



TWIN ATRIA BUILDING



SUITE 107
4999 - 98 AVENUE NW, EDMONTON, AB

Suite 107

4,593 sf

- Class A - contemporary office complex
- 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.



SUITE 107



Quick Facts

AREA	4,593 SF
DESCRIPTION	5 private offices, open area, meeting rooms and storage. Suites 107, 108, 102 and 100A can be combined for a contiguous space of 21,246 sf.
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

TWIN
ATRIA
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