

EASTGATE BUSINESS PARK

4794 94 Avenue NW, 4715-4733 93 Avenue NW
& 4718-4744 94 Avenue NW - Edmonton, AB



RATES STARTING AT \$5.00 PSF

MULTIPLE BAY OPTIONS

**10,816 sq. ft. - 52,620 sq. ft. Contiguous
Dock/Grade Loading Options**

Property Highlights

- Featuring demising options available from:
10,816 sq. ft. - 52,620 sq. ft. contiguous
- Fenced compounds available with some units
- Dock and grade loading options
- New LED lighting, ample parking
- Ideally located with easy access to 50th Street,
Baseline Road, Sherwood Park Freeway and
Anthony Henday Drive



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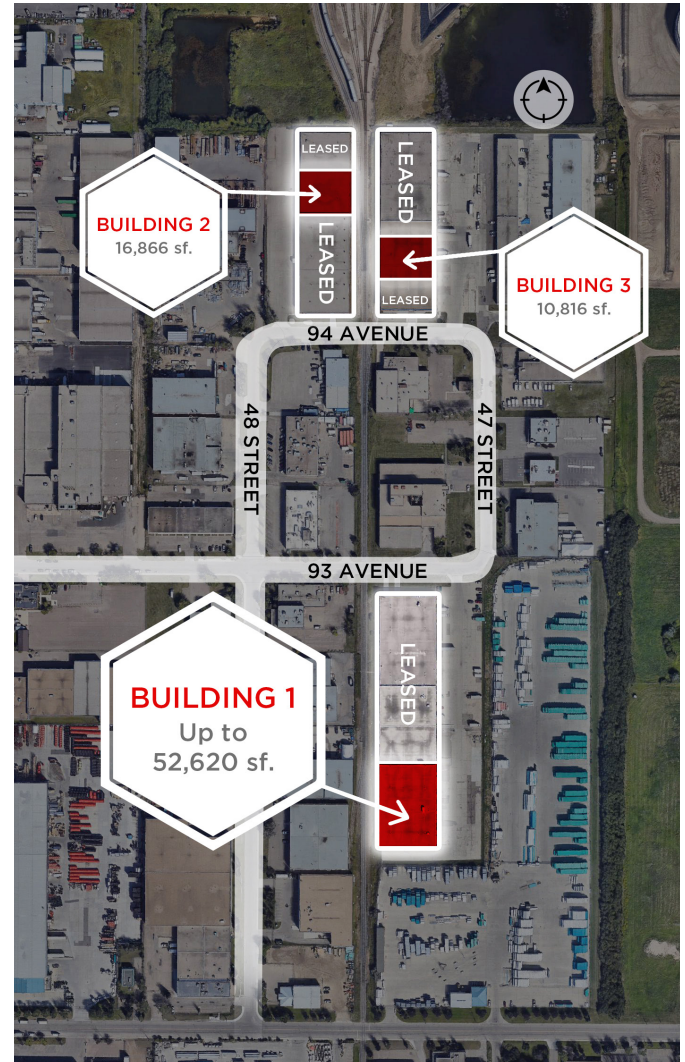
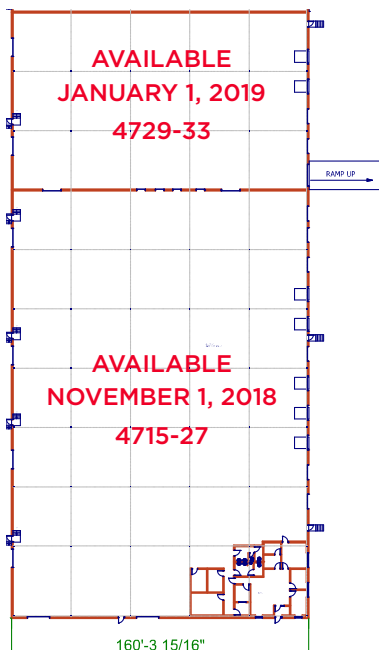
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BUILDING 1

