



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
- Available Immediately
- 6,912 SF Showroom for lease
- Recently renovated site

Site Tour Information

Site tours by appointment only

Miguel Martinez | Special Projects Manager

780.421.4000 | miguel@yorkrealty.ca | YORKREALTY.CA

Canadian Western Bank Place

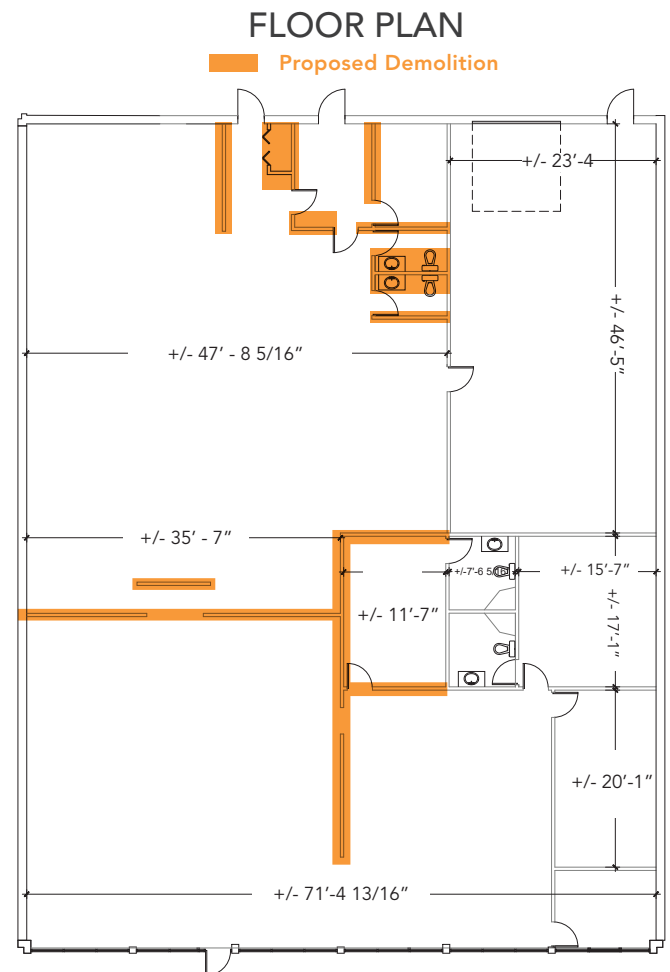
Suite 1622, 10303 Jasper Avenue

Edmonton, Alberta | T5J 3N6

Chrysler Building - 4463 99 Street

Edmonton, Alberta

DETAILS	
ADDRESS	4463 99 St NW
ZONING	IB
SIZE	6,912 SF
RENT	Market
OPERATING COST	\$6.93 (2021 est.)
AVAILABLE	Immediately
CONSTRUCTION	Concrete / steel building
INTERIOR	Suspended acoustic tile
LIGHTING	T12H0
CEILING HEIGHT	9 Feet
HEATING	Rooftop HVAC units
POWER	Three (3) 200 amps 120/208 volts services <i>(To be confirmed by the tenant)</i>
SPRINKLERS	No
FIBER OPTICS	Available



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