



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 December 1st, 2019
- 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

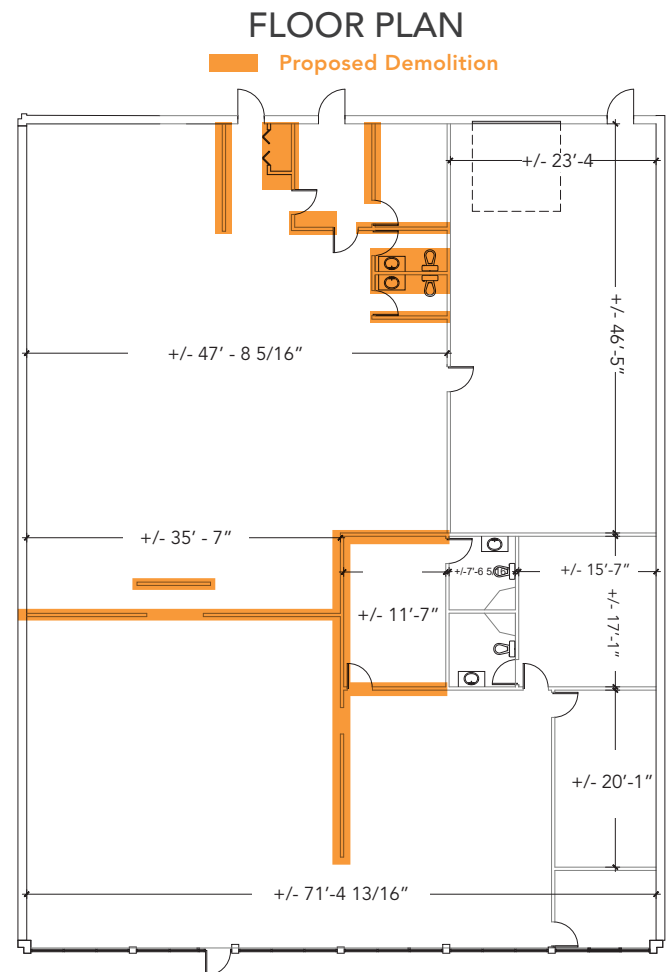
Suite 1622, 10303 Jasper Avenue

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 (2020 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 |



Site Tour Information Site tours by appointment only

Miguel Martinez | Special Projects Manager

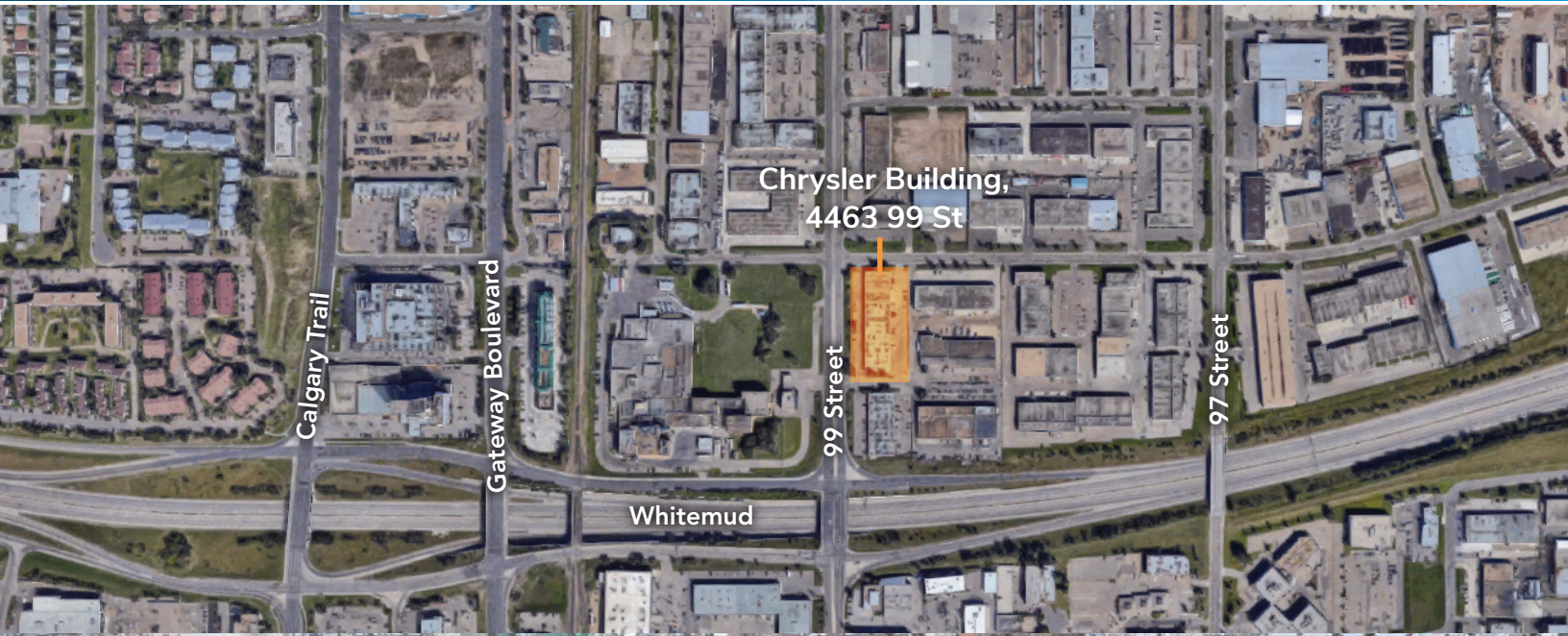
780.421.4000 | miguel@yorkrealty.ca | YORKREALTY.CA

Canadian Western Bank Place

Suite 1622, 10303 Jasper Avenue
Edmonton, Alberta | T5J 3N6

Chrysler Building - 4463 99 Street

Edmonton, Alberta



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