Unit 4715-27 & 4729-33
4715-4757 93 Avenue NW

Available Size:	Unit 4715-27 - 36,834 sq. ft. Unit 4729-33 - 15,786 sq. ft. Total Contiguous - 52,620 sq. ft.
Office Build-Out:	Unit 4715-27 - 1,800 sq. ft. Unit 4729-33 - Office to Suit
Grid Size:	32' x 32'
Ceiling Height:	22' Clear
Loading Doors:	Unit 4715-27 - (11) Dock 8' x 10' (2) Grade 12' x 14' Unit 4729-33 - (4) Dock 8' x 10' (1) Grade 12' x 14'
Power:	600 Amp (to be confirmed by Tenant)
Lease Rate:	\$6.25 per sq. ft.
Additional Rent:	\$3.44 per sq. ft. (est. 2018) CAM & Taxes
Availability:	Unit 4715-27 - November 1, 2018 Unit 4729-33 - January 1, 2019



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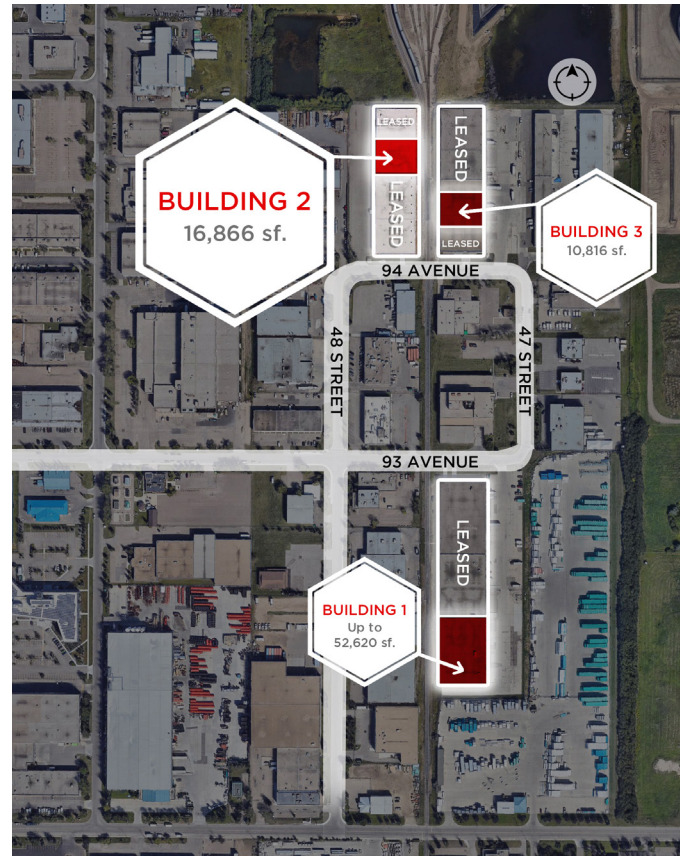
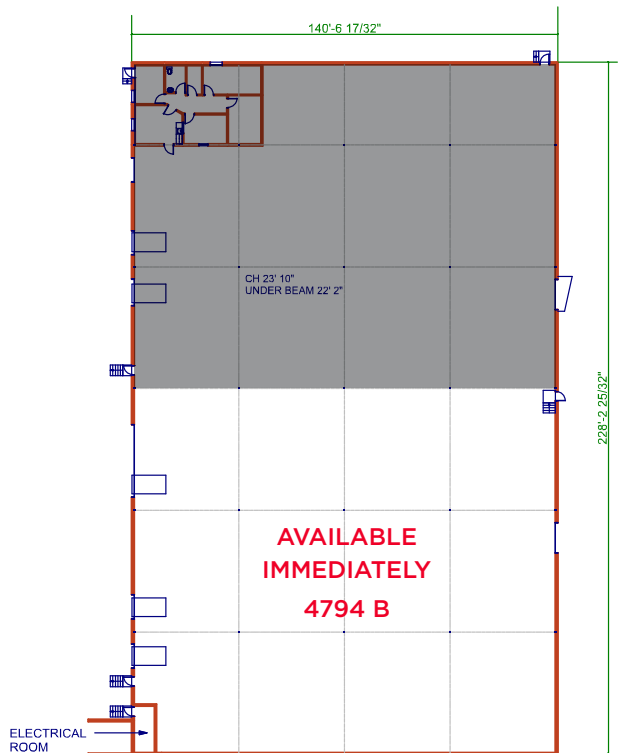
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BUILDING 2

