



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.

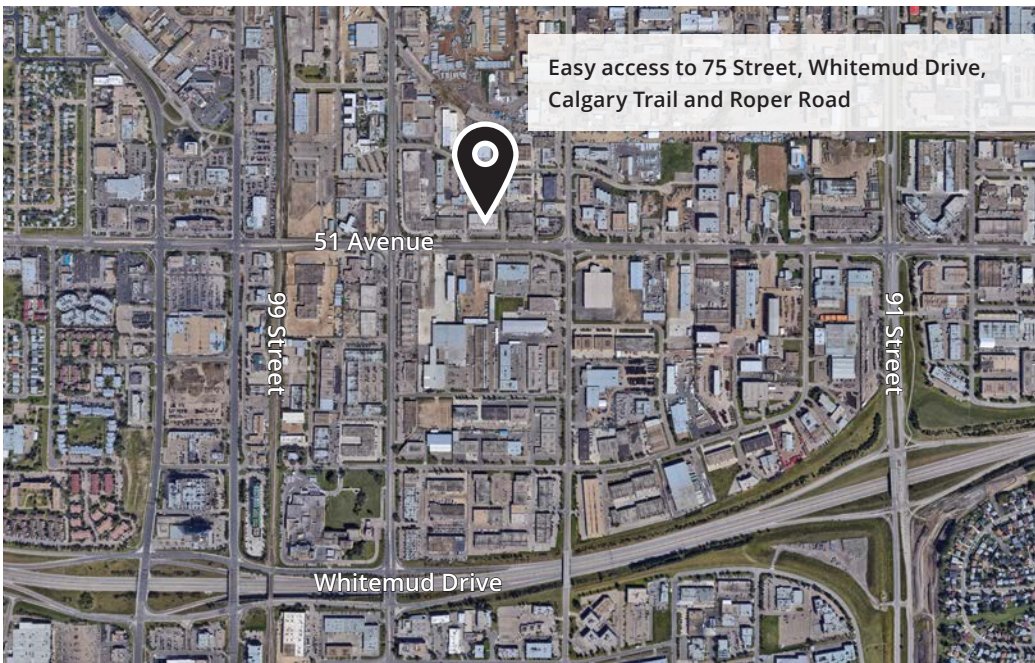
Unit 200: 978 sf east facing corner unit.

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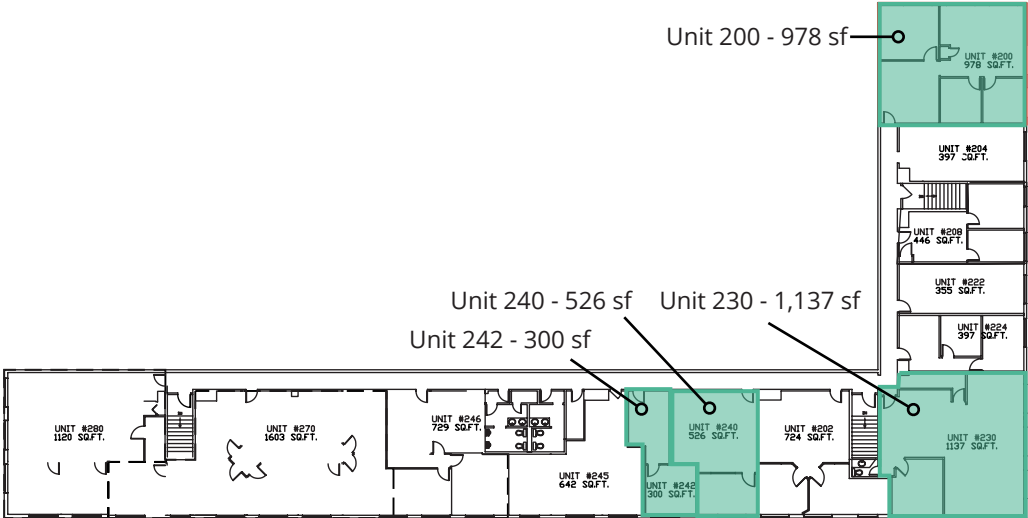
Office space for lease

9750 - 51 Avenue, Edmonton



Offering Summary

Lease Rate:	\$12.00 psf
Operating Costs (2025):	\$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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