



For Lease

# Papaschase Business Park

9703-9797 45 Avenue & 4304-4484 97 Street | Edmonton, AB

Office spaces starting at  $\pm 811$  SF

- Multiple buildout configurations ranging in size; suitable for a range of tenant groups
- Air-conditioned offices with lots of natural light
- Ongoing interior upgrades including fresh paint, new carpet, renovated washrooms and LED lighting
- Easy access to many arterial roads such as 99 Street, Calgary Trail, and Whitemud Drive

For more information contact:

**Chad Boddez**

Senior Vice President

780 328 2567

[Chad.Boddez@jll.com](mailto:Chad.Boddez@jll.com)

**Bronwyn Scrivens**

Vice President, SIOR

780 807 4564

[Bronwyn.Scrivens@jll.com](mailto:Bronwyn.Scrivens@jll.com)



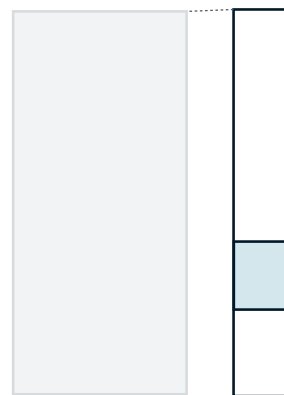
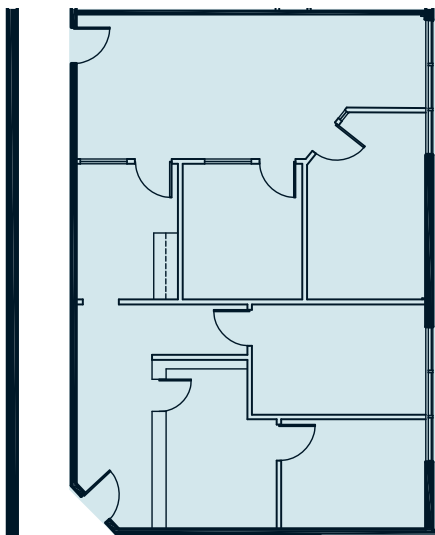


# Property Details

Property Type	Industrial & Office
Year(s) Built	1979/1981
Legal Description	Plan: 7721481; Block: 7; Lot: 18
Building Size	(6) Buildings Total: 236,630 SF Industrial: 194,856 SF Office: 41,774 SF
Available Area	811 - 5,346 SF
Zoning	BE - Business Employment
Construction	Precast concrete, steel frame
Lighting	LED
Power	TBC by Tenants

Heating	Rooftop units with A/C
Internet	Fibre optics
Parking	Ample free parking
Signage	Fascia
Lease Rate (PSF)	\$8.00
Op. Costs (PSF)	Building 1,2, & 6: \$9.98 Utilities are included, In-suite janitorial separate  Building 4: \$8.66 includes water and gas, In- suite janitorial and power are separate