Unit 4794

4770-4797 94 Avenue NW

Available Size:	Unit 4794B - 16,866 sq. ft.
Office Build-Out:	Unit 4794B - Office to Suit
Grid Size:	35' x 40'
Ceiling Height:	22' Clear
Loading Doors:	Unit 4794B - (3) Dock 8' x 10'
Power:	200 Amp (to be confirmed by Tenant)
Lease Rate:	\$5.00 - \$6.00 per sq. ft.
Additional Rent:	\$4.04 per sq. ft. (est. 2018) CAM & Taxes
Availability:	Unit 4794B - Immediately



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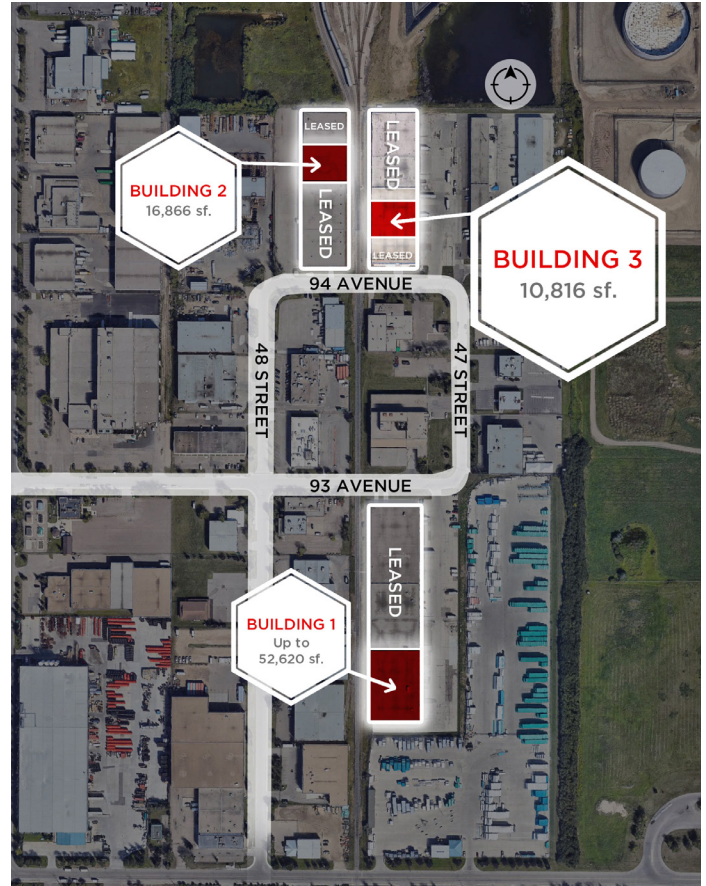
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BUILDING 3

Unit 4744 4744 94 Avenue NW

Available Size:	Unit 4744B - 10,816 sq. ft.
Office Build-Out:	Unit 4744B - To suit
Grid Size:	32' x 32'
Ceiling Height:	22' Clear
Loading Doors:	Unit 4744B - (2) Dock 8' x 10'
Power:	To be confirmed by Tenant
Lease Rate:	\$6.00 per sq. ft.
Additional Rent:	\$4.45 per sq. ft. (est. 2018) CAM & Taxes
Availability:	Unit 4744B - Immediately



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