

TWIN ATRIA BUILDING

SUITE 302
4999 - 98 AVENUE NW, EDMONTON, AB

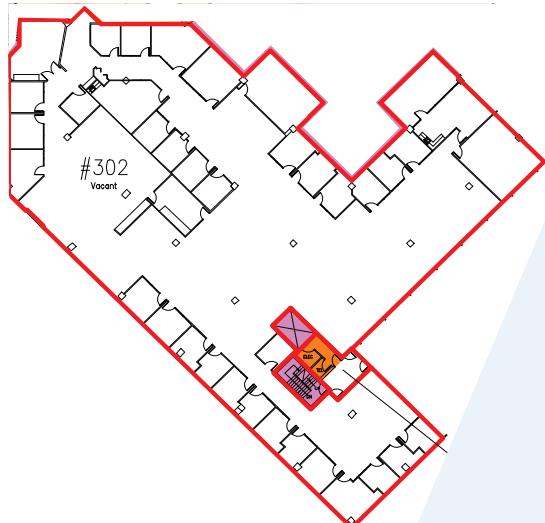


Suite 302

18,219 sf

- Class A - contemporary office complex
- 3rd floor suites with excellent exterior views and interior atrium views
- BOMA Gold certified
- Fitwel 1 star certified
- Energy Star High Efficiency certified
- Within walking distance of major amenities including restaurants, shopping malls, post office, pharmacy, fitness centre, gas station, grocery stores, banks and Edmonton Transit Centre.

SUITE 302



Quick Facts

AREA	18,219 SF
DESCRIPTION	Mix of offices and open area, kitchenette and patio overlooking atrium. Suite can be demised and built to suit tenant needs. Suites 301, 302 and 311 can be combined for a contiguous space of 53,311 sf.
PARKING	1 stall per / 350 sf ratio
NET RENT	Market
ADDITIONAL RENT	\$11.65 psf Operating costs, est. 2026
TERM	5 Years
AVAILABLE	Immediately
AMENITIES	- Bus Stop located at corner of complex for bus routes: 001, 633, 635 - 10 minute drive to downtown - Located near Anthony Henday Drive which connects drivers to all major Edmonton corridors.

**TWIN
atria
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Properties