

Elm Business Park

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

9426 / 9452 / 9470 / 9488 - 51 Avenue
Edmonton, Alberta



Building 4

9426 - 51st Avenue, Edmonton, AB

4 th Floor	Unit 402 4,630 SF	Unit 422 6,290 SF	
3 rd Floor	Unit 304 2,803 SF	Unit 307 3,254 SF	
2 nd Floor			
Main Floor	Unit 104 1,632 SF	Unit 116 4,744 SF	
Underground	Underground Parking		

Leasing Details

3.5

Parking stalls / 1,000 sq. ft.

\$0.00

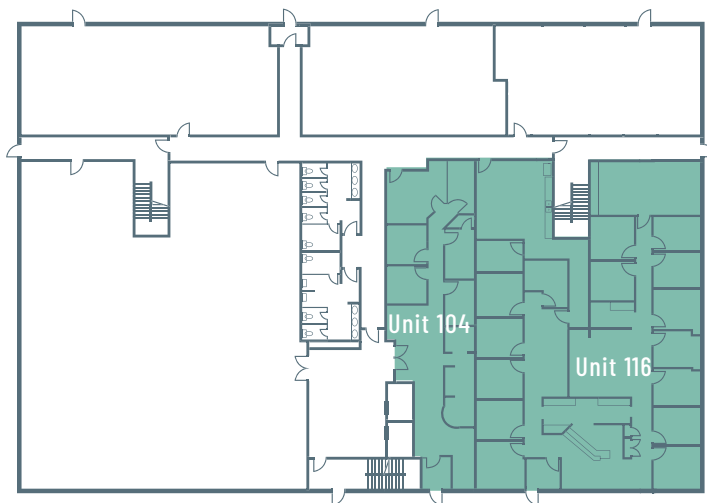
Surface parking

\$130.00

Underground parking

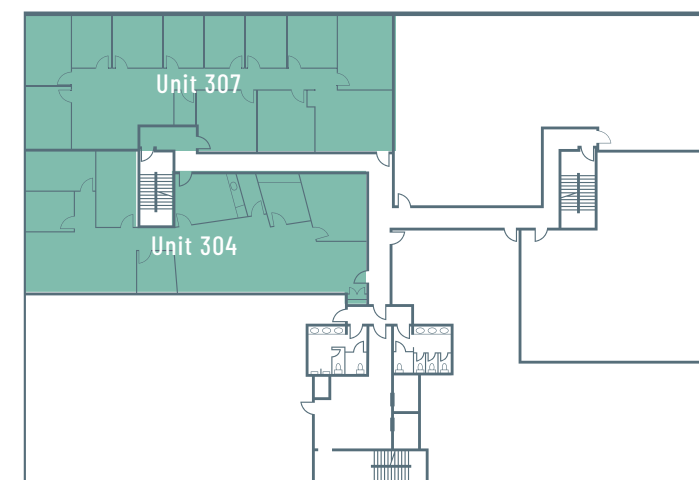
Net Rental Rate	Office Space:	\$16.00 - \$18.00 / sq. ft.
Operating Costs (2025)	Unit 104:	\$13.20 / sq. ft.
	Unit 116:	TBC
	Unit 304:	\$11.52 / sq. ft.
	Unit 307:	TBC
	Units 402 & 422:	\$11.30 / sq. ft.
Parking Ratio	3.5 stalls / 1,000 sq. ft.	
Parking Rate	Surface:	No charge
	Underground:	\$130.00 / month

Main Floor



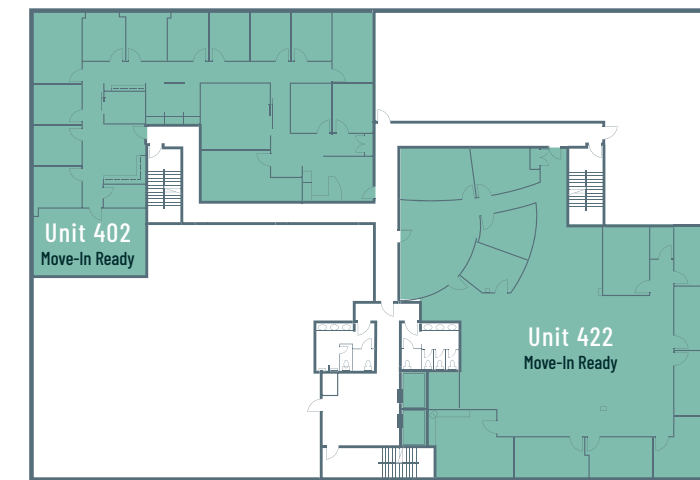
Unit Type	Area	Notes
Unit 104	Office	1,632 sq. ft. Developed office space
Unit 116	Office	4,744 sq. ft. Developed office space Available May 1, 2026

