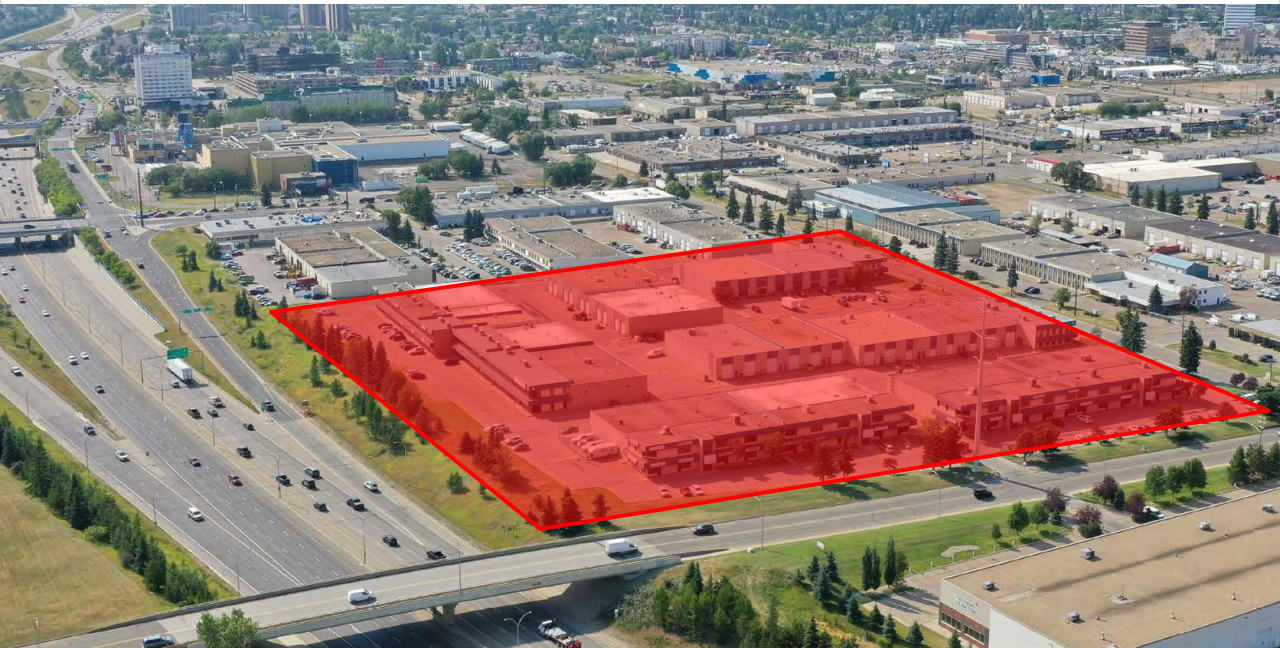
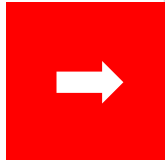


Papaschase Business Park

Industrial & Office Space for Lease

**9703 - 9797 45 AVENUE NW,
EDMONTON, ALBERTA**



**Firm
Capital**
Commercial Properties

PROPERTY PROFILE



- Papaschase Business Park consists of six institutional quality multi-tenanted commercial buildings totaling 234,424 sf. The buildings are comprised of 65 small bay industrial / flex office units, ranging from 1,580 to 13,180 sf.
- The site area is 12.28-acres with the buildings covering 36.4% of the property. There is sufficient parking with 489 stalls equating to a ratio of 2.09 stalls per 1,000 sf. The property is equipped with 38 drive-in doors and 32 loading dock doors.



ADDRESS:	9703 - 9797 45 AVENUE NW, Edmonton, AB T6E 5R9
# of Buildings	6
# Bays	65
# Tenants	49
GLA (SF)	234,424
Ground Floor Industrial (SF)	194,605 SF
Second Floor Office (SF)	39,819
% Office	~17.0%
Land Area (Acres)	12.28 AC
Clear Height	17'-7" to 18'5"
Truck Level Doors	32
Drive-in Doors	38
Parking Stalls	489
Parking / 1,000 SF	2.09
Year Built	1979-1981

FIRM CAPITAL PROPERTIES LEASING CONTACT

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AVAILABLE SPACE

Industrial Units

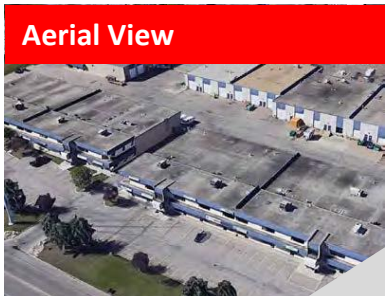
Building	Unit	Size (sf)	Office (%)	Shipping	Clear Height	Available	Asking Net Rent (per sf)	TMI (per sf)
3	9717	5,299	N/A*	1 Truck level 1 Drive-In	17'7"	Immediately	\$9.75	\$6.21
6	4352	2,603	25%	1 Drive-In	18'5"	Immediately	\$10.50	\$6.21

*Landlord will consider building out 10-15% office/finished area.

