

# FOR LEASE

TURN-KEY  
RENOVATIONS  
AVAILABLE



## HIGH-EXPOSURE SECOND FLOOR OFFICE SPACE

5405 - 99 STREET | EDMONTON, ALBERTA

**ONLY TWO SECOND FLOOR OFFICES REMAINING: ± 1,244 SF AND 2,203 SF**

- Second floor office space with immediate availabilities, perfect for smaller professional firms or any light office user: common lobby with way finding, updated common areas with LED lights, flooring, paint, tenant-specific signs, and renovated common area washrooms
- Professionally managed by a hands-on, responsive and proactive Landlord who's continually choosing to invest in their building
- Outstanding visibility along 99th Street with over 26,900 VPD (vehicles per day), the site also boasts two access points: one off 99th Street, the other off 54th Ave, both allow for full building drive-around access
- Units are shell space and are ready for tenant improvements.

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#302, 10171 Saskatchewan Drive  
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**HCR** HUGHES  
COMMERCIAL  
REALTY GROUP

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## Details

ZONING

**BE - BUSINESS EMPLOYMENT**

PARKING

**SCRAMBLE**  
**FIRST COME, FIRST SERVE**

FIBRE OPTICS

**YES**

AIR CONDITIONING

**YES**

TENANT IMPROVEMENT  
ALLOWANCE

**NEGOTIABLE**

AVAILABILITY

**IMMEDIATE**

### IDEAL USES

- Offices for accountants, architects, financial institutions, employment or call centres, and real estate, law, and insurance firms.
- Medical and dental offices, health clinics and counseling services.

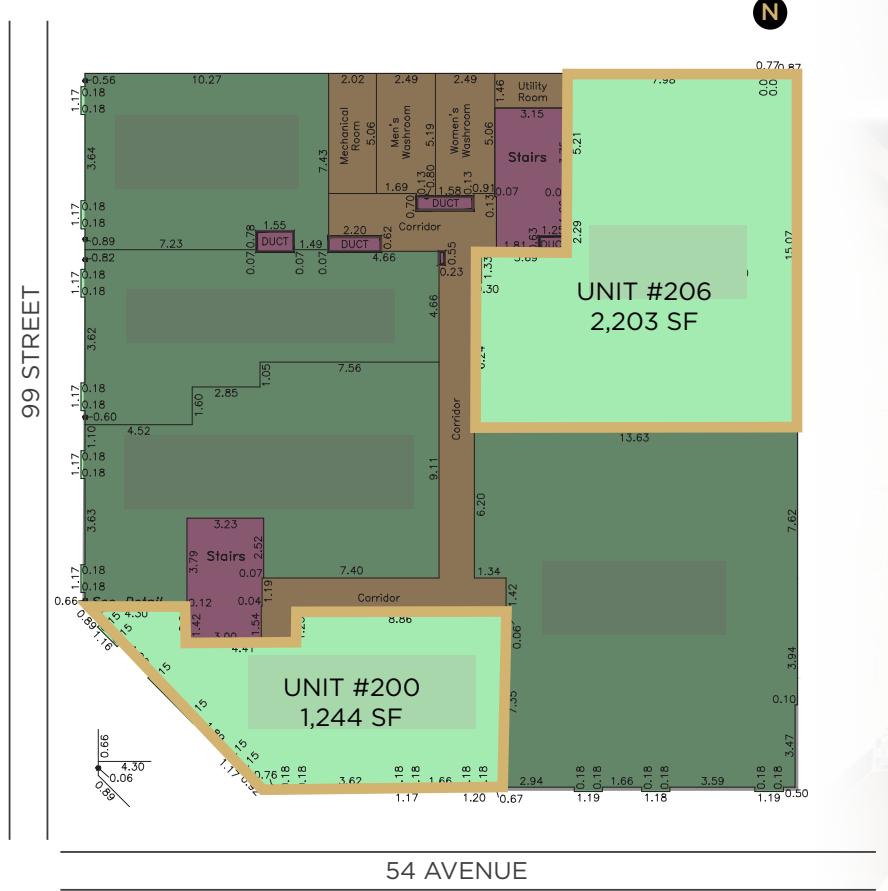
## Available Units

UNIT #	SIZE	DESCRIPTION	STARTING GROSS LEASE RATE
200	1,244 SF	SHELL SPACE	\$18.00 PSF
201	1,496 SF	SHELL SPACE	LEASED
206	2,203 SF	SHELL SPACE	\$14.00 PSF
208	1,077 SF	SHELL SPACE W/KITCHENETTE	LEASED



