



Building Information

Building Size:	370,415 sf
# of Floors:	4
Surface Transit Route:	Yes
Total Parking:	1211

Twin Atria

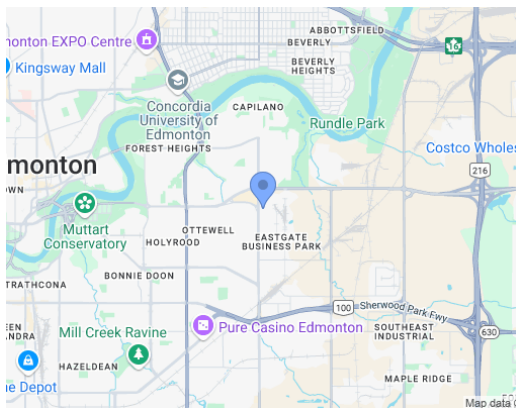
4999 - 98th Avenue NW, Edmonton, Alberta T6B 2X3

Building Description

Twin Atria is a contemporary class "A" office complex constructed in 1982. It features attractive wet and dry atrium areas that provide interior offices with unique views into these central oases, and enclosed balcony areas over-looking them. Building features include three separate hydraulic elevator banks offering a total of four elevators to service the complex, and a new card reader security system. Twin Atria has an excellent parking ratio with over 1,200 on-site stalls for an overall ratio of 1:350 square feet.

Location

Located in the Eastgate area on the corner of 50th Street and 98 Ave., this site offers quick access to downtown Edmonton (10 minutes) via 98 Ave., Sherwood Park (5 minutes via Baseline Road) and is only 4 minutes from the newly completed Anthony Henday Drive Ring Road that connects to all area highways. A major Edmonton Transit connection centre is located just west of the building at Capilano Mall and many busses stop directly in front of the building. As well, a Sherwood Park transit stop is located just two block north of the building. All needed retail amenities are located within a 5 minute walk of the site including: fast food (McDonalds, Tim Hortons), full services restaurants (Sawmill, Boston Pizza), gas, grocery (Safeway), liquor, public library, medical offices, financial institutions and several fitness facilities.



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General

Tenant Cost

Operating Costs
\$ 11.76 /sf

Realty Tax
\$ 3.31 /sf

Total Additional Rent
\$ 15.07 /sf

Building Size

Number of Floor(s)
4

Total Office Space
369,197 sf

Total Retail Space
1,218 sf

Total Space
370,415 sf

Available Office Space
87,842 sf

Total Available Space
87,842 sf

Total Occupied Space
278,367 sf

Largest Contiguous Available
36,628 sf

Construction

Satellite Dish Capability
Yes

Fibre Optic Capability
Yes

Emergency Generator
Yes

Elevators

Safety & Access

Fire Detection System
Yes

Security System
Yes

Barrier Free Access
Yes

Sprinkler System
Yes

Manned Security
Yes

Parking

Surface Stall(s)
1,143

Below Ground Stall(s)
68

Total Parking Stalls
1,211

Surface Stall Ratio
1 / 350 sf

Below Ground Ratio
1 / 5,718 sf

Anchor Tenants

AER

Bantrel

Government of Alberta

Public Transport

Surface Transit Route
Yes