

**FOR LEASE**

**OMNI BUILDING - LAB SPACE**

**NAI Commercial**



**ATTRACTIVE  
TENANT INCENTIVES  
AVAILABLE**

Ask agent for details

**#101, 9636 - 51 AVENUE**

**EDMONTON, AB**

**MAIN FLOOR**

**PROPERTY HIGHLIGHTS**

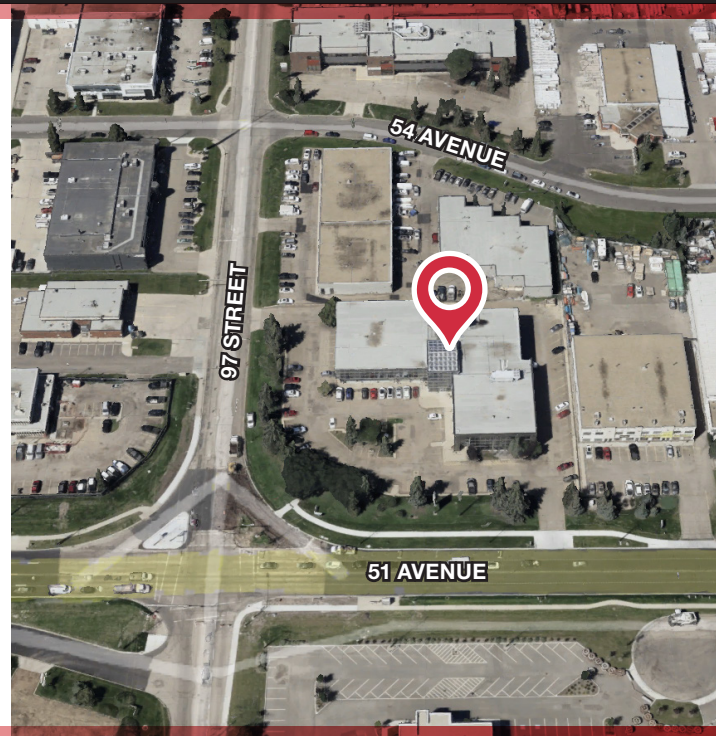
- 5,675 sq.ft.± space available previously used as a lab
- Excellent exposure on 51 Avenue and 97 Street
- Plenty of on-site parking
- High quality building
- Market rate
- Additional spaces are available

**ED STENGER**

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ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 7723025, Lot 7 & 8R, Block 19
SIZE	5,675 sq.ft. *Can be demised
ZONING	BE (Business Employment)
PARKING	On-site
POSSESSION	Vacant
NET LEASE RATE	Market
OPERATING COSTS	\$13.45/sq.ft./annum (2025 estimate) Includes common area maintenance, property taxes, building insurance, management fees and utilities (gas, water and power)