3rd Floor



Unit Type	Area	Notes
Unit 304	Office	2,803 sq. ft. Developed office space
Unit 307	Office	3,254 sq. ft. Developed office space. Potential to demise into ±1,500 SF unit. Available May 1, 2026

4th Floor

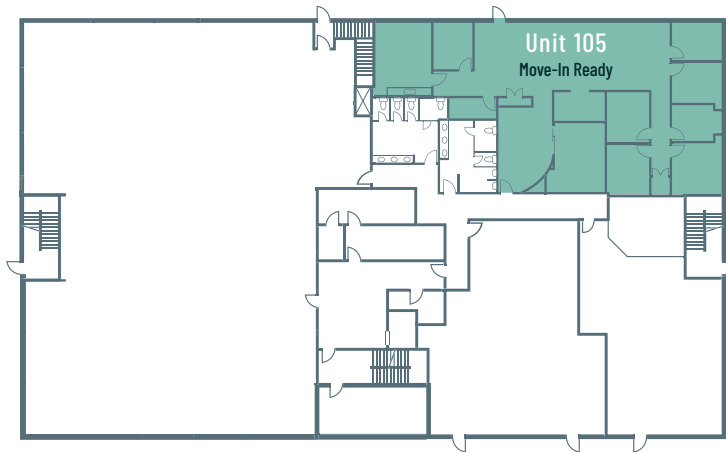


Unit Type	Area	Notes
Unit 402	Office	4,630 sq. ft. MOVE-IN READY
Unit 422	Office	6,290 sq. ft. MOVE-IN READY

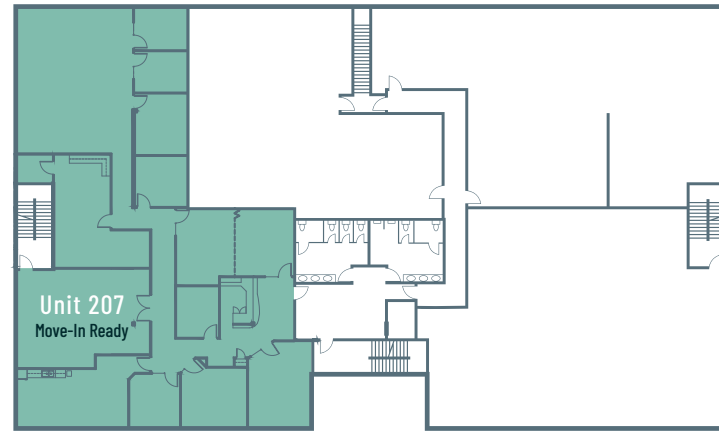
Building 3

9452 - 51st Avenue, Edmonton, AB

Main Floor



2nd Floor



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

Unit Type	Area	Notes
Unit 207 Office	6,000 sq. ft.	MOVE-IN READY

Leasing Details

Net Rental Rate	Office Space:	\$16.00 - \$18.00 / sq. ft.
Operating Costs (2025)	Unit 105:	\$10.82 - \$12.16 / sq. ft.
	Unit 207:	\$10.82 - \$12.16 / 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

