

| ± 97 - 1,243 SF |

# OFFICE FOR LEASE



## EDMONTON RESEARCH PARK - BLDG 1

9403-19 20 Avenue NW, Edmonton, AB

- **Main and second floor office spaces from ± 97 - 1,243 SF in the Edmonton Research Park**
- Various configurations available from single offices to entire office wings with kitchenette buildout and separate entrances
- Flexible zoning ideal for a range of research, development, and testing groups from various industries with complimentary existing tenant mix
- Good access off major arterial roadways including 91 Street, 23 Avenue, and Anthony Henday Drive

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**Omada**  
COMMERCIAL

# PROPERTY FEATURES

|           |                      |                           |
|-----------|----------------------|---------------------------|
| Vacancies | <b>Main Floor</b>    | <b>Second Floor</b>       |
|           | Unit 01-422: ~97 SF  | Unit 02-114: ~112 SF      |
|           | Unit 01-420: ~103 SF | Unit 02-208: ~112 SF      |
|           |                      | Unit 02-301/322: ~416 SF  |
|           |                      | Unit 02-316: ~1,243 SF SF |

Available Immediately

Address 9403-19 20 Avenue NW, Edmonton, AB



SOUTH-CENTRAL  
LOCATION



SINGLE SMALL-  
FORMAT OFFICES



MAIN &  
SECOND FLOOR



Legal Plan 8120859, Block 2, Lot 1

Access 20 Avenue & 94 Street

Zoning [BE - Business Employment](#)

Gross Rent  
(including  
utilities): Included under each unit

Internet Fibre (Telus & Shaw)

Parking Surface scramble

Signage Fascia



# MAIN FLOOR

## UNIT 01-422

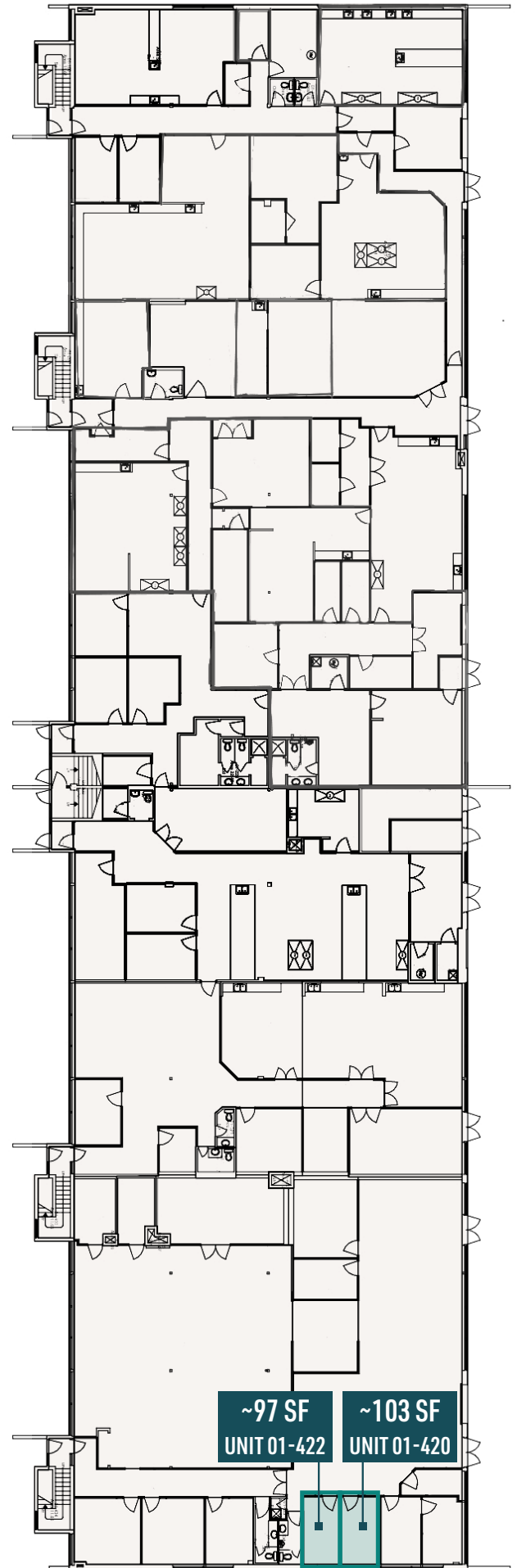
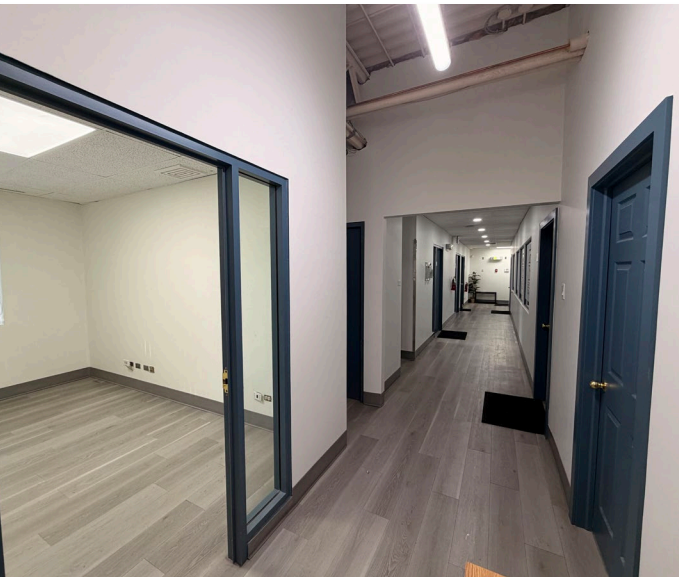
~97 SF Size

