622 - 42 Avenue
2nd Floor

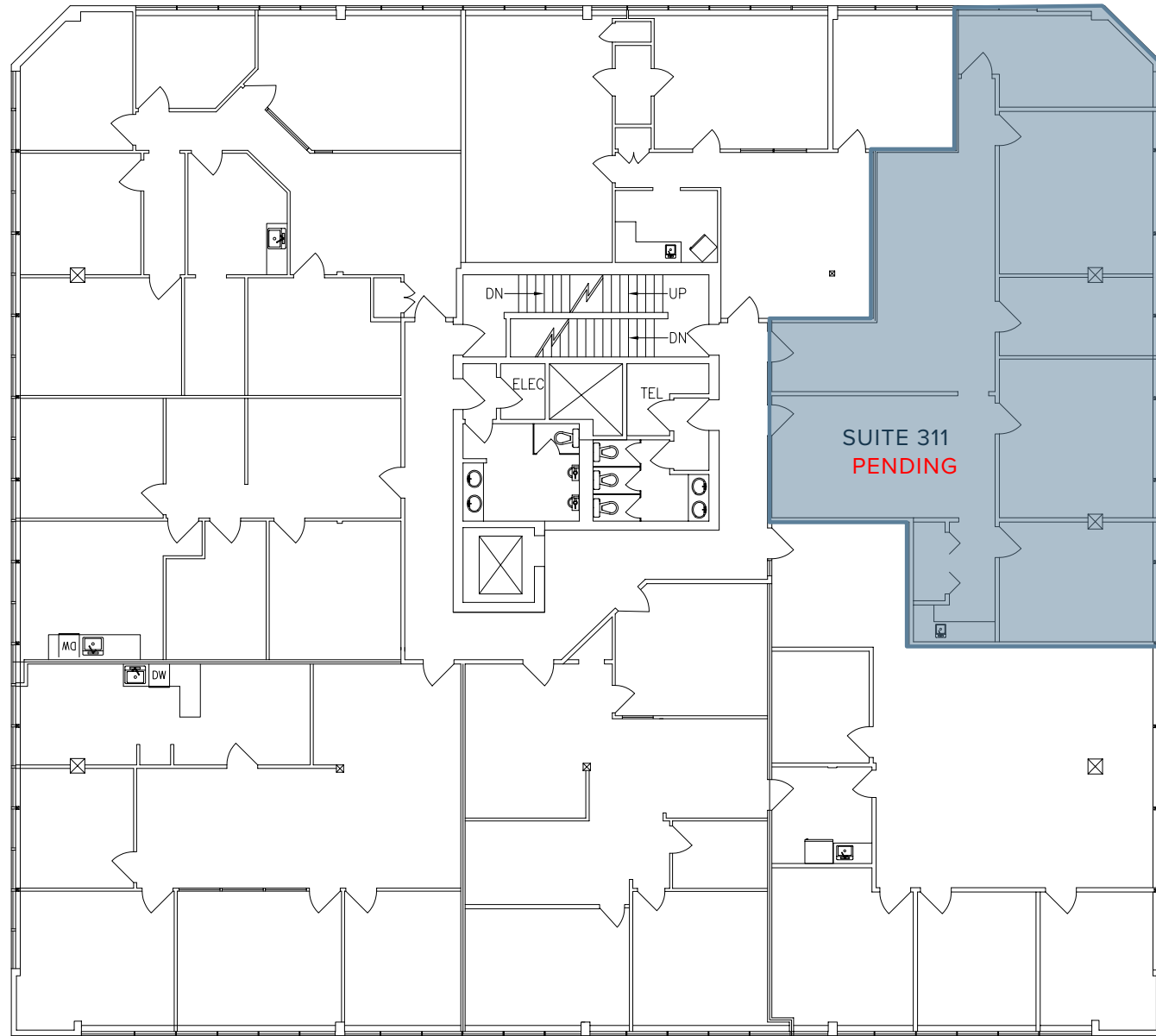
Suite	Size	Price
200	4,123 SF	\$1,031,000
Available: Immediately		
206	1,421 SF	\$355,250
Available: May 1, 2026		
208	646 SF	\$193,250
Available: January 1, 2025		