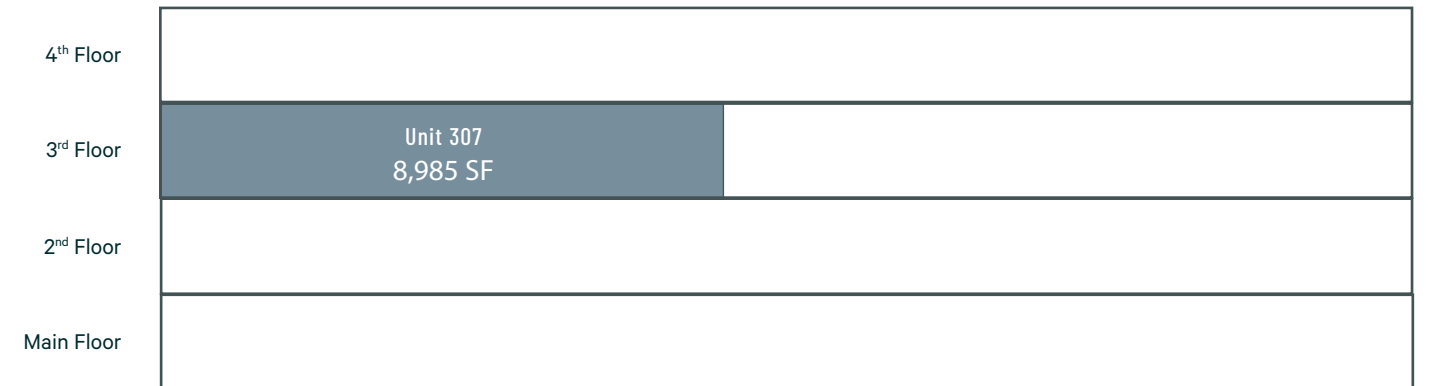
Surface parking

\$130.00

Underground parking

Building 2

9470 - 51st Avenue, Edmonton, AB



Leasing Details

Net Rental Rate	Office Space:	\$16.00 - \$18.00 / sq. ft.
Operating Costs (2025)	Unit 307:	\$9.63 - \$10.84 / 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.

