

# Letourneau Centre

RETAIL | INDUSTRIAL | OFFICE

4600 99 STREET NW | EDMONTON AB



## FOR LEASE

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**dream** 

**NAI**Commercial

## Property Highlights

- Ability to accommodate a wide variety of users with retail, industrial and office space available
- Size options available from 1,347 to 16,401 sq.ft.±
- High parking ratio
- Exposure to 99<sup>th</sup> Street
- Multiple signage opportunities available
- Located in one of the principle commercial nodes in Edmonton with great access to Whitemud, Highway 2, Calgary Trail & Gateway Blvd., and Anthony Henday Drive
- Warehouse loading available
- All utilities included in rent

### IDEAL FOR



RESTAURANT



MEDICAL



PROFESSIONAL  
OFFICE

