

TWIN ATRIA BUILDING

SUITE 102
4999 - 98 AVENUE NW, EDMONTON, AB

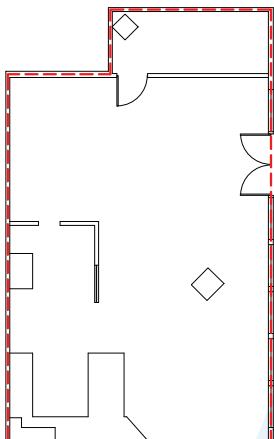


Suite 102

1,155 sf

- Class A - contemporary office complex
- 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.

SUITE 102



Quick Facts

AREA	1,155 SF
DESCRIPTION	Cafe space within the interior atrium. Suites 102, 100, 107 and 108 can be combined for a contiguous space of 21,038 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
BUILDING**

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