



Office Condo for Sale or Lease

#203, 4103 – 97 Street
Edmonton, AB

Exceptional 97th Street Location with Turnkey Office Space

Ready for immediate occupancy
lease or purchase options available



Property overview

- **Prime Location & Access**
97th Street south of Whitemud Drive with direct connectivity to Gateway Boulevard and Anthony Henday Drive
- **Flexible Office Configuration**
9 private offices, team workspace, and open workstation areas accommodate diverse business needs
- **Enhanced Visibility**
Exterior signage available with excellent exposure on 97th Street
- **Turnkey Professional Space**
High-end finishes including reception, boardroom, lounge, and 2 kitchen areas—ready for immediate occupancy
- **Recent Capital Improvements**
New roof (2022) and all rooftop HVAC units replaced within 5 years
- **Purchase or Lease Flexibility**



Property details

Municipal address #203, 4103 – 97 Street, Edmonton, AB

Available space 5,306 SF

Sale Details

List price (PSF) Market

Condo Fees \$2,513.52 per month

Property Taxes \$2,514.47 per month

Lease Details

Basic Rent Starting at \$12.00 PSF

Additional Rent \$11.37 PSF plus utilities





Description

- Rare sized owner/user opportunity
- Well built out with a combination of offices, meeting spaces, and open work area
- 2 kitchens, providing opportunity to easily demise the space
- Corner unit with abundant natural light

Unit Size

5,306 SF

Available

Immediately



For more information, please contact:

Hillary Williams
Associate Vice President
Direct +1 587 881 0170
Hillary.Williams@jll.com

Chad Boddez
Senior Vice President
Direct +1 780 328 2567
Chad.Boddez@jll.com

Rory Wutzke
Associate (*unlicensed*)
+1 780 328 2578
Rory.Wutzke@jll.com

JLL Edmonton
National Bank Centre
10180 101 Street #3560
Edmonton, AB T5J 3S4
(780) 328-2550

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.