

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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50TH 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*
Total	159,070 sf

*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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