

Partnership. Performance.

**OFFICE SPACE FOR LEASE**



## Property Highlights

- High profile office building and location
- Minutes from Whitemud Freeway and Anthony Henday Drive
- Ample on-site parking
- On-site fitness and conference centre
- One of the few large pockets of space with move in ready improvements consisting of over 140,000 square feet

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50<sup>TH</sup> STREET  
ATRIA

**9405 - 50 STREET**  
EDMONTON, AB

## Property Details

### AREA AVAILABLE:

Space 1 (Main)	5,391 sf
Space 2 (Main)	3,008 sf
Space 3 (3rd Floor)	10,000 sf
Space 4 (3rd Floor)	11,477 sf
Space 5 (demisable)	129,194 sf*
<b>Total</b>	<b>159,070 sf</b>

\*Timing for occupancy TBD

**ASKING RATE:** \$16.00 psf

**OPERATING COSTS:** \$14.90 psf

**T.I. ALLOWANCE:** Negotiable

**PARKING:** 2.6/1,000 sf  
Underground \$110  
Surface no charge



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