

**AVISON  
YOUNG**

# For Lease

9520 - 42 Avenue  
Edmonton, AB



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Freestanding building  
available for immediate occupancy

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# 9520 - 42 Avenue

## Edmonton, AB

### Property Details

#### YEAR BUILT

2001

#### AVAILABILITY

Second floor

21,612 sf

#### PARKING

243 surface parking stalls  
no additional charge

#### ASKING NET RENT

\$16.00 psf

#### ADDITIONAL RENT

\$13.67 psf







+ janitorial

### Building overview

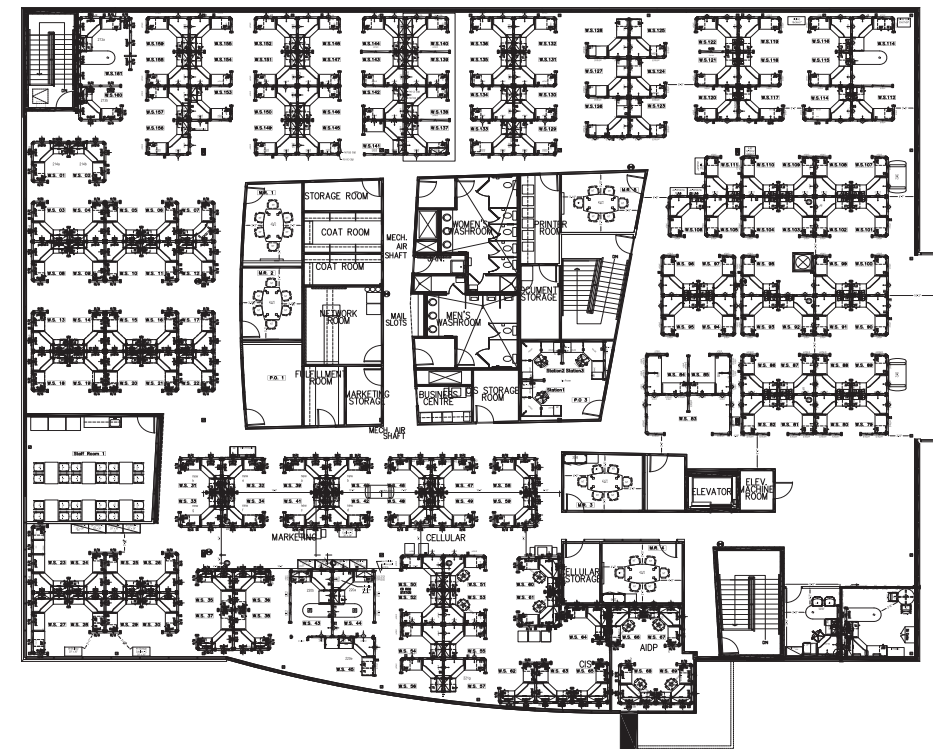
This facility presents various workstation zones, meeting rooms, break rooms/kitchenettes, and fully equipped spaces tailored for training programs and large group meetings.

Strategically situated in close proximity to major road thoroughfares, the building provides simple connectivity to all areas of Edmonton, along with convenient access to an abundance of nearby amenities.

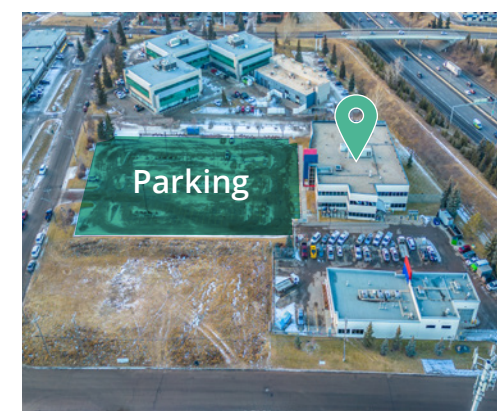
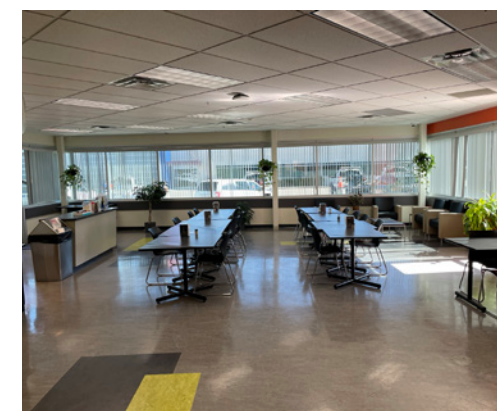
### Highlights