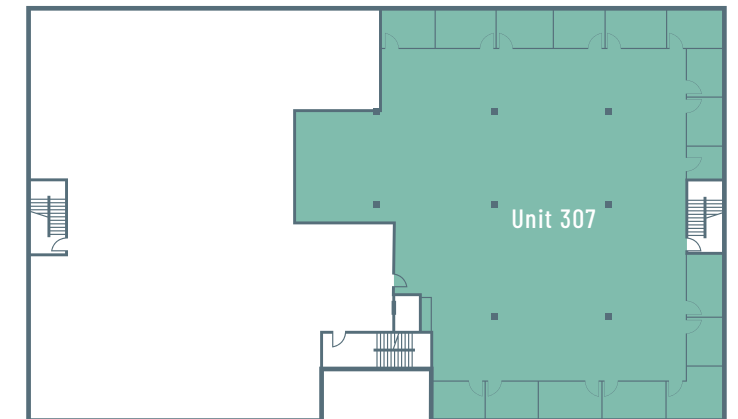
\$0.00

Surface parking

\$130.00

Underground parking

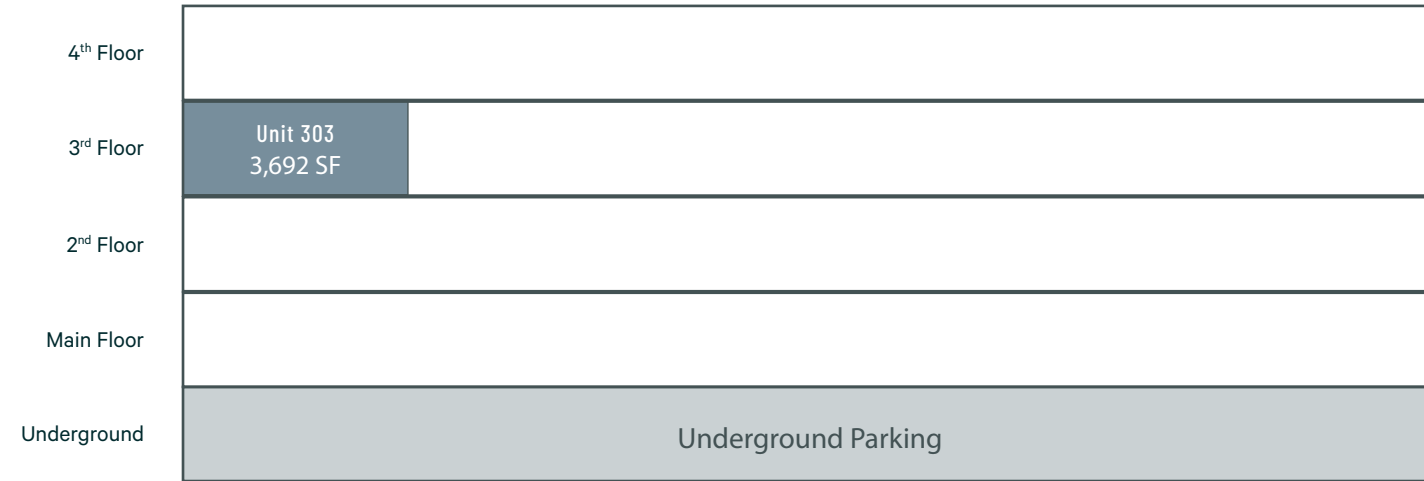
3rd Floor



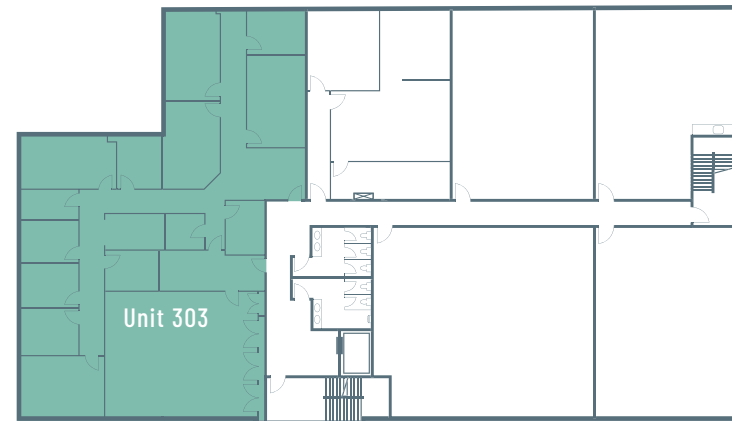
Unit Type	Area	Notes
Unit 307 Office	8,985 sq. ft.	Raw space

Building 1

9488 - 51st Avenue, Edmonton, AB



3rd Floor



Unit Type	Area	Notes
Unit 303 Office	3,692 sq. ft.	Developed office spaces

Leasing Details

Net Rental Rate	Office Space:	\$12.00 - \$14.00 / sq. ft.
Operating Costs (2025)	Unit 303:	\$12.66 /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

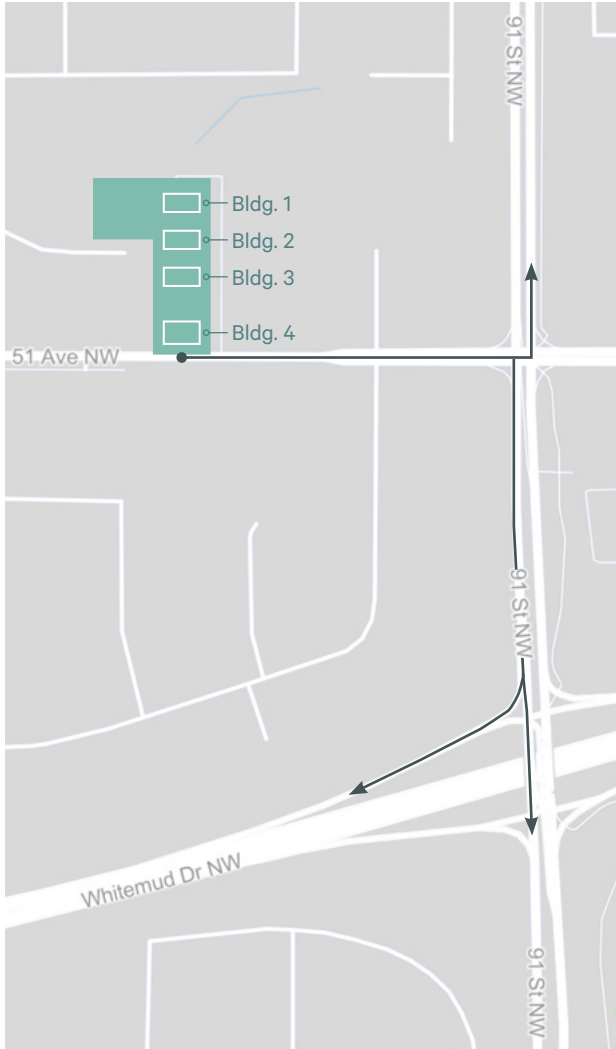
Underground parking



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For Lease



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

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