



TWIN ATRIA BUILDING

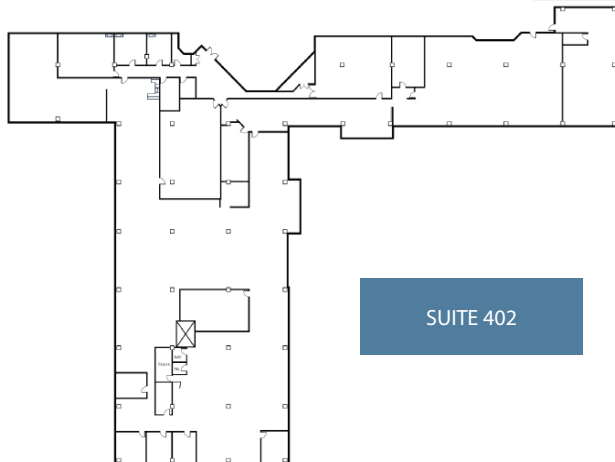


SUITE 402
4999 - 98 AVENUE NW, EDMONTON, AB

Suite 402

30,679sf

- Class A - contemporary office complex
- 4rd floor suite with elevator exposure
- 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.



Quick Facts

AREA	30,679 SF
DESCRIPTION	7 private offices, open area, meeting rooms and storage space. Suite can be demised and built to suit tenant needs. Suite 402 and 407 can be combined for a contiguous space of 36,342sf.
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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