

Elm Business Park

High quality office spaces ready for occupancy - up to 8,985 sq. ft.

9426 / 9452 / 9470 - 51 Avenue
Edmonton, Alberta

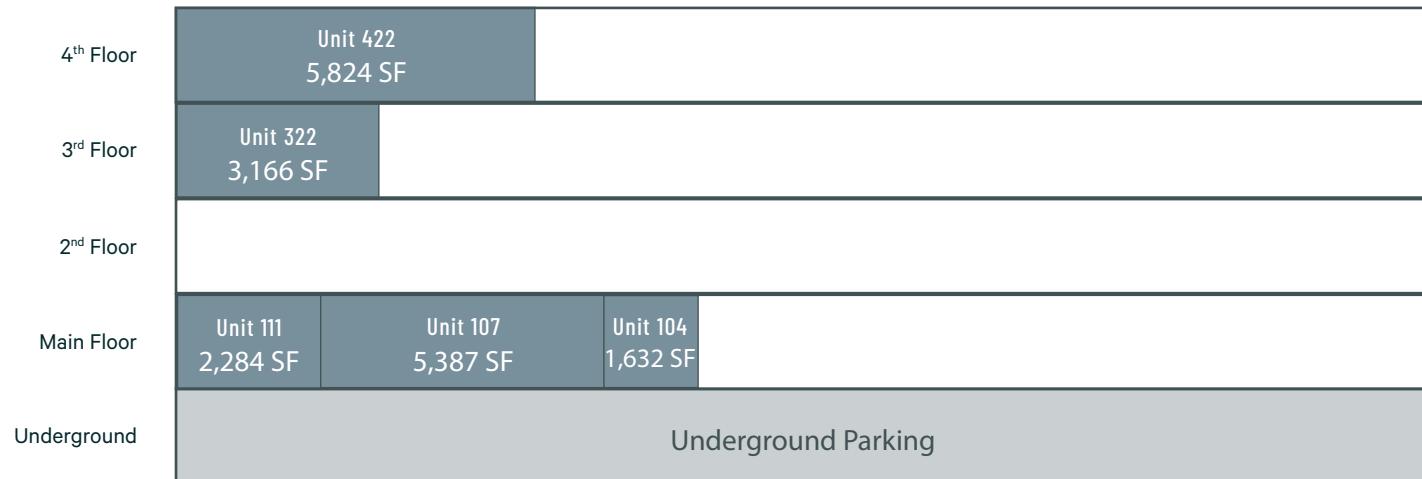


Elm Business Park

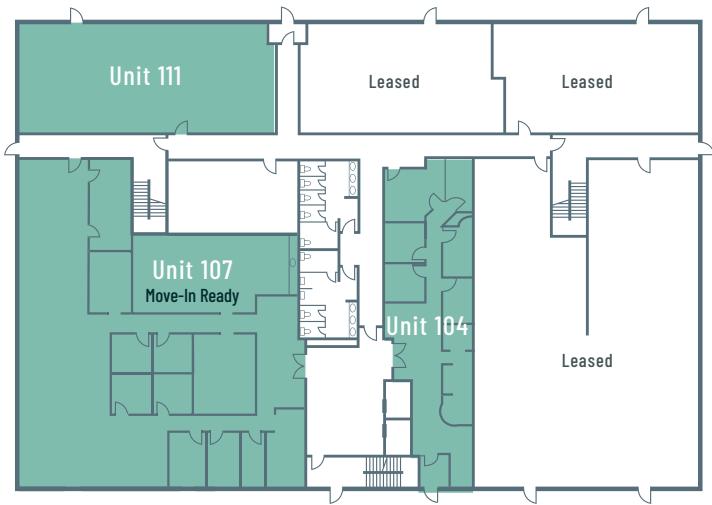
9426 / 9452 / 9470 / 9488 - 51 Avenue | Edmonton, AB