\$400 Monthly Gross Rent (+GST)

## UNIT 01-420

~103 SF Size

\$400 Monthly Gross Rent (+GST)



# SECOND FLOOR

## UNIT 02-114

~112 SF Size

\$400 Monthly Gross Rent (+GST)

## UNIT 02-208

~112 SF Size

\$400 Monthly Gross Rent (+GST)

## UNIT 02-301/322

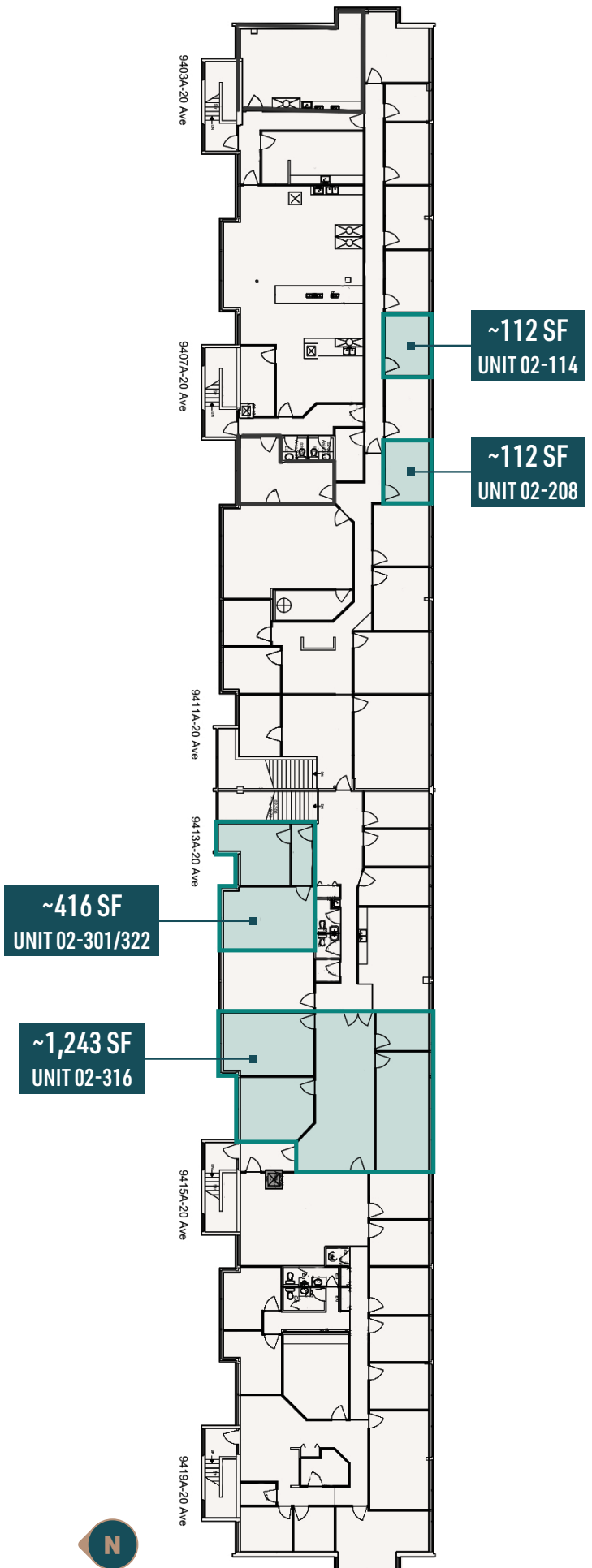
~416 SF Size

\$1,100 Monthly Gross Rent (+GST)

