



LABORATORY AND OFFICE SPACE

9403 - 20 AVENUE, EDMONTON, ALBERTA

PROPERTY HIGHLIGHTS

- Opportunity to lease professional laboratory/office space in the Edmonton Research Park
- Various size ranges and flexible term lengths, ideal for a variety of uses
- Turn-key Lab space equipped with multiple fume hoods, compressed air, exhaust fans, sinks and loading doors
- Second floor offices ready for tenant improvements and currently demised with multiple windows throughout, lunch room and private washrooms
- New ownership plans include mechanical upgrades, façade improvements, EV charging stations and upgrading/expansion of common area amenities to increase collaboration amongst RC1 occupants as well as other entrepreneurs.
- Abundance of surface parking available (3.5 : 1000 Sq.Ft.) and walking distance to South Edmonton Common
- Convenient access to major arterials, including Calgary Trail/Gateway Blvd, 91 Street and 23 Avenue

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9403 - 20 AVENUE
EDMONTON, ALBERTA

FOR LEASE
RESEARCH CENTRE

ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 812 0859, Block 2, Lot 1
ZONING	IB (Industrial Business)
YEAR BUILT	1983
PARKING	Scramble
AVAILABLE	Immediately
TENANT IMPROVEMENT ALLOWANCE	Negotiable
LEASE TERM	3 - 5 years
NET LEASE RATE	Market
OPERATING COSTS	\$15.00/sq.ft./annum (2022 estimate) Includes property tax, building insurance, common area maintenance, management fees, and utilities (power, water and gas).



172,188
POPULATION
IN AREA



\$104,868
AVERAGE
HOUSEHOLD
INCOME



62,273
HOUSEHOLDS



66,868
DAYTIME
EMPLOYEES

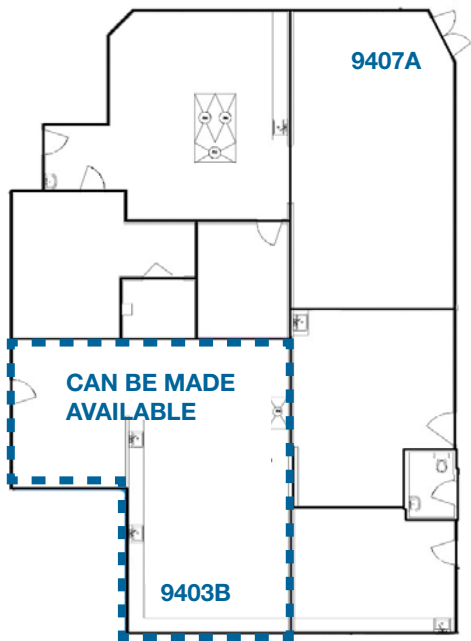


4,726
BUSINESSES

2022 COSTAR DEMOGRAPHICS - WITHIN 5 KM



7362-A DC22



9403 - 20 AVENUE EDMONTON, ALBERTA

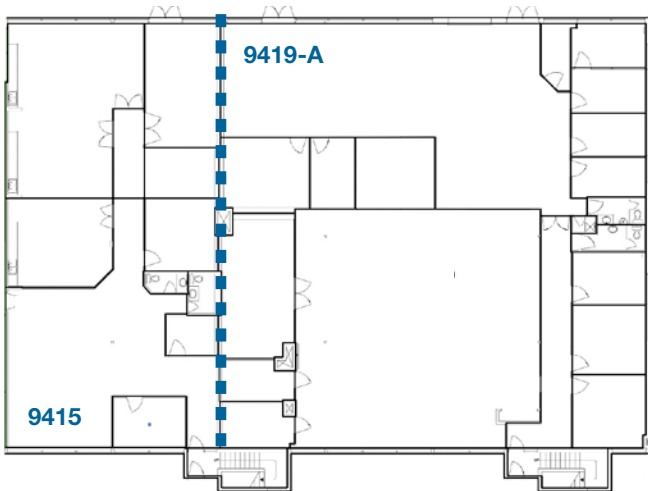
**FOR LEASE
RESEARCH CENTRE**

9407A - 20 AVENUE

RENTABLE AREA 2,605 sq.ft.±

NOTES

- Built out lab space with three (3) fume hoods and four (4) exhaust fans
- Open work area, common area washrooms, double door loading, office area and storage available
- Can be combined with unit 9403B for a total of 3,581 sq.ft.±



9419A - 20 AVENUE

RENTABLE AREA 6,436 sq.ft.±

NOTES

- Ready for Tenant Improvements
- Air makeup options roughed in, two (2) private washrooms, grade loading door and open canvas ready for a customized lab/office space
- Can be combined with unit 9415 for a total of 9,615 sq.ft.±

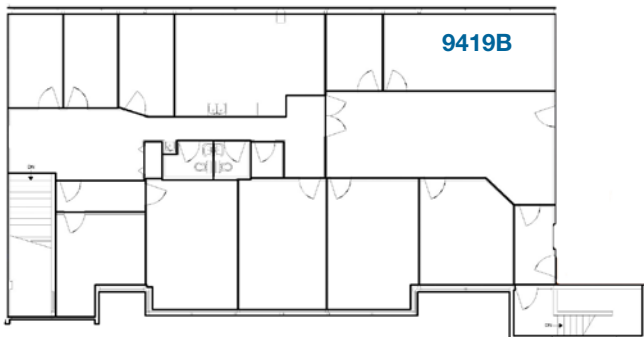
9415 - 20 AVENUE

RENTABLE AREA 3,179 sq.ft.±

NOTES

- Built out lab space with three (3) exhaust fans
- Open work area, two (2) private washrooms, double door loading, offices and storage

*Can be combined for 9,615 sq.ft.



9413B - 20 AVENUE

RENTABLE AREA 3,204 sq.ft.±

NOTES

- Reception, multiple offices, lunchroom and private washrooms
- Ready for Tenant Improvements