



For Lease

Papaschase Business Park

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

Bays available starting at ±2,683 SF

- Ongoing interior upgrades including fresh paint, new carpet, renovated washrooms and LED lighting
- Multiple bus routes along 97 Street and 99 Street connecting tenants to the rest of Edmonton
- Large marshalling area for buildings with dock and grade loading
- Well maintained with recent upgrades throughout

For more information contact:

Kent Simpson

Vice President

780 203 0425

Kent.Simpson@jll.com

Bronwyn Scrivens

Vice President, SIOR

780 807 4564

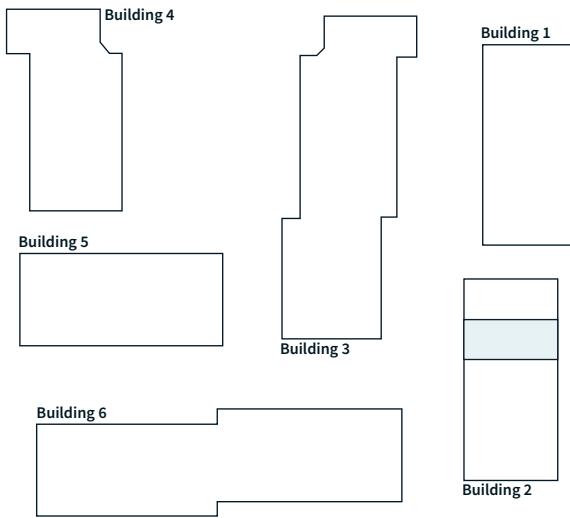
Bronwyn.Scrivens@jll.com



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	2,683 - 5,292 SF
Zoning	BE - Business Employment
Construction	Precast concrete, steel frame

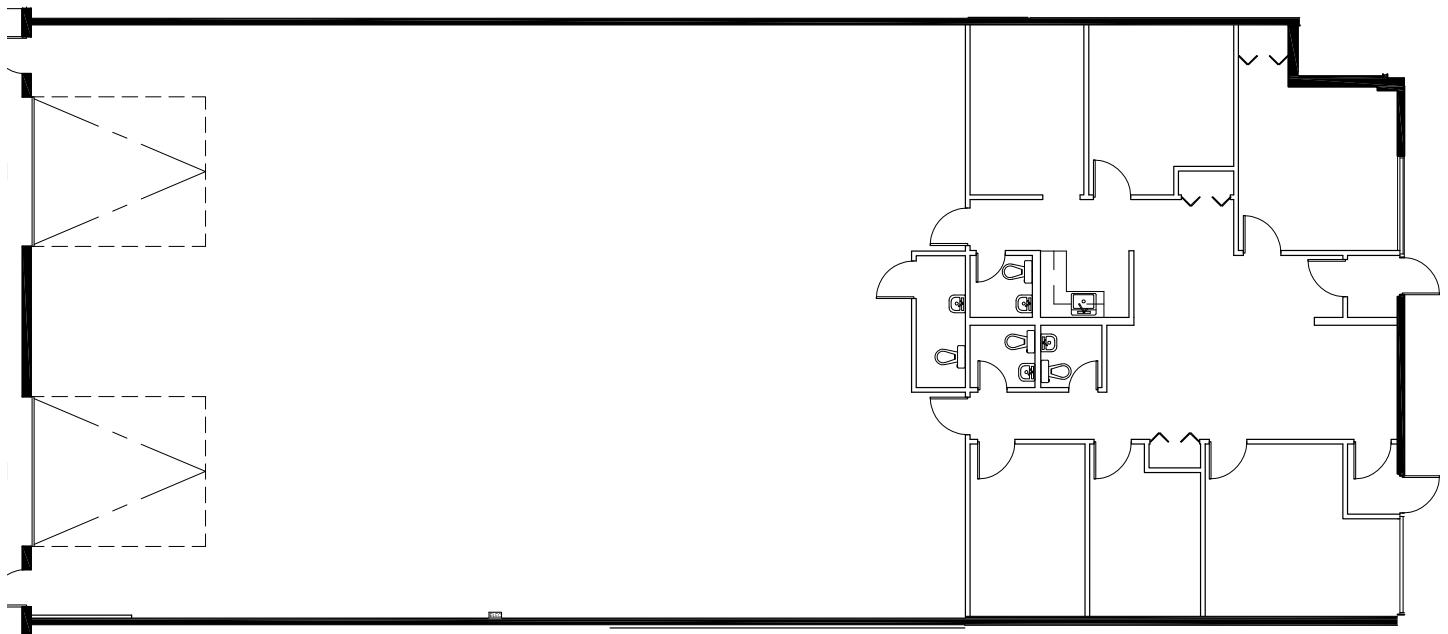
Lighting	LED
Power	100 – 1,600 amp, 3 phase (TBC by Tenants)
Heating	Forced air overhead units
Internet	Fibre optics
Parking	Ample free parking
Signage	Fascia
Lease Rate (PSF)	Starting at \$10.25
Op. Costs (PSF)	\$7.41 (2026 estimate)

