



Office Space Available for Lease

# Exterior renovations are now complete!

**Sprucewoods Business Park**  
8925 - 51 Avenue, Edmonton

Prominently located on the high traffic intersection of 91st Street and 51st Avenue, the recently completed exterior façade and pylon signage upgrades at Sprucewoods Business Park provide businesses with a rare opportunity to take advantage of high exposure in a newly renovated office park. This professionally managed property boasts a strong parking ratio and unparalleled access to major arteries such as Whitemud Freeway and Calgary Trail/Gateway Blvd.

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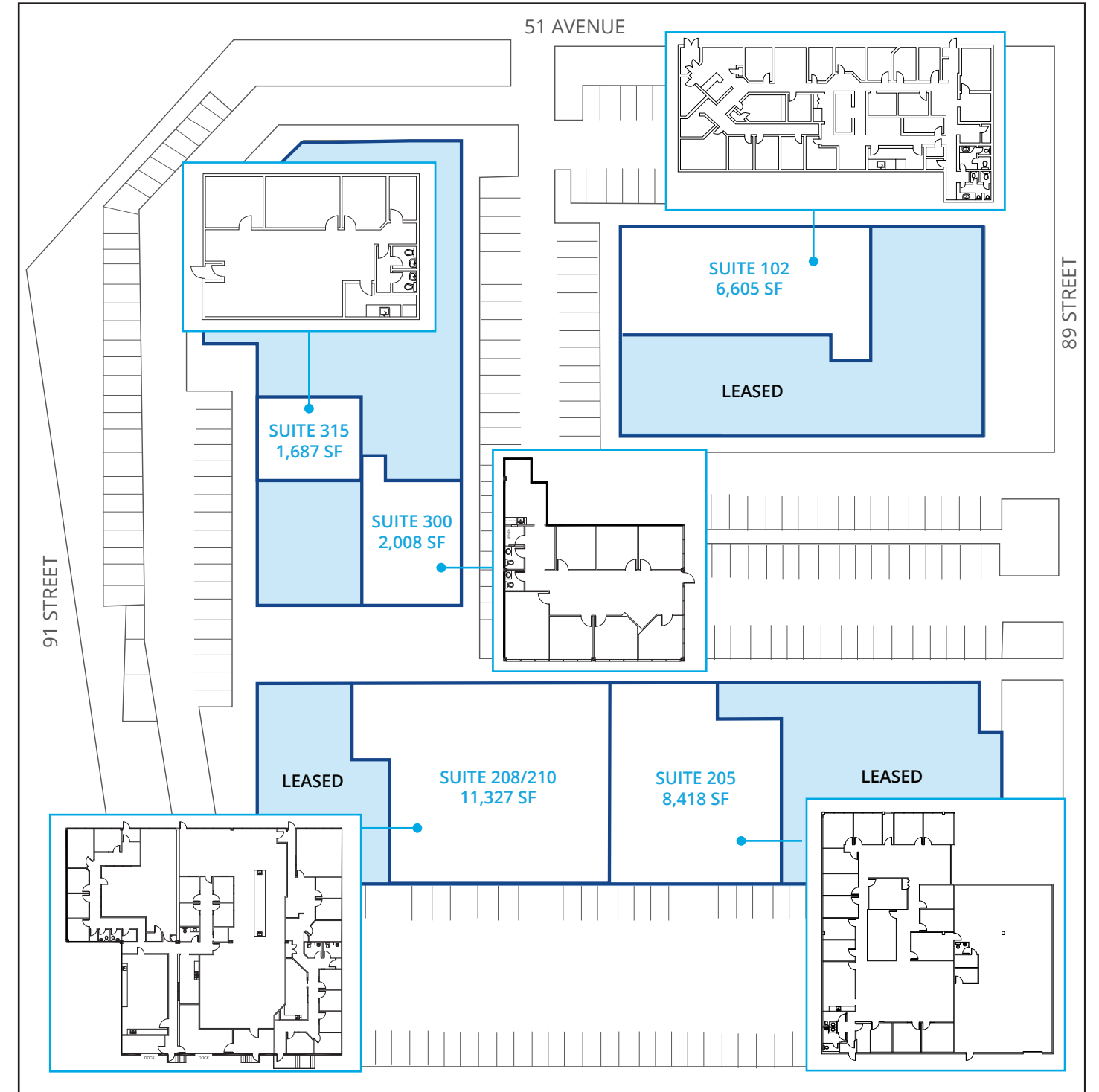
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# Property Overview

**Building Upgrades:** Recently completed exterior upgrades bring a fresh new look to the intersection and provide an attractive opportunity for businesses looking for new product, prominent signage, exceptional parking, convenient access, and main floor direct entrance.

## Completed Renovation Work

- Exterior façade has been entirely replaced with phenolic and metal panels, providing long lasting durability
- Upgraded insulation reduces heating and cooling usage
- Replacement of all exterior windows and window frames with clear anodized aluminum finish, which provides a clean and modern look
- Exterior lighting on building upgraded to LED
- Upgraded signage criteria for tenancies



## Lease Specifications

Net Rent	\$17.50 per SF
Operating Costs	\$15.24 per SF + Janitorial (2024)
Parking	Ample surface stalls available at no charge
TI Allowance	Negotiable

Suite	Area	Current Buildout / Notes
102	6,605 SF	Available November 1, 2024: Reception, 16 offices, boardroom, kitchen, workstation areas, print area and washrooms
300	2,008 SF	Available July 1, 2024: Built out with 6 offices, boardroom, kitchen and washrooms
315	1,687 SF	Available on 30 days notice: Built out with offices, boardroom, kitchen and washrooms
208/210*	11,327 SF	Available July 1, 2024: Lab space built out with offices, boardroom, kitchen, washrooms and open work area
205*	8,418 SF	Available July 1, 2024: Built out with offices, open work areas, washrooms, meeting rooms, and kitchen

\*Suites 208/210 and 205 can be made contiguous for up to 19,745 SF



SPRUCEWOODS BUSINESS PARK

[View Online Listing](#)

### Sprucewood Business Park

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