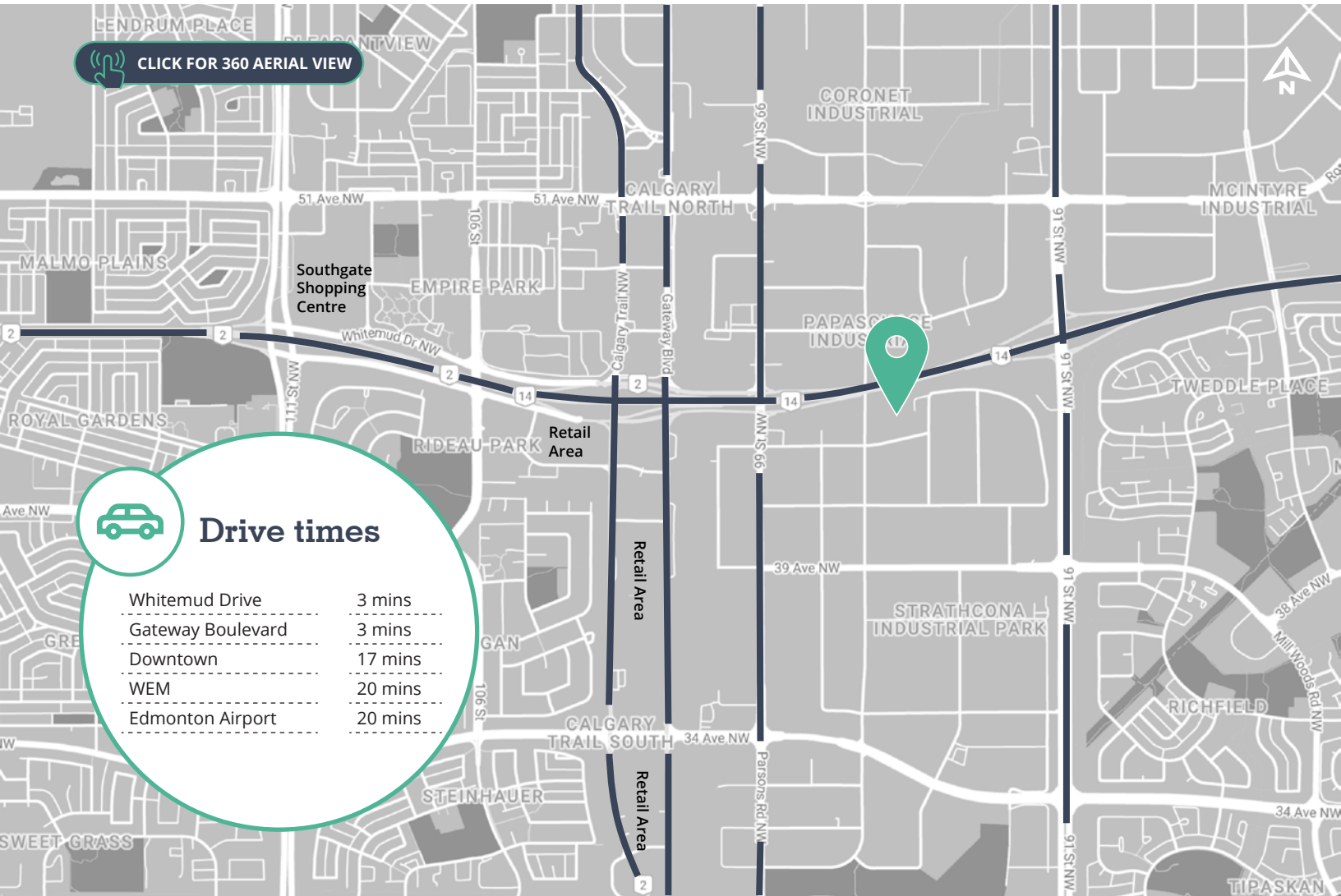
-  Excellent location, just two minutes to Whitemud Drive and Gateway Boulevard
-  Large floor plate that can accommodate single or multiple tenants
-  Former contact centre with high-speed fibre optics
-  Above average parking ratio
-  Outdoor patio area
-  Office furnishings available at no additional cost

### Floor plan



### Second floor





**Download brochure**



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