



# TWIN ATRIA BUILDING

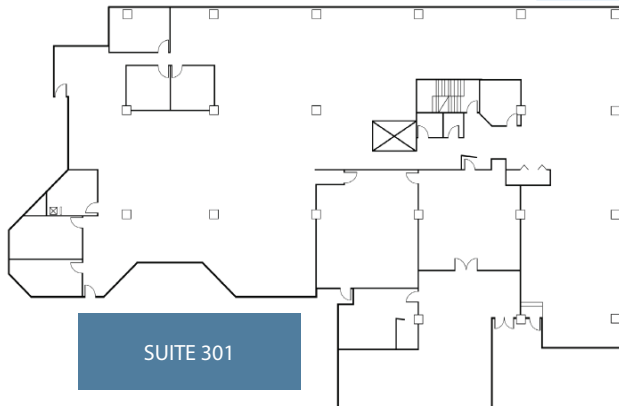


SUITE 301  
4999 - 98 AVENUE NW, EDMONTON, AB

# Suite 301

## 15,057 sf

- Class A - contemporary office complex
- 3rd floor suites with views of the interior atrium.
- 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	15,057 SF
DESCRIPTION	7 private offices, large open area space, server room and kitchen. Suite can be demised and built to suit tenant needs. Suites 301, 302 and 311 can be combined for a contiguous space of 53,311 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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