



Small office options remaining and ready to go

Unit 242: 300 sf with private office, reception area, and frontage to 51st Avenue.

Unit 240: 526 sf with large reception area, one office and storage room. Facing 51st Avenue and shows well.

Unit 230: 1,137 sf of open classroom space with private washroom. Fronting 51st Avenue.

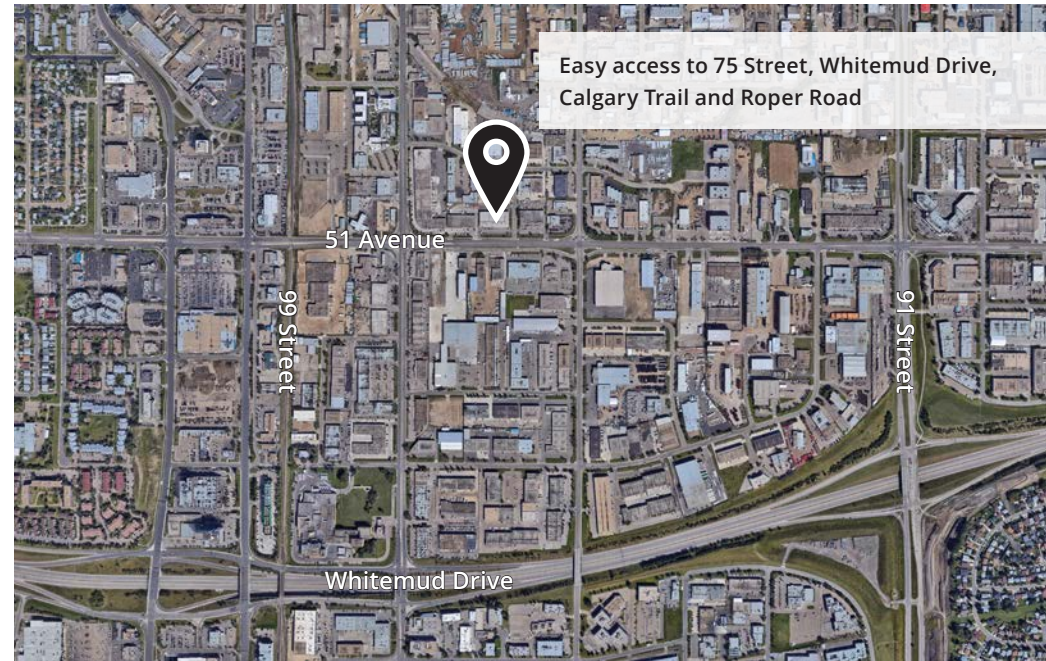
Unit 200: 978 sf east facing corner unit.

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Office space for lease

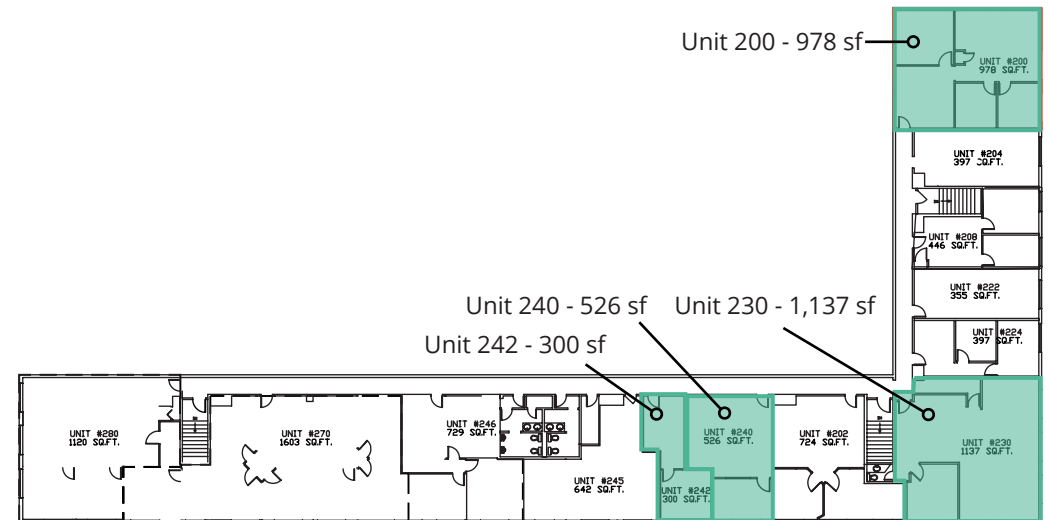
9750 - 51 Avenue, Edmonton



Easy access to 75 Street, Whitemud Drive, Calgary Trail and Roper Road

Offering Summary

| | |
|-------------------------|--|
| Lease Rate: | \$12.00 psf |
| Operating Costs (2026): | \$11.43 psf |
| Available: | Unit 200: 978 SF Unit 230: 1,137 SF Unit 240: 526 SF Unit 242: 300 SF |
| Zoning: | BE - Business Employment |
| Additional: | Fiber in the building |



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