Office Units (Second Floor)

Building	Unit	Size (sf)	Available	Asking Net Rent (per sf)	TMI (per sf)
1	4470	608	Immediately	\$14.00	\$7.62
1	4478	1,970	Immediately	\$12.50	\$7.62
2	4428	811	Immediately	\$14.00	\$7.62
6	4326	863	Immediately	\$14.00	\$7.62
6	4330	1,604	Immediately	\$12.50	\$7.62
6	4342	1,614	Immediately	\$12.50	\$7.62
6	4346	1,580	Immediately	\$12.50	\$7.62

Aerial View



Office & Warehouse



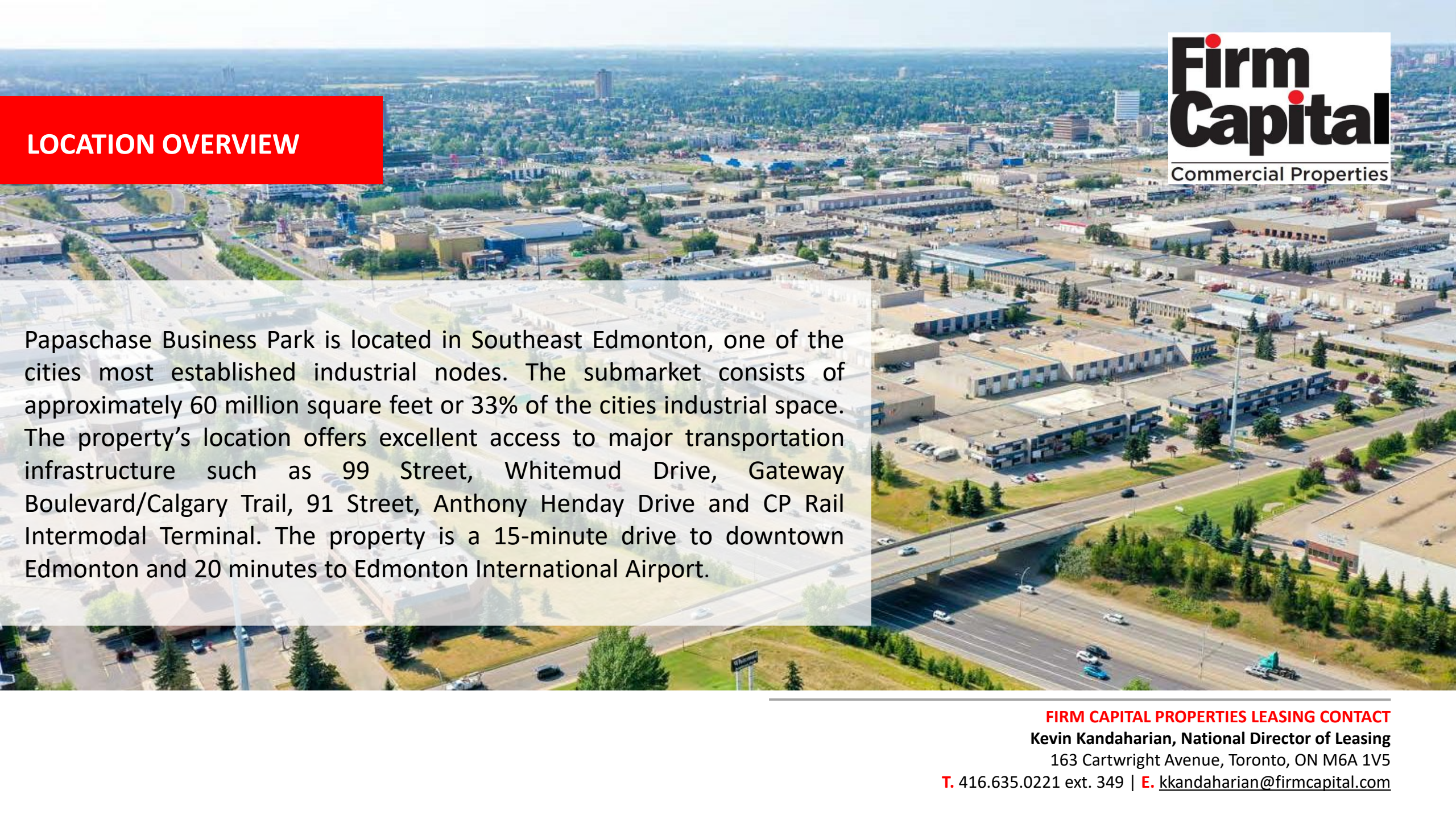
Building Exteriors



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LOCATION OVERVIEW



Papaschase Business Park is located in Southeast Edmonton, one of the cities most established industrial nodes. The submarket consists of approximately 60 million square feet or 33% of the cities industrial space. The property's location offers excellent access to major transportation infrastructure such as 99 Street, Whitemud Drive, Gateway Boulevard/Calgary Trail, 91 Street, Anthony Henday Drive and CP Rail Intermodal Terminal. The property is a 15-minute drive to downtown Edmonton and 20 minutes to Edmonton International Airport.

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