



BGO
Properties



**TWIN
ATRIA
BUILDING**

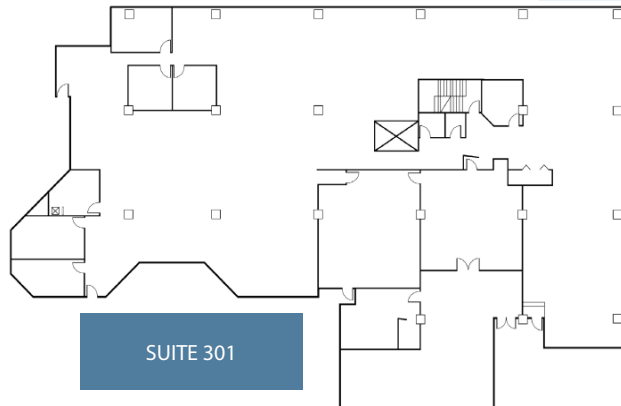


SUITE 301
4999 - 98 AVENUE NW, EDMONTON, AB

Suite 301

15,057 sf

- Class A - contemporary office complex
- 3rd floor suites with views of the interior atrium.
- BOMA Gold certified
- 1 of 3 star Fitwel certified
- Energy Star certified - Score 98
- Within walking distance to food establishments, postal outlet, shopping mall, pharmacy, grocery store, gas station, various banks and Edmonton Bus 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.
PARKING	1 stall per / 350 sf ratio
NET RENT	Market
ADDITIONAL RENT	\$13.23 psf Operating costs, est. 2025
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 next to Anthony Henday Drive connecting drivers to all the major high-ways

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