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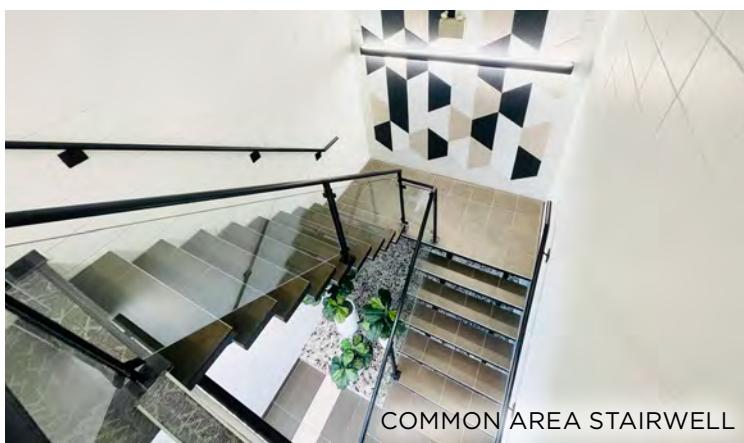
## FLOOR PLAN



## UNIT 200

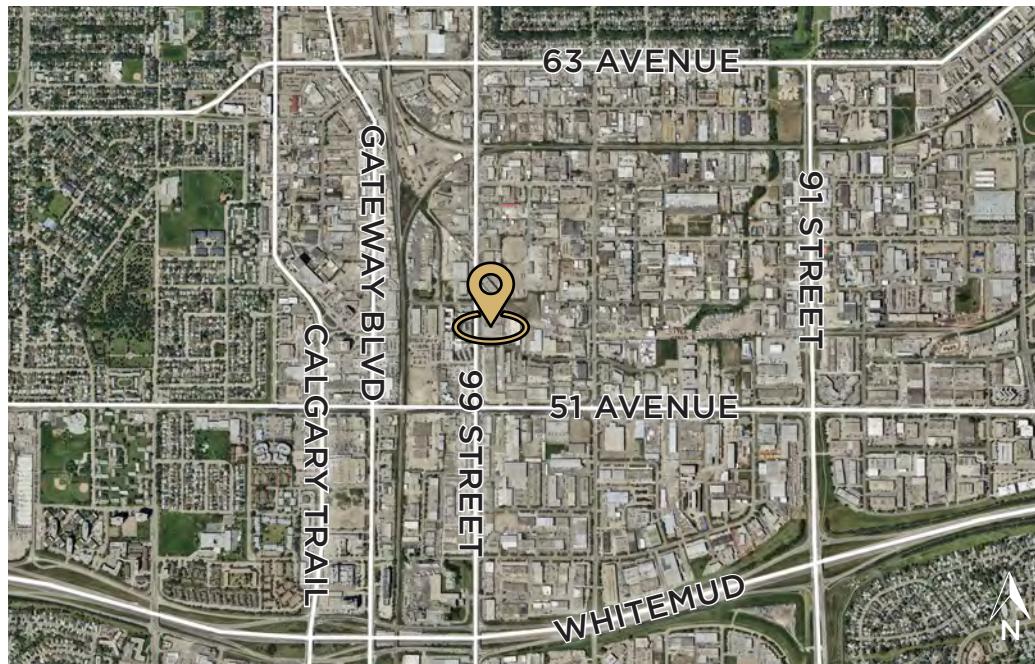


## COMMON AREA STAIRWELL



## COMMON AREA WASHROOM

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Tenant.

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