



TWIN ATRIA BUILDING

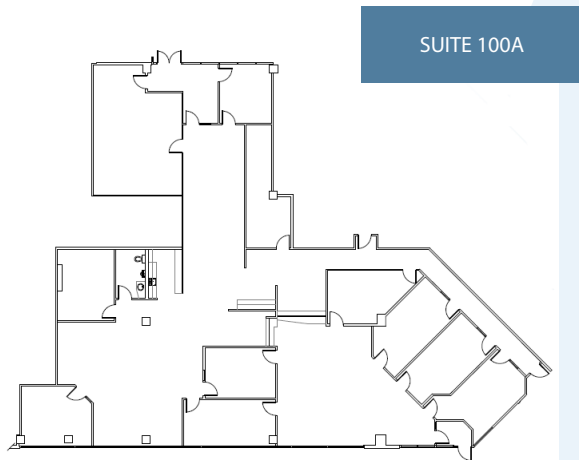


SUITE 100A
4999 - 98 AVENUE NW, EDMONTON, AB

Suite 100A

6,691 sf

- Class A - contemporary office complex
- Ground floor suite with windows and street level entrance
- 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	6,691 SF
DESCRIPTION	6 private offices, street level entrance, meeting room, in-suite washroom, kitchen and reception area. Suites 100A, 102, 108 & 107 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	<ul style="list-style-type: none">- 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 highways

**TWIN
ATRIA
BUILDING**

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