

FOR LEASE

NAI Commercial

OMNI BUILDING - OFFICE SPACE



9636 - 51 AVENUE | EDMONTON, AB | MAIN & SECOND FLOOR UNITS

PROPERTY HIGHLIGHTS

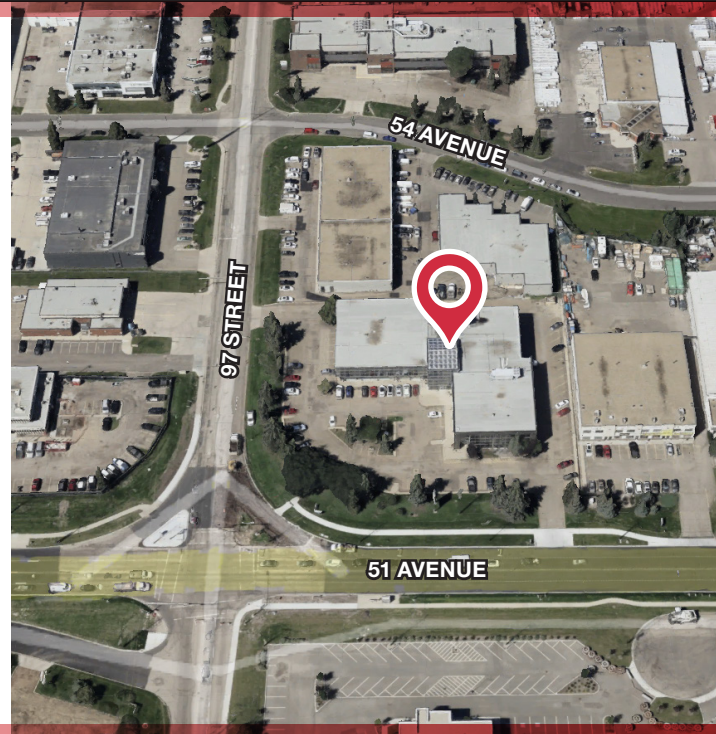
- 1,928 sq.ft.± to 20,984 sq.ft.±
- Excellent exposure on 51 Avenue and 97 Street
- Plenty of on-site parking
- High quality office building
- Move in ready

ED STENGER

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NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



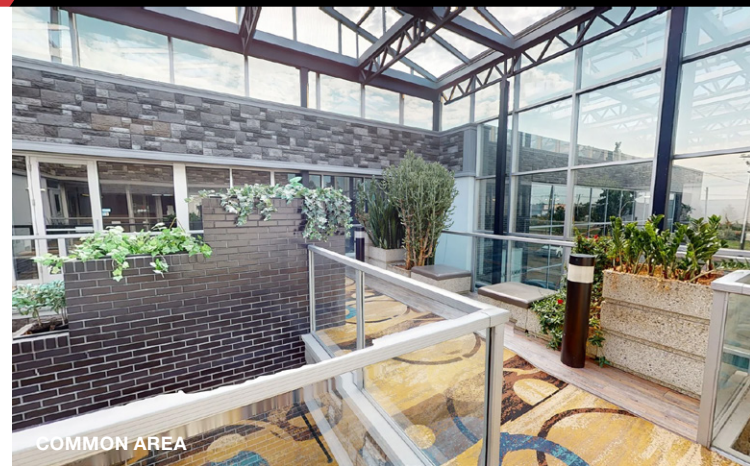
NAIEDMONTON.COM

ADDITIONAL INFORMATION

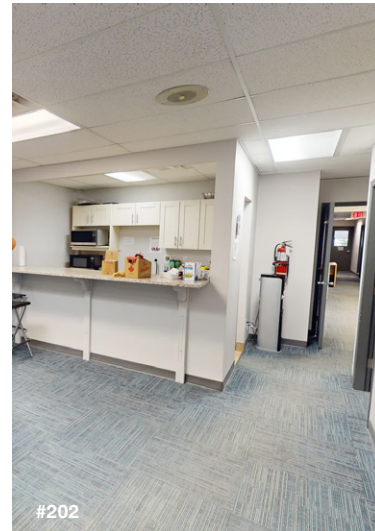
LEGAL DESCRIPTION	Plan 7723025, Lot 7 & 8R, Block 19
ZONING	BE (Business Employment)
PARKING	On-site
POSSESSION	Negotiable
NET LEASE RATE	Starting at \$9.00/sq.ft./annum
OPERATING COSTS	\$13.45/sq.ft./annum (2026 estimate) Includes common area maintenance, property taxes, building insurance, management fees and utilities (gas, water and power)

CURRENT AVAILABILITIES

UNIT	SIZE	AVAILABLE
100	10,885 sq.ft.	Vacant
101	5,675 sq.ft.	Vacant
103A	1,928 sq.ft.	June 1, 2026
204	4,424 sq.ft.	Vacant



COMMON AREA

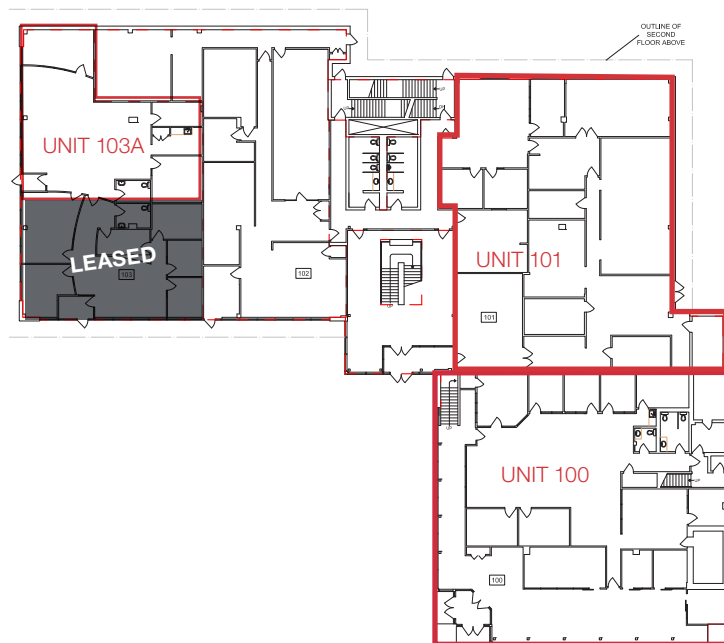


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MAIN FLOOR



SECOND FLOOR

