

EDMONTON SUN

4990 – 92 Avenue, Edmonton



For more information, visit our website at www.berezan.ca or call 780-440-6500.

AVAILABLE SUITES

Main Floor

Suite 100	753 sqft, office
Suite 109	3,462 sqft, office
Suite 4990	6,084 sqft, restaurant/pub

Second Floor

Suite 250	23,566 sqft, office
Suite 201	4,496 sqft, office

Third Floor

Suite 350	23,579 sqft, office
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(Floor plans on reverse)

BUILDING SPECIFICATIONS

Base Rent:	Market
Operating Costs:	\$9.30 office (2025) \$6.50 retail (2025), utilities included \$6.35 warehouse (2025), utilities included
Parking:	Rates \$25.00 surface energized \$60.00 underground
Number of Floors:	3

Current Zoning: Industrial Business (IB)
*This zone provides the opportunity for industrial businesses that carry out their operations such that no nuisance is created or apparent outside an enclosed building, and the use is compatible with any adjacent non-industrial zones; **warehouse sales businesses, service businesses, distribution companies, and light manufacturing and general Industrial businesses.***

Amenities:

- Situated on 50 Street and 92 Avenue.
- Signature building with great compliment of professional tenants.
- Underground parking available.
- Close to all amenities.
- Neighbourhood: East Gate Business Park

OUR MISSION is to uphold the values upon which we have built our business, delivering quality and value to both our owners and our tenants.

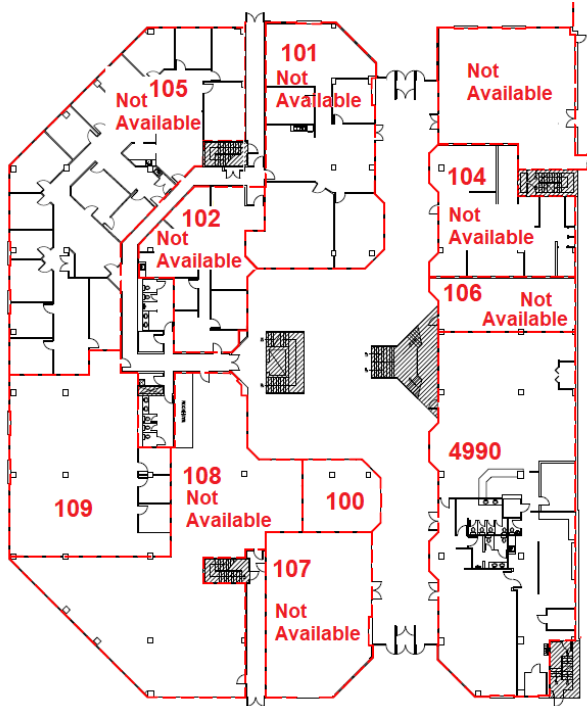
Through continued educational growth, we will provide personalized service of the highest calibre. Accountability, trust, and communication are the make up of Berezan Management.



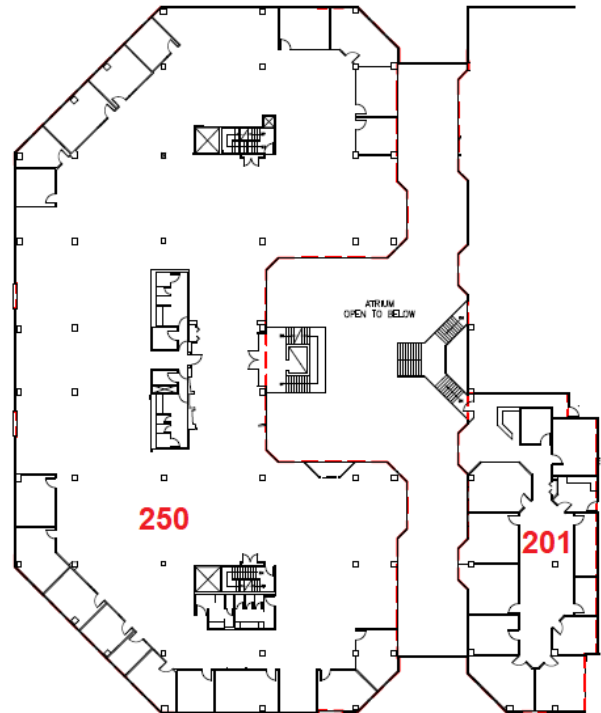
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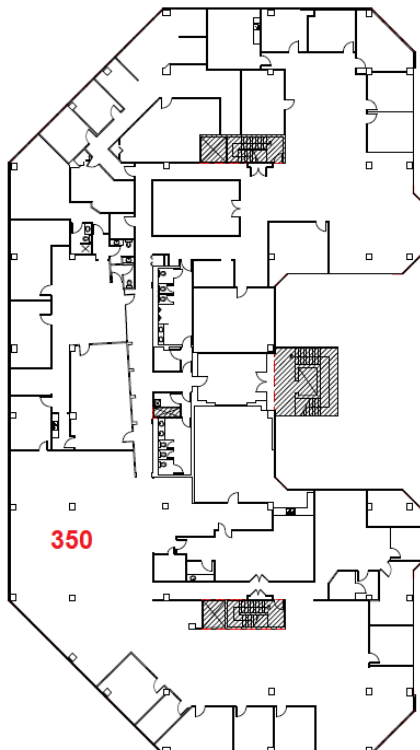
Main Floor



Second Floor



Third Floor



4960: 7,264 sqft sqft