Floor Plans

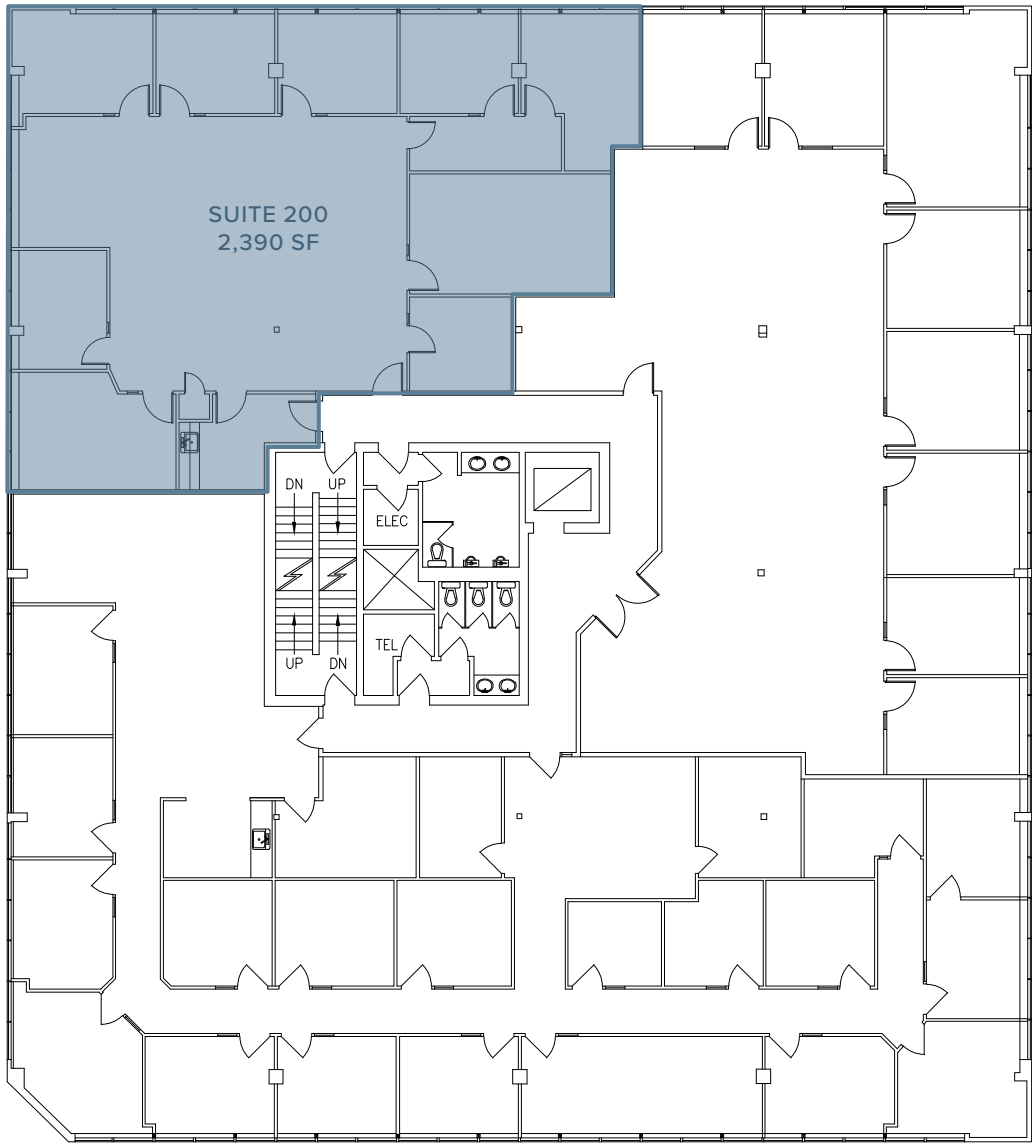
Building 2
9622 - 42 Avenue
3rd Floor

Suite	Size	Price
311	1,701 SF	PENDING
Available: On 30 days notice		

Building 2 – 3rd Floor



Building 3 – 2nd Floor



Floor Plans

Building 3
9618 - 42 Avenue
2nd Floor

Suite	Size	Price
200	2,390 SF	\$597,500

Available: January 1, 2026

Floor Plans

