

FOR LEASE OFFICE SPACE

Morguard

WHITEMUD BUSINESS PARK

9618 42ND AVE NW, EDMONTON, AB



MODERN OFFICE FACILITY IN A PREMIER BUSINESS PARK

Whitemud Business Park is a four building multi-tenant suburban office park conveniently located on 97 Street and 42 Avenue. The Park has excellent access to all areas of the city and is within proximity to shopping and restaurants. The Park offers easy access to major thoroughfares such as, Whitemud Freeway, 99th Street, Gateway Boulevard and Calgary Trail. Buildings 1, 2 and 3 are three story office buildings while Building 4 is a freestanding warehouse building with mezzanine office.

Minutes from Downtown

- Easy access to Whitemud Freeway
- Multiple unit sizes
- Onsite fitness facility
- Buildings 1, 2 and 3 have elevator service to all floors, while access to the mezzanine office of Building 4 is by stairs.

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ASKING NET RENT

\$14.00/SF

ADDITIONAL RENT

OPERATING COSTS	REALTY TAX	TOTAL ADDITIONAL RENT
\$12.31/SF	\$2.61/SF	\$14.92/SF (2022 est.)

BUILDING DETAILS

Available Space: [CLICK HERE](#)

Number of Floors: 3

Year Built: 1980

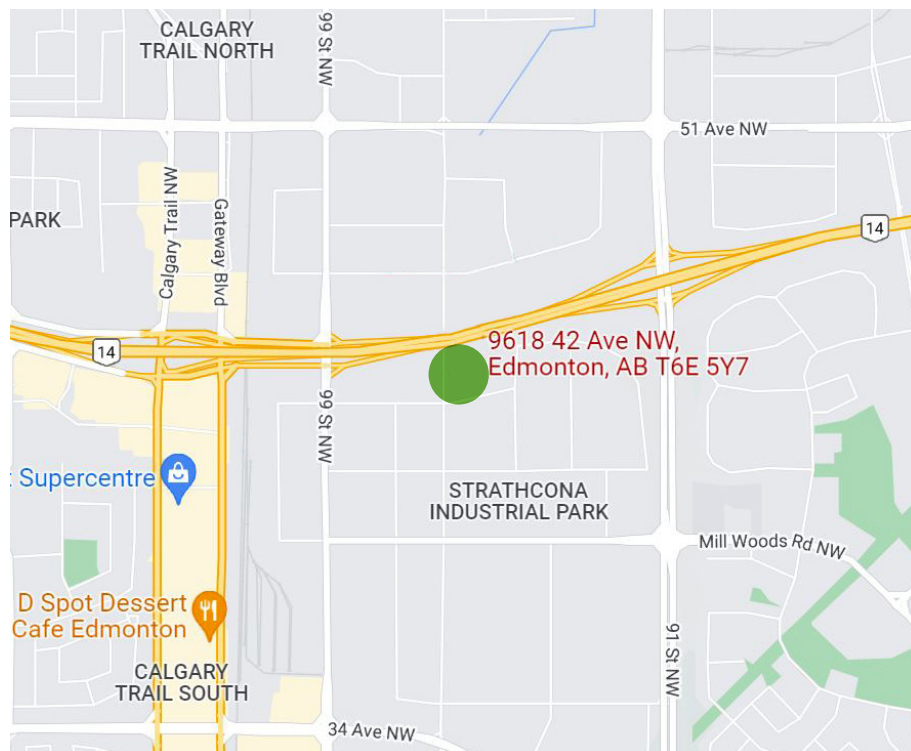
BUILDING AMENITIES

Restaurants close by

Energized parking available

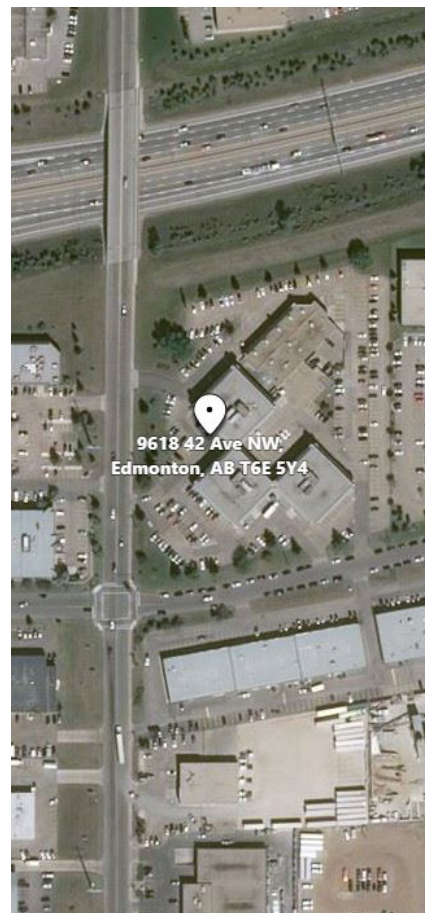
Fitness Centre

LOCATION



9618 42nd Ave NW, Edmonton, AB

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Aerial View

FOR MORE INFORMATION

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[VIEW THIS PROPERTY ONLINE HERE](#)