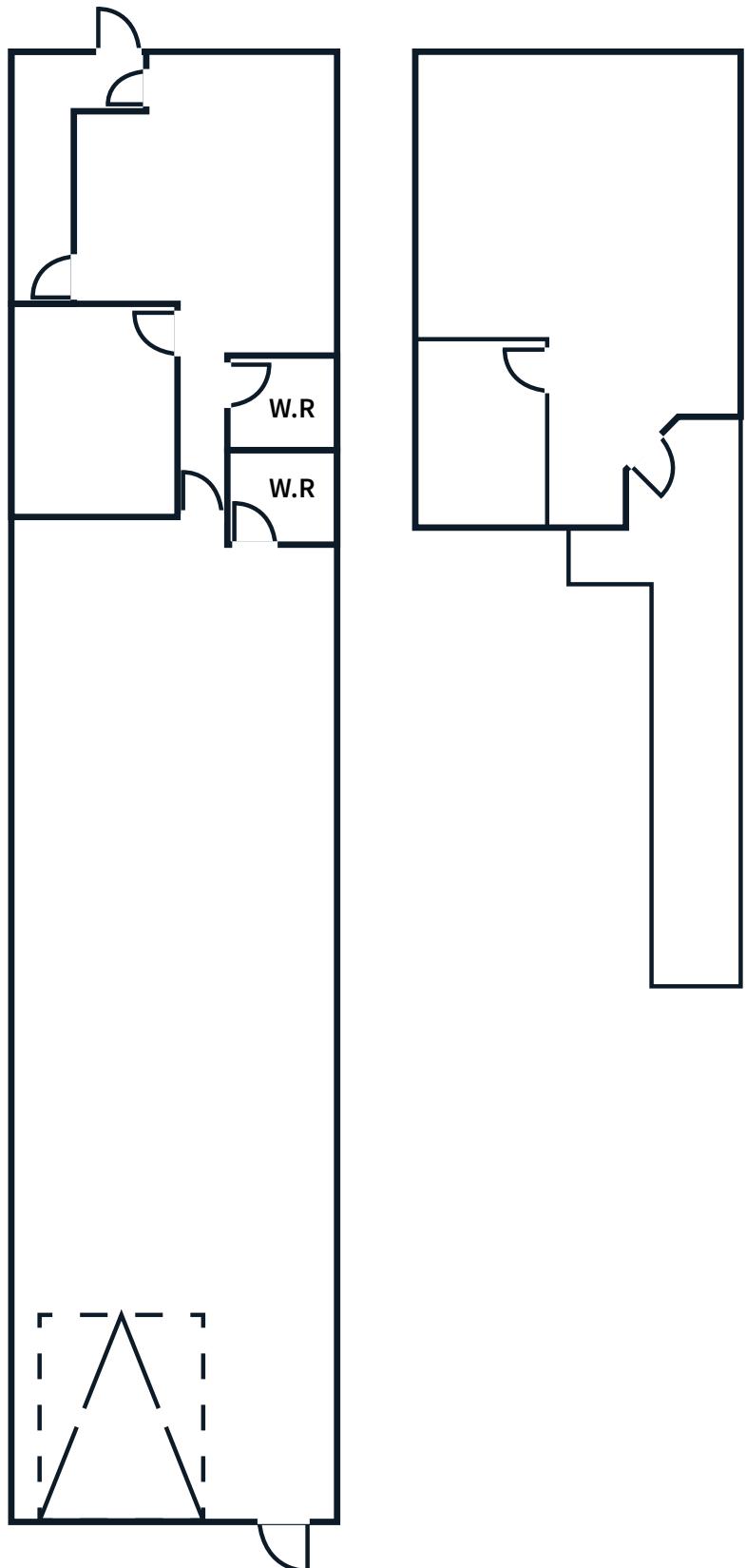
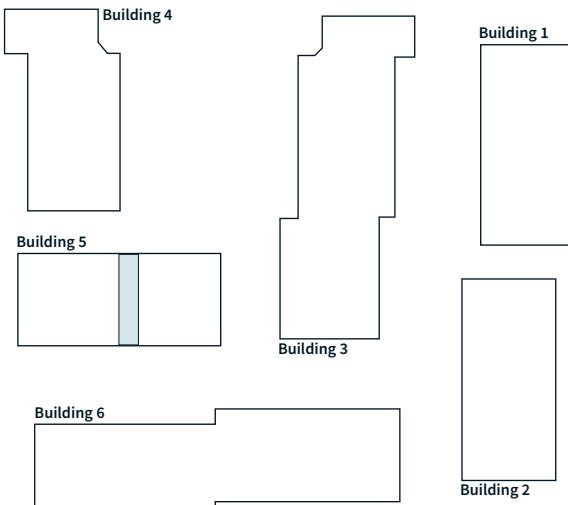


