

**FOR LEASE**

**NAI Commercial**

**OMNI BUILDING - OFFICE SPACE**



**BROKER INCENTIVE**  
The Landlord is offering  
**INCREASED COMMISSIONS**  
for Outside Agents  
Contact Listing Agent for Details

**9636 - 51 AVENUE | EDMONTON, AB | MAIN & SECOND FLOOR UNITS**

**PROPERTY HIGHLIGHTS**

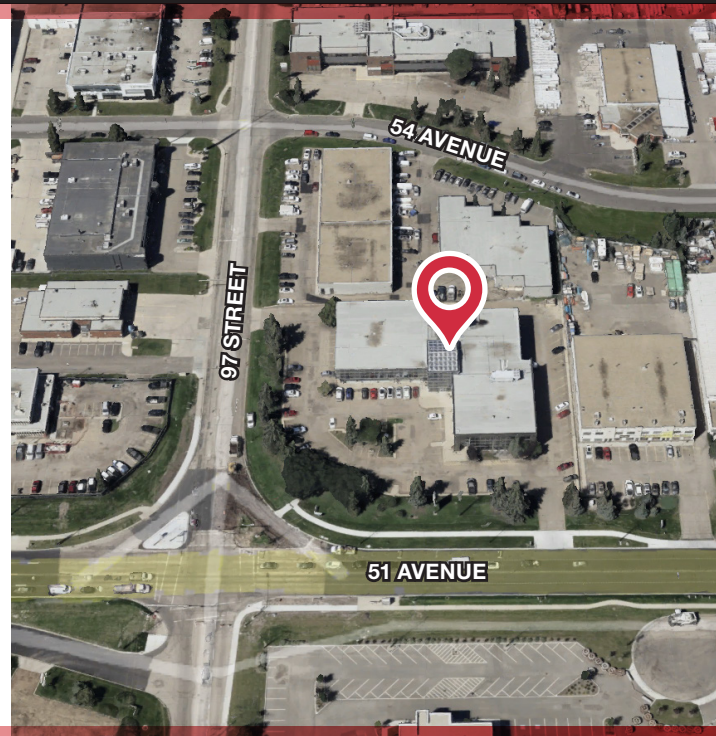
- 1,928 sq.ft.± to 20,984 sq.ft.±
- Excellent exposure on 51 Avenue and 97 Street
- Plenty of on-site parking
- High quality office building
- Move in ready

**ED STENGER**

Senior Associate  
587 635 2483  
estenger@naiedmonton.com

**DAVID SABO**

Senior Associate  
587 635 2482  
dsabo@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



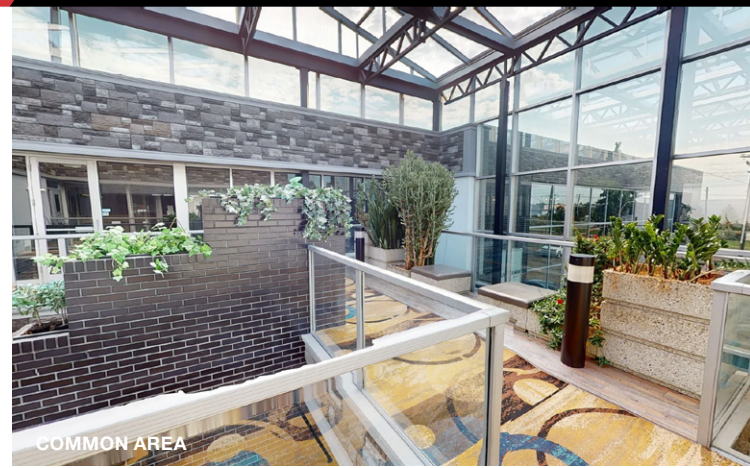
780 436 7410



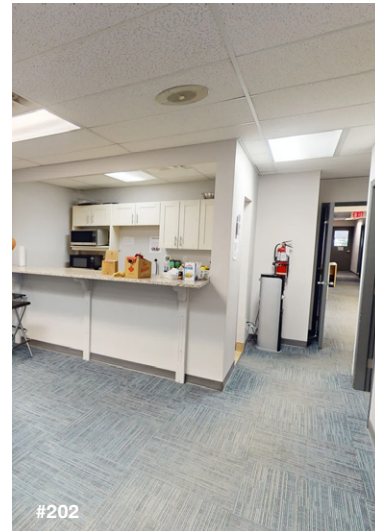
NAIEDMONTON.COM

**ADDITIONAL INFORMATION**

LEGAL DESCRIPTION	Plan 7723025, Lot 7 & 8R, Block 19
ZONING	BE (Business Employment)
PARKING	On-site
POSSESSION	Negotiable
NET LEASE RATE	Starting at \$9.00/sq.ft./annum
OPERATING COSTS	\$13.45/sq.ft./annum (2026 estimate) Includes common area maintenance, property taxes, building insurance, management fees and utilities (gas, water and power)



COMMON AREA



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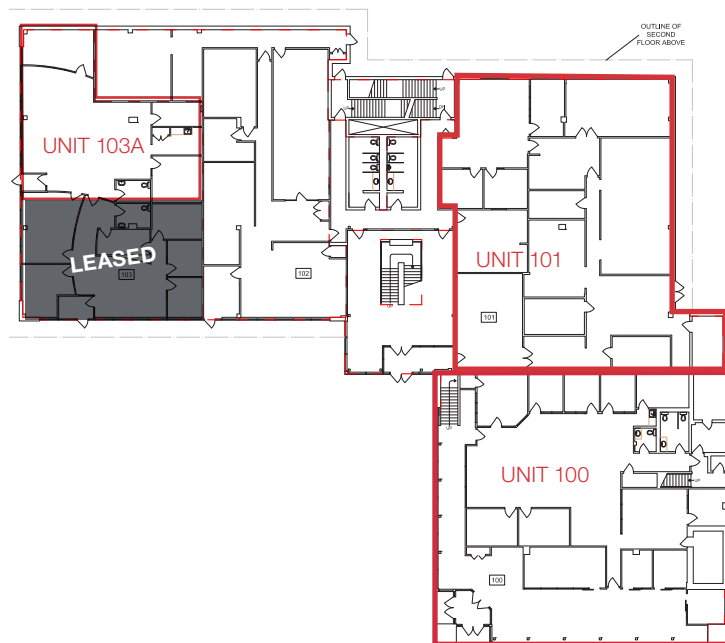


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**CURRENT AVAILABILITIES**

UNIT	SIZE	AVAILABLE
100	10,885 sq.ft.	Vacant
101	5,675 sq.ft.	Vacant
103A	1,928 sq.ft.	June 1, 2026
204	4,424 sq.ft.	Vacant

**MAIN FLOOR**



**SECOND FLOOR**

