

## TWIN ATRIA BUILDING

SUITE 108  
4999 - 98 AVENUE NW, EDMONTON, AB

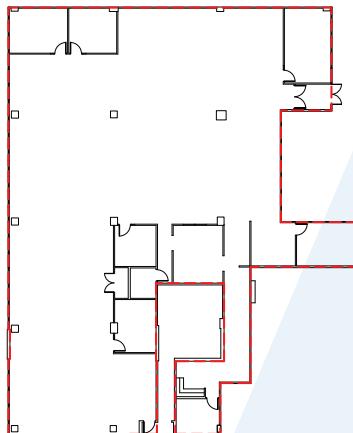


# Suite 108

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  
BUILDING**

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