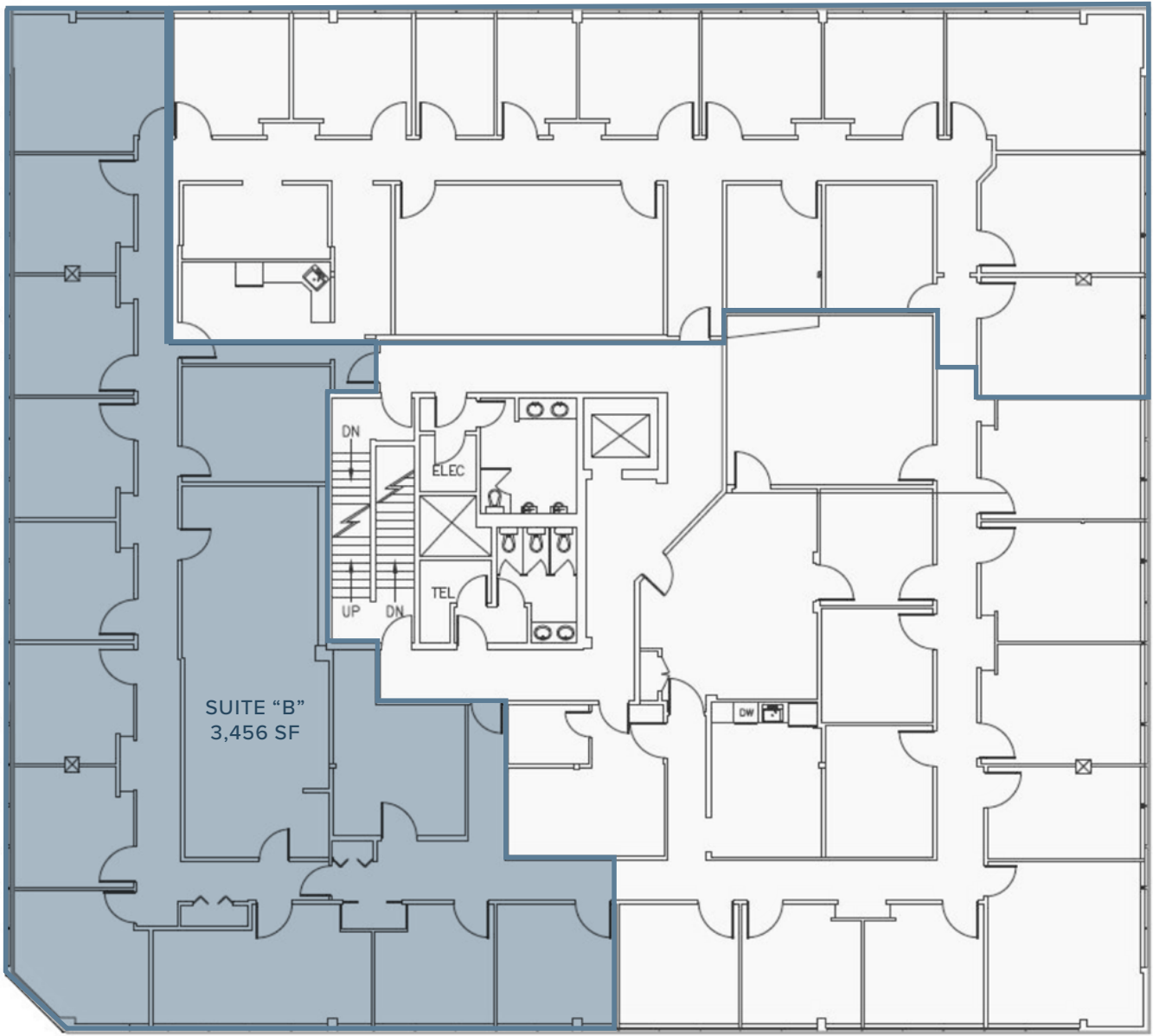
Building 3
9618 - 42 Avenue
3rd Floor

Suite	Size	Price
300B	3,456 SF*	\$864,000

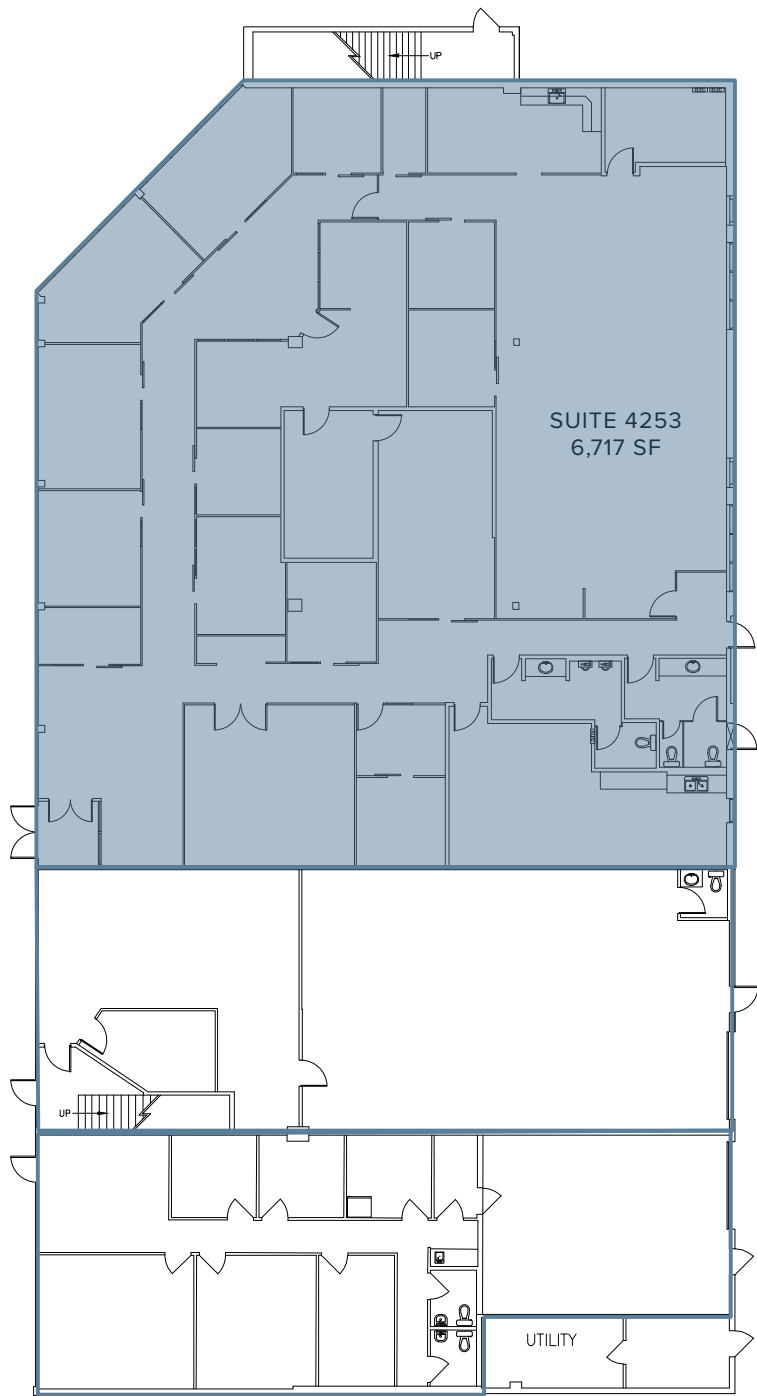
*Unit is currently being subdivided and final measurements are subject to change

Available: Immediately

Building 3 – 3rd Floor



Building 4
Main Floor



Floor Plans

Building 4
4253 - 97 Street
Main Floor

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

Available: Immediately

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



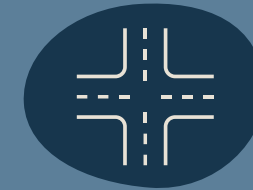
Unbelievable Value

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



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