



TWIN ATRIA BUILDING



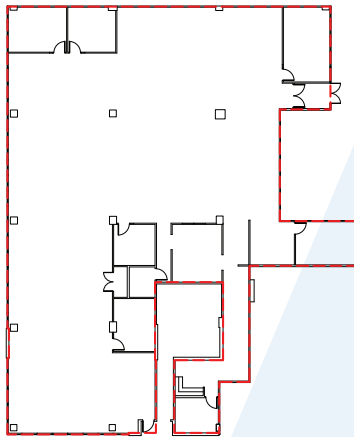
SUITE 108
4999 - 98 AVENUE NW, EDMONTON, AB

Suite 108

8,664sf

- Class A - contemporary office complex
- Ground floor suite with windows on the perimeter.
- 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 108



Quick Facts

AREA	8,664 SF
DESCRIPTION	4 private offices, mostly open plan, boardroom, printer room, 2 server rooms, lunchroom and kitchen. Suites 108, 107, 102 and 100 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
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