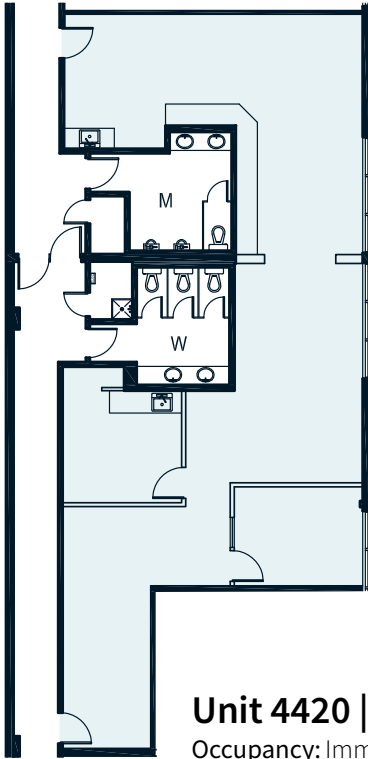
## Vacancy | Building 1



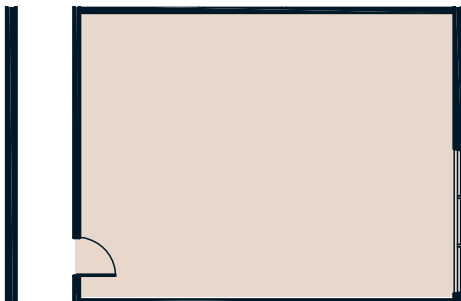
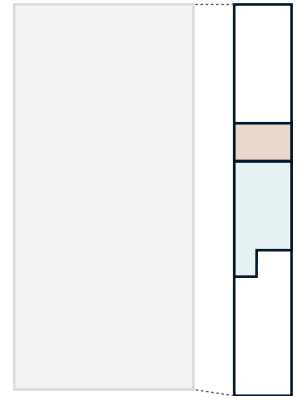
**Unit 4466** |  $\pm 1,541$  SF  
Occupancy: Immediately



## Vacancy | Building 2



**Unit 4420** |  $\pm 1,704$  SF  
Occupancy: Immediately



**Unit 4428** |  $\pm 811$  SF  
Occupancy: Immediately







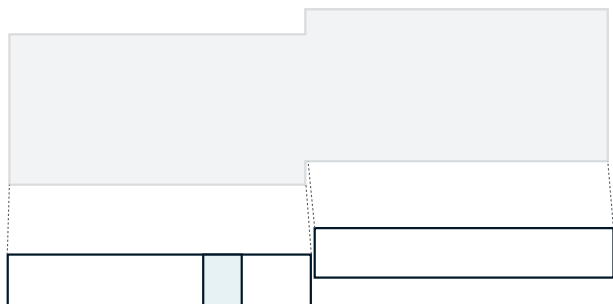
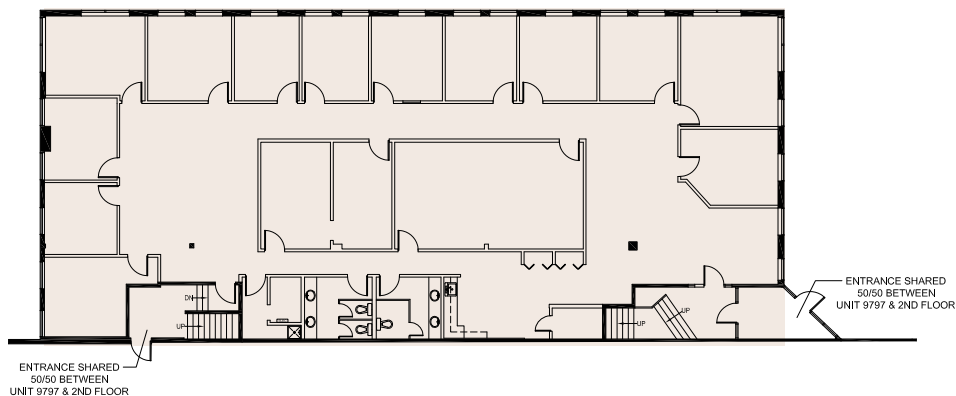
## Vacancy | Building 4

### Unit 100-9797

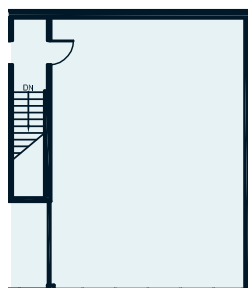
±5,346 SF (Main Floor)

Occupancy:

Immediately



## Vacancy | Building 6



### Unit 4326

±863 SF

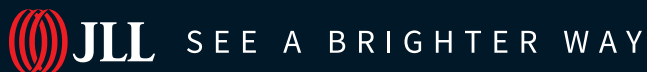
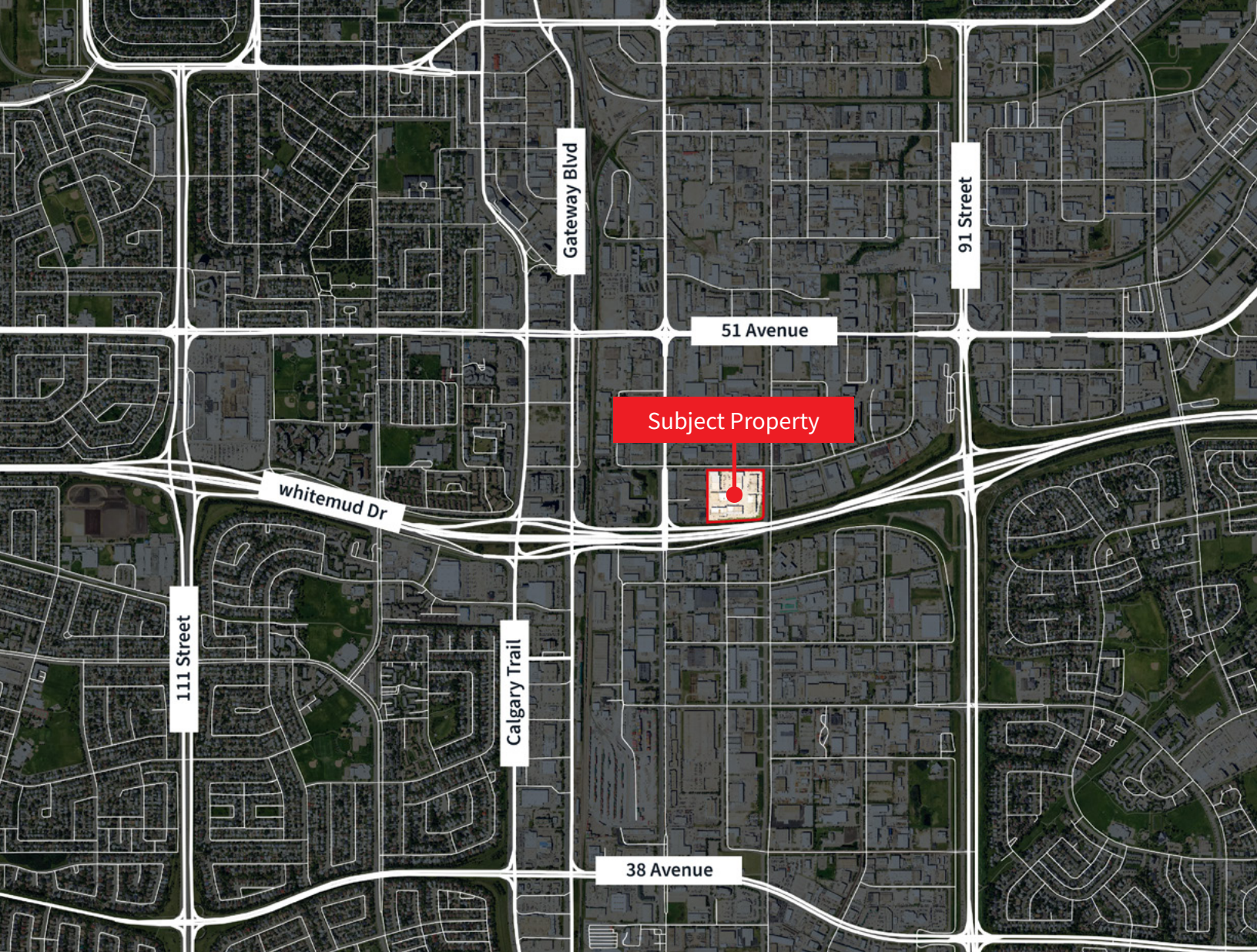
Occupancy:

Immediately









**Darryl McGavigan**  
Executive Vice President  
780 328 0064  
Darryl.McGavigan@jll.com

**Kent Simpson**  
Vice President  
780 203 0425  
Kent.Simpson@jll.com

**Adam Butler**  
Executive Vice President  
780 328 0065  
Adam.Butler@jll.com

**Mackenzie York**  
Associate Vice President  
780 920 8463  
Mackenzie.York@jll.com

**Bronwyn Scrivens**  
Vice President, SIOR  
780 807 4564  
Bronwyn.Scrivens@jll.com

**Chad Boddez**  
Senior Vice President  
780 328 2567  
Chad.Boddez@jll.com

**JLL Edmonton Industrial** | Suite 2101, 10088 102 Avenue NW Edmonton, Alberta T5J 2Z1

DISCLAIMER: ©2025 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. Jones Lang LaSalle Real Estate Services, Inc.