Vacancy | Building 2

Unit 4426 | $\pm 5,292$ SF

- **Loading:** (2) Grade door
- **Clear height:** $\pm 18'5"$
- **Occupancy:** Immediately





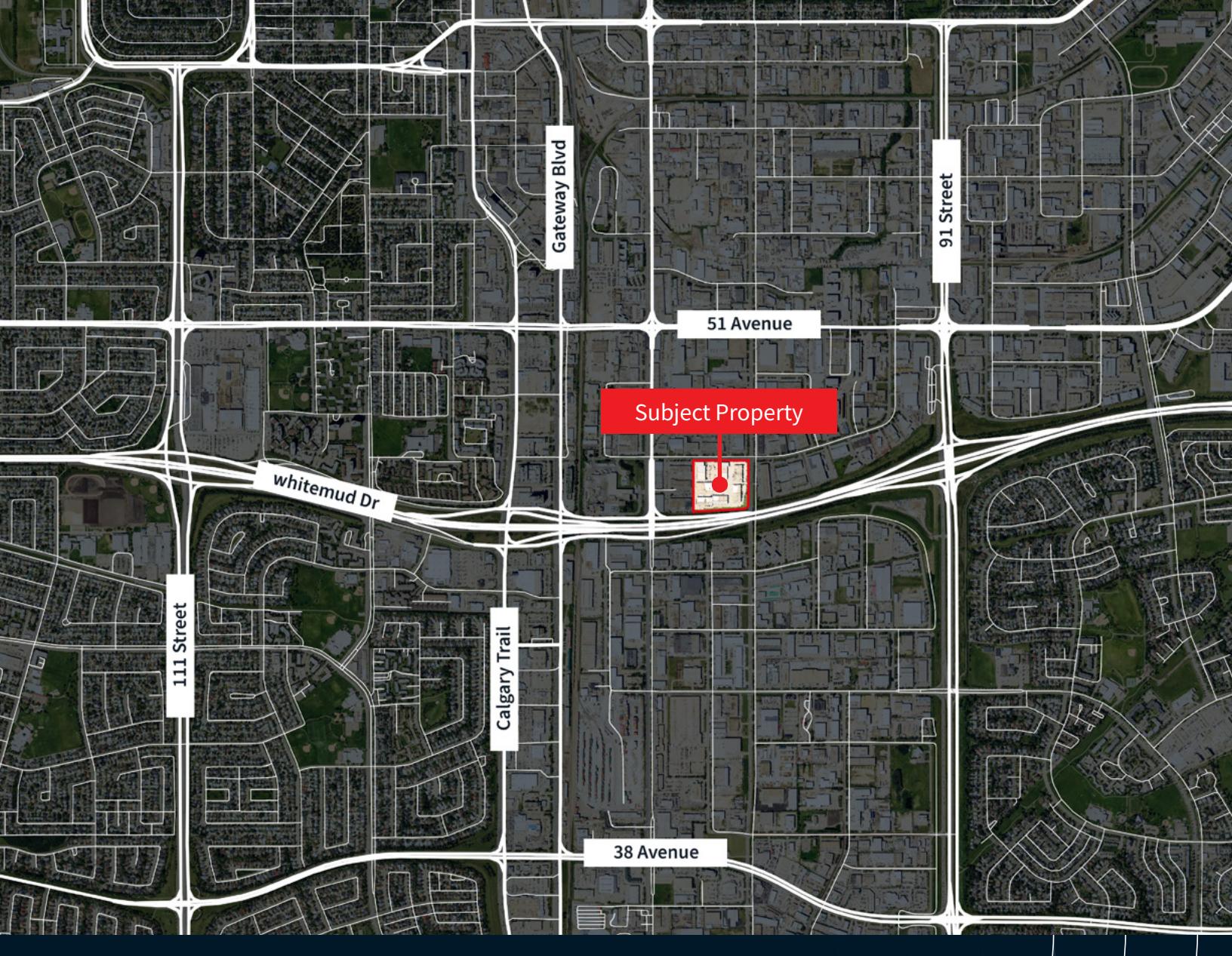
Vacancy | Building 5

Unit 9765 | $\pm 2,683$ SF

Mezzanine not in GLA 1,083 SF

- **Loading:** (1) Grade door
- **Clear height:** $\pm 18'5"$
- **Occupancy:** April 1, 2026





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

Kailee Campbell
Senior Transaction Analyst
780 328 0069
Kailee.Campbell@jll.com

JLL Edmonton Industrial | National Bank Centre - 3560, 10180 101 Street NW, Edmonton, AB, T5J 3S4

DISCLAIMER: ©2026 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.