



TWIN ATRIA BUILDING

SUITE 205
4999 - 98 AVENUE NW, EDMONTON, AB



Suite 205

22,234 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 205



Quick Facts

AREA	22,234 SF
DESCRIPTION	26 private offices, reception, open area, meeting room and board room.
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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Properties