

**Chrysler Building - 4459 & 4447 99 Street**  
Edmonton, Alberta

**2,304 SF CONDITIONAL**



## PROPERTY HIGHLIGHTS

- Located along 99 Street NW
- Quick access to the Whitemud Dr and Calgary Trail
- Fibre optics available within the property
- 7,764 businesses within a 5-kilometer radius
- Now Available
- 2,304 SF Showroom for lease
- Recently renovated site

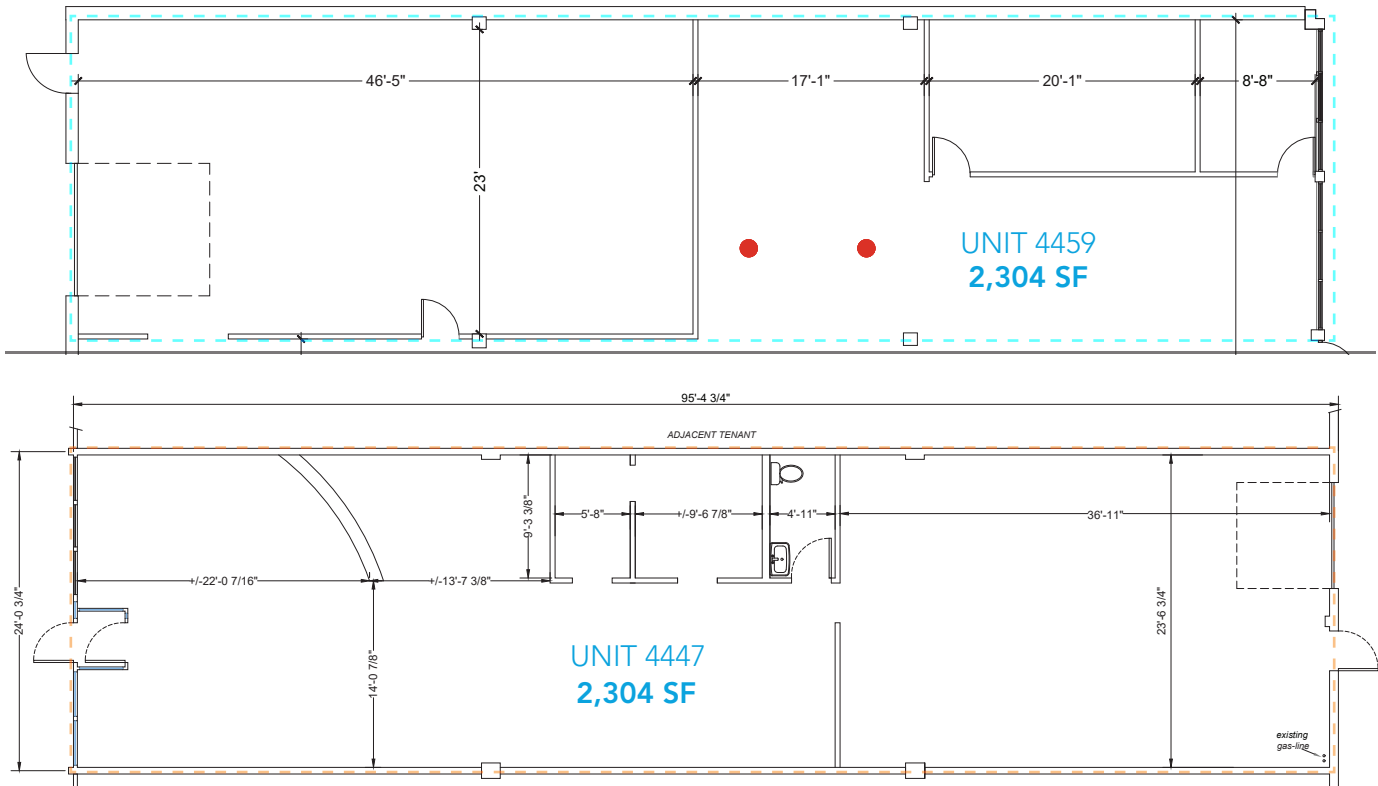
**Site Tour Information** Site tours by appointment only

Miguel Martinez | Special Projects Manager  
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Canadian Western Bank Place  
Suite 1622, 10303 Jasper Avenue  
Edmonton, Alberta | T5J 3N6

FLOOR PLANS

RED DOTS INDICATE PLUMMING



DETAILS	
Address	4459 & 4447 99 St NW
Legal	Lot 10A, Block 7, Plan 7521204
Zoning	IB - Industrial Business
Year Built	2005
Construction	Concrete / Steel Building
Total Available	Unit 4459: 2,304 SF Unit 4447: 2,304 SF
Ceiling Height	9'
Lighting	To be upgraded to LED
Loading	(1) Grade Loading Door

DETAILS	
Lighting	T5
Power	200 Amps 120/208 Volts To be confirmed by tenant
Signage	Fascia & Pylon
Fibre Optic	Available
Parking	85 Stalls Available
HVAC	RTU

LEASE INFORMATION	
Base Rent	Market
Operating Cost	\$6.92 PSF (est. 2021)
Available	Immediately

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