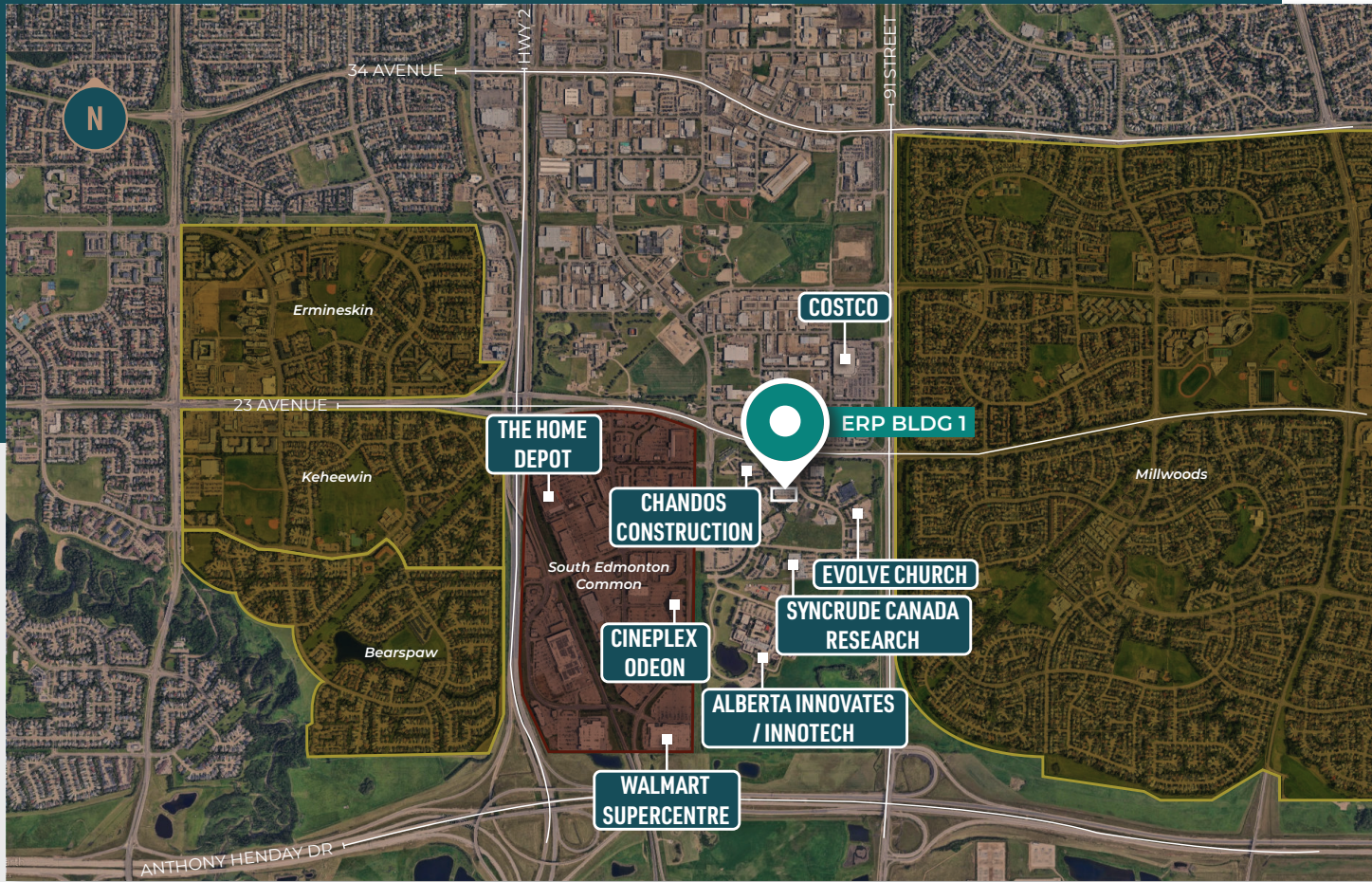
## UNIT 02-316

~1,243 SF Size

\$3,625 Monthly Gross Rent (+GST)



# LOCATION OVERVIEW



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