Building 4

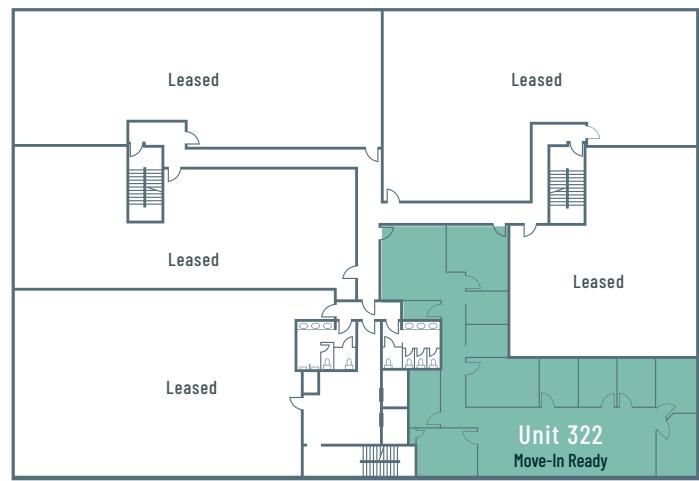
9426 - 51st Avenue, Edmonton, AB



Main Floor



3rd Floor



Unit Type	Area	Notes
Unit 104	Office	1,632 sq. ft. Developed office space
Unit 107	Office	5,387 sq. ft. MOVE-IN READY
Unit 111	Office	2,284 sq. ft. Raw space with turnkey package available

Unit Type	Area	Notes
Unit 322	Office	3,166 sq. ft. MOVE-IN READY

Leasing Details

Net Rental Rate	Office Space:	\$14.00 - \$18.00 / sq. ft.
Operating Costs		\$13.41 - \$15.09 / sq. ft.
Parking Ratio		3.5 stalls / 1,000 sq. ft.
Parking Rate	Surface:	No charge
	Underground:	\$130.00 / month

3.5

Parking stalls / 1,000 sq. ft.

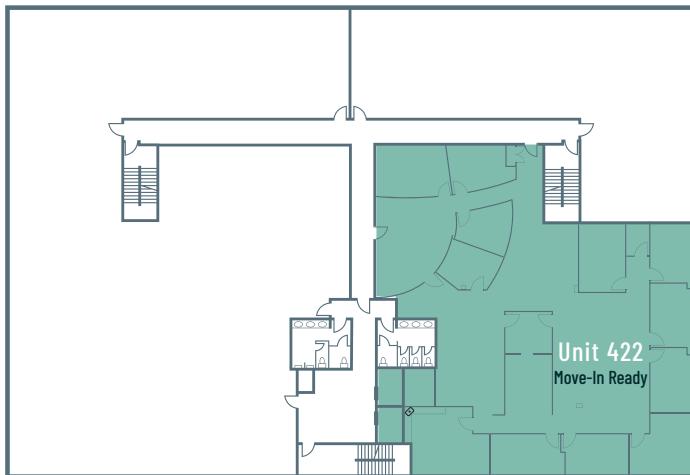
\$0.00

Surface parking

\$130.00

Underground parking

4th Floor



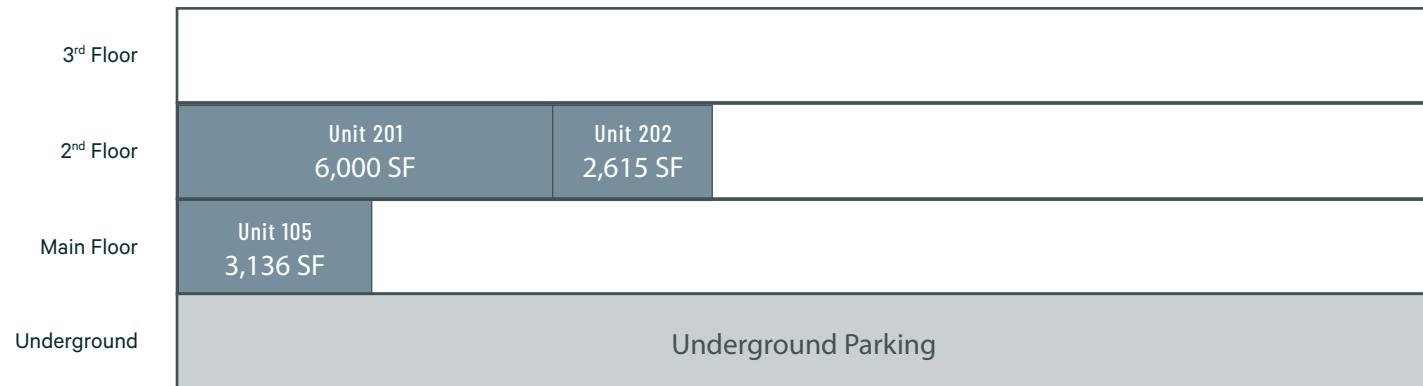
Unit Type	Area	Notes
Unit 422	Office	5,824 sq. ft. MOVE-IN READY

