

FOR LEASE

THE EDMONTON RESEARCH PARK BUILDING

1855 94 Street
Edmonton

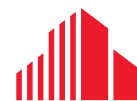


8,187 SF OF NEWLY RENOVATED OFFICE AT \$25/SF GROSS!

EXCLUSIVE ELEVATOR ACCESS!

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**CUSHMAN &
WAKEFIELD**
Edmonton



PROPERTY DETAILS

Address	1855 94 Street Edmonton, AB
Site Size	3.98 Acres
Zoning	Industrial Business
Overlays	South Edmonton Common / Edmonton Research Development ASP
Year Constructed	2004

LEASING AVAILABILITY

Available Space	8,187 SF (Larger tenants will have exclusive second floor elevator & washroom access)
Asking Gross Rent	Starting at \$25.00 per SF (Includes CAM, property taxes, property insurance & utilities)
Parking Stalls Availability	3 per 1,000 SF Immediate



The Edmonton Research Park (ERP) is home to more than 1,500 members at 55+ companies working in diverse fields, from biotechnology to energy. Startup's and growing companies can access a variety of workspaces; on-site programs, access to soft-landing programs; personalized referrals to support and funding agencies; and facilitated access and collaboration with local, national and international communities of accelerators, science parks and incubators.



Elevate Your Business in the Edmonton Research & Development Park (ERP)

Notable Achievements by User Groups in ERP:



Top 50 AI & IoT startups in the world at the 2019 Smart City Summit & Expo in Taipei



Named as a Top 10 most promising company at the Rice Alliance Startup



Finalist for Inventures under Smarter City Categories



Winner of BioAlberta's Company of the Year



Top Ten Finalist at the NASA iTech event

Business Support Services (Located in the ERP)

