

FOR SUBLEASE

Graham Campus

8404 McIntyre Road, Edmonton, AB

Long term office sublease
with high quality build out in a
convenient southside location

Taylor Riar

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Colliers Macaulay Nicolls Inc.

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Accelerating success.

Property Overview

Municipal Address	8404 McIntyre Road NW, Edmonton, AB	
Sublease Expiry	July 22, 2034	
Rentable Area	Main Floor	14,175 SF
	2nd Floor	11,250 SF
	Total	25,425 SF
Net Rent	Market	
Operating Costs	\$16.48 / SF	
TI Allowance	Negotiable	
Parking	Ample surface parking stalls on-site	
Furniture	Negotiable	
Available	January 1, 2026	

KEY FEATURES



Long term sublease



Fully built out office space



High quality improvements



Furniture available



Ample parking stalls on-site

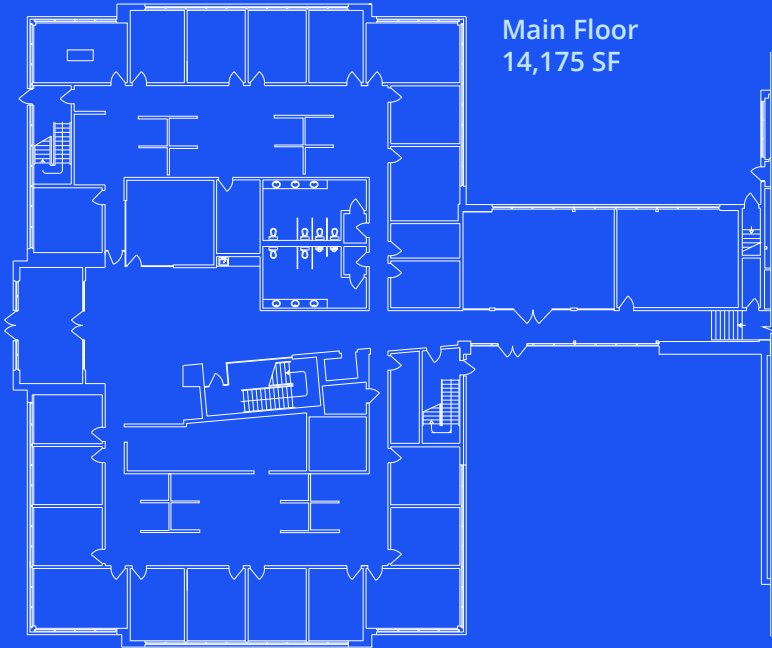


Quick access to arterials

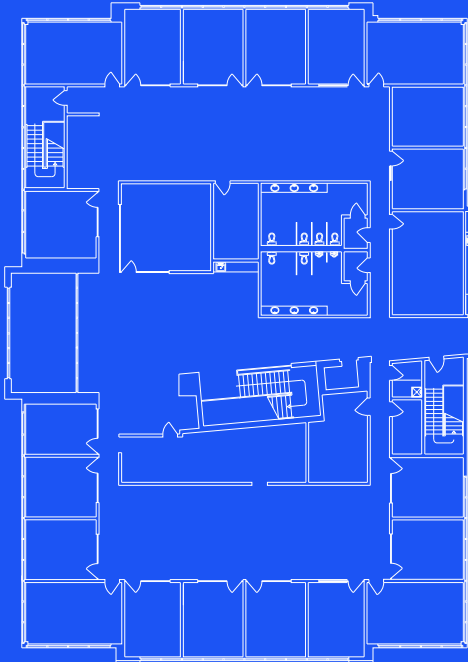


Property Floor Plans

Main Floor
14,175 SF



2nd Floor
11,250 SF



*Up to 25,425 SF
of high quality, long
term office sublease
space available*

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[View Online Listing](#)

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