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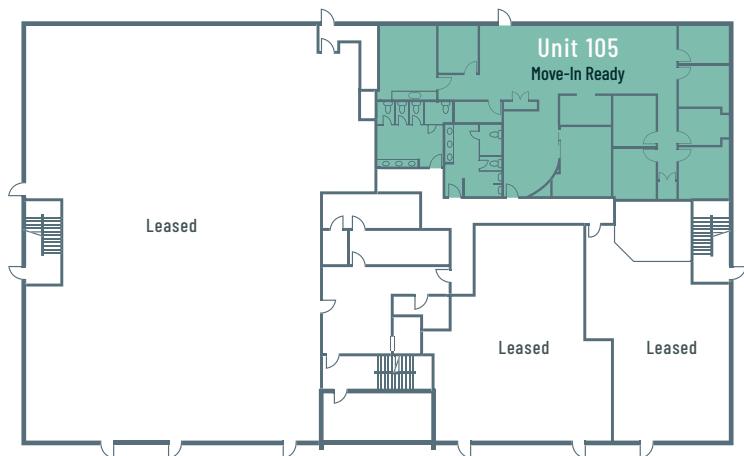
9426 / 9452 / 9470 / 9488 - 51 Avenue | Edmonton, AB

Building 3

9452 - 51st Avenue, Edmonton, AB



Main Floor



Unit Type	Area	Notes
Unit 105	Office	3,136 sq. ft. MOVE-IN READY

Leasing Details

Net Rental Rate	Office Space:	\$14.00 - \$18.00 / sq. ft.
Operating Costs		\$11.76 - \$12.93 / sq. ft.
Parking Ratio		3.5 stalls / 1,000 sq. ft.
Parking Rate	Surface:	No charge
	Underground:	\$130.00 / month

3.5

Parking stalls / 1,000 sq. ft.

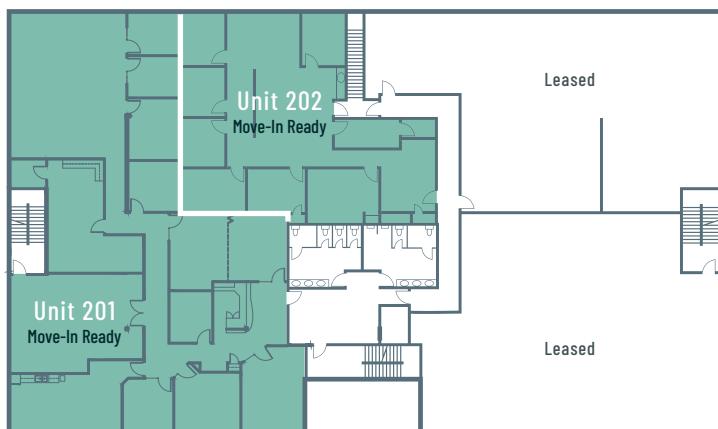
\$0.00

Surface parking

\$130.00

Underground parking

2nd Floor



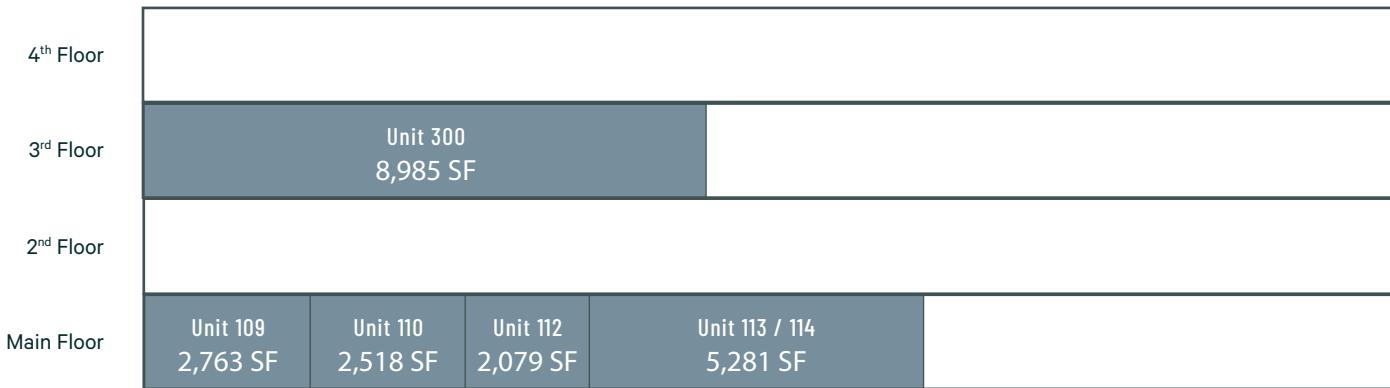
Unit Type	Area	Notes
Unit 201	Office	6,000 sq. ft. MOVE-IN READY
Unit 202	Office	2,615 sq. ft. MOVE-IN READY

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Building 2

9452 - 51st Avenue, Edmonton, AB



Main Floor



3rd Floor



Unit Type	Area	Notes
Unit 109	Warehouse	2,763 sq. ft. Raw warehouse bay
Unit 110	Warehouse	2,518 sq. ft. Raw warehouse bay
Unit 112	Office/ Warehouse	2,079 sq. ft. MOVE-IN READY
Unit 113/114	Office/ Warehouse	5,281 sq. ft. MOVE-IN READY

Unit Type	Area	Notes
Unit 300	Office	8,985 sq. ft. MOVE-IN READY

Building 1

9488 - 51st Avenue, Edmonton, AB

3rd Floor



Unit Type	Area	Notes
Unit 310	Office	1,116 sq. ft. MOVE-IN READY

Leasing Details

Net Rental Rate	Office Space: \$12.00 - \$14.00 / sq. ft.
	Warehouse Space: \$7.00 - \$11.00 / sq. ft.
Operating Costs	\$8.03 - \$13.76 / sq. ft.
Parking Ratio	3.5 stalls / 1,000 sq. ft.
Parking Rate	Surface: No charge Underground: \$130.00 / month

3.5

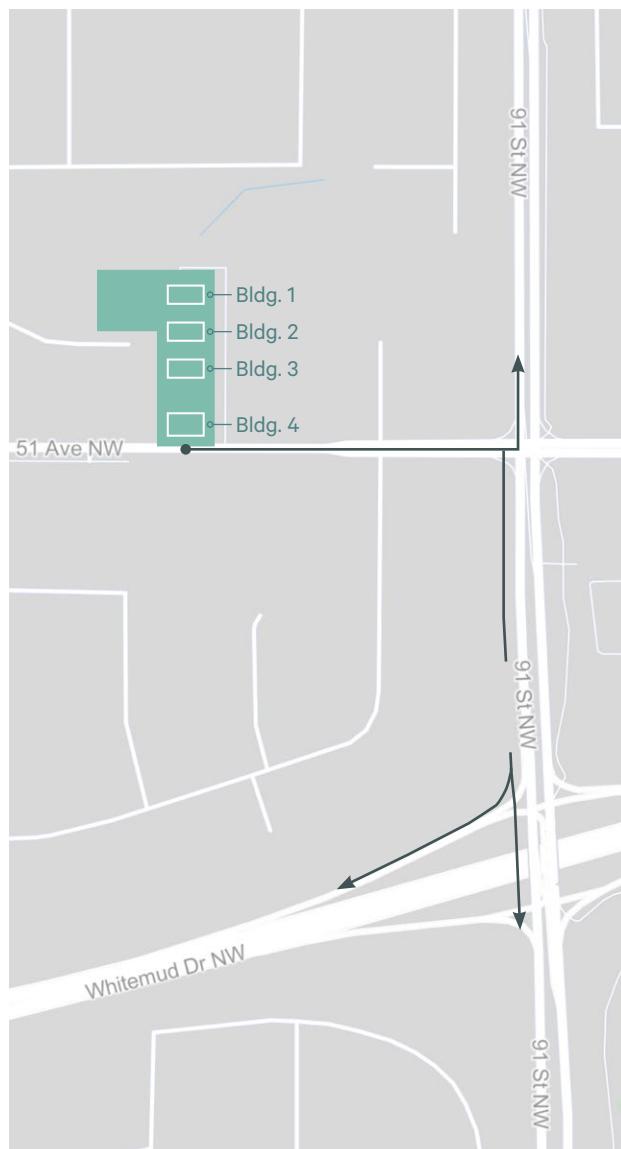
Parking stalls / 1,000 sq. ft.

\$0.00

Surface parking

\$130.00

Underground parking



Nearby Amenities

Services

- + Rona
- + Bubbles car wash
- + U Haul
- + Kal Tire
- + Hughes Car Wash
- + Esso
- + Shell
- + Strathcona Eco Station
- + Scotiabank
- + TD Canada Trust

Food & Restaurants

- + Fifendekel
- + Italian Centre Shop
- + Sawmill Prime Rib & Steak House
- + State & Main
- + Boston Pizza
- + Tim Hortons
- + Remedy Cafe
- + Starbucks
- + A&W
- + Peter's Drive-in
- + Wild Rose Cakes

Retail & Health

- + Fifendekel
- + London Drugs
- + Real Canadian Superstore
- + Mud, Sweat & Gears
- + Hudson's Bay
- + Crate & Barrel

Contact Us

Al Menon

Senior Vice President
+1 780 917 4638
al.menon@cbre.com

Matteo Marocco

Sales Representative
+1 780 229 4691
matteo.marocco@cbre.com

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