- Alberta Innovates
- C-FER Technologies
- InnoTech Alberta
- IRAP

TRANSIT MAP

CLOSE PROXIMITY TO SHOPPING CENTRES LRT STATION, ANTHONY HENDAY DRIVE



BIKE ROUTES ALONG 23 AVENUE 91 STREET PARSONS ROAD



MULTIPLE BUS STOPS SERVICED BY BUS #76 IN EDMONTON RESEARCH PARK



16 MIN. DRIVE TO EDMONTON INTERNATIONAL AIRPORT 18 MIN. TO DOWNTOWN

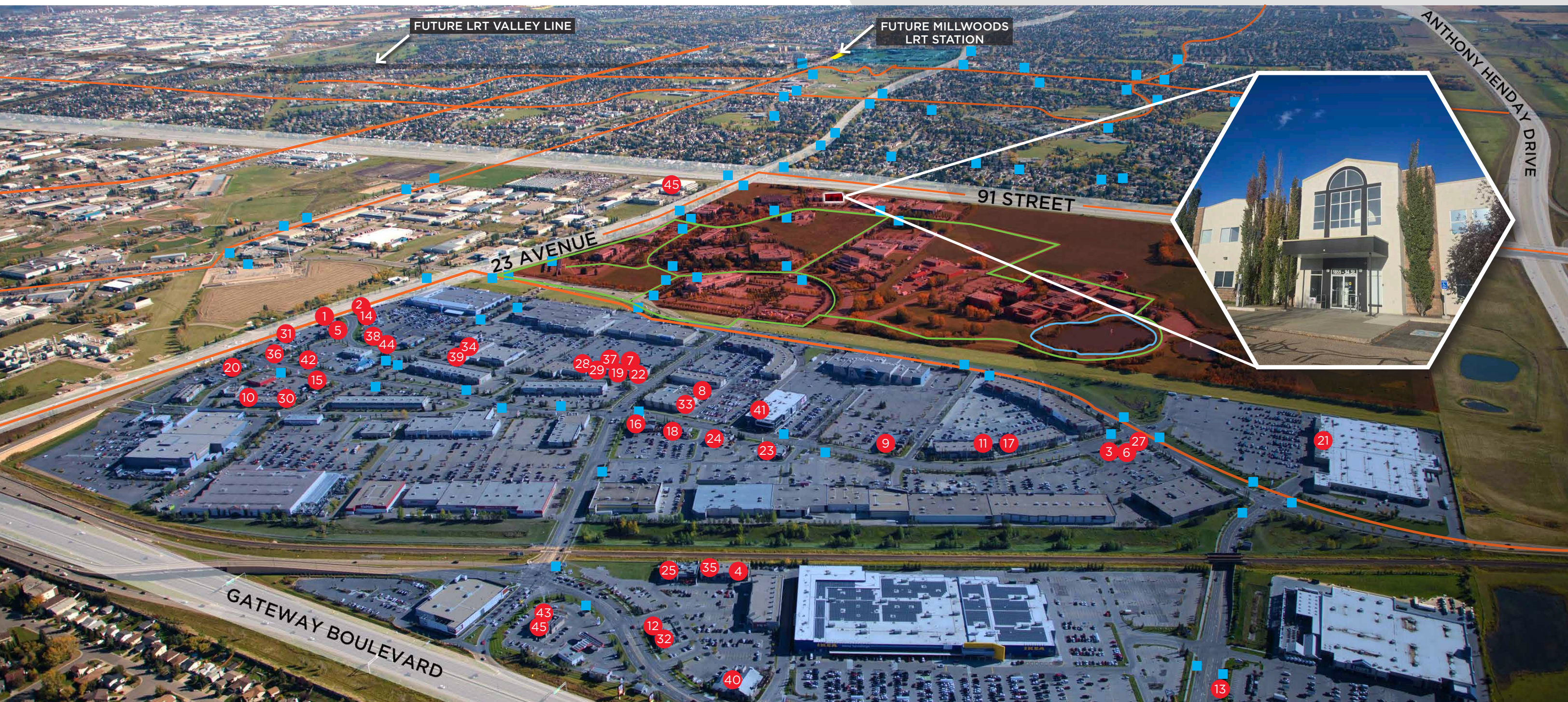


534 M GREEN SPACE WALKING TRIAL 5.0 KM WALKING TRAIL ONE-WAY



SOUTH EDMONTON COMMON

- | | | |
|--------------------------------|----------------------------|-------------------------|
| 1. A&W | 16. LAZIO CAFE | 31. STARBUCKS |
| 2. BAR BURRITO | 17. LOCAL | 32. STARBUCKS |
| 3. BLAZE PIZZA | 18. MARBLE SLAB CREAMERY | 33. SUBWAY |
| 4. BOOSTER JUICE | 19. MCDONALD'S | 34. SUBWAY |
| 5. CHACHI'S | 20. MCDONALD'S | 35. SWISS CHALET |
| 6. CHATIME | 21. MIKADO | 36. THAI EXPRESS |
| 7. CHUCK E. CHEESE | 22. MILESTONES | 37. THE BURGER'S PRIEST |
| 8. EARL'S KITCHEN + BAR | 23. MONTANA'S | 38. THE CAPTAIN'S BROIL |
| 9. EDO JAPAN | 24. MOXIE'S GRILL & BAR | 39. THE KEG STEAKHOUSE |
| 10. FAMOSO NEOPOLITAN PIZZERIA | 25. OPA! | 40. THE REC ROOM |
| 11. FATBURGER | 26. PANDA EXPRESS | 41. TIM HORTONS |
| 12. FIVE GUYS | 27. PITA PIT | 42. TIM HORTONS |
| 13. FRESHII | 28. QUIZNOS | 43. WENDY'S |
| 14. HAWELI | 29. RICKEY'S ALL DAY GRILL | 44. VIET EXPRESS |
| 15. JOEY | 30. SECOND CUP | 45. COSTCO |



FLOOR PLANS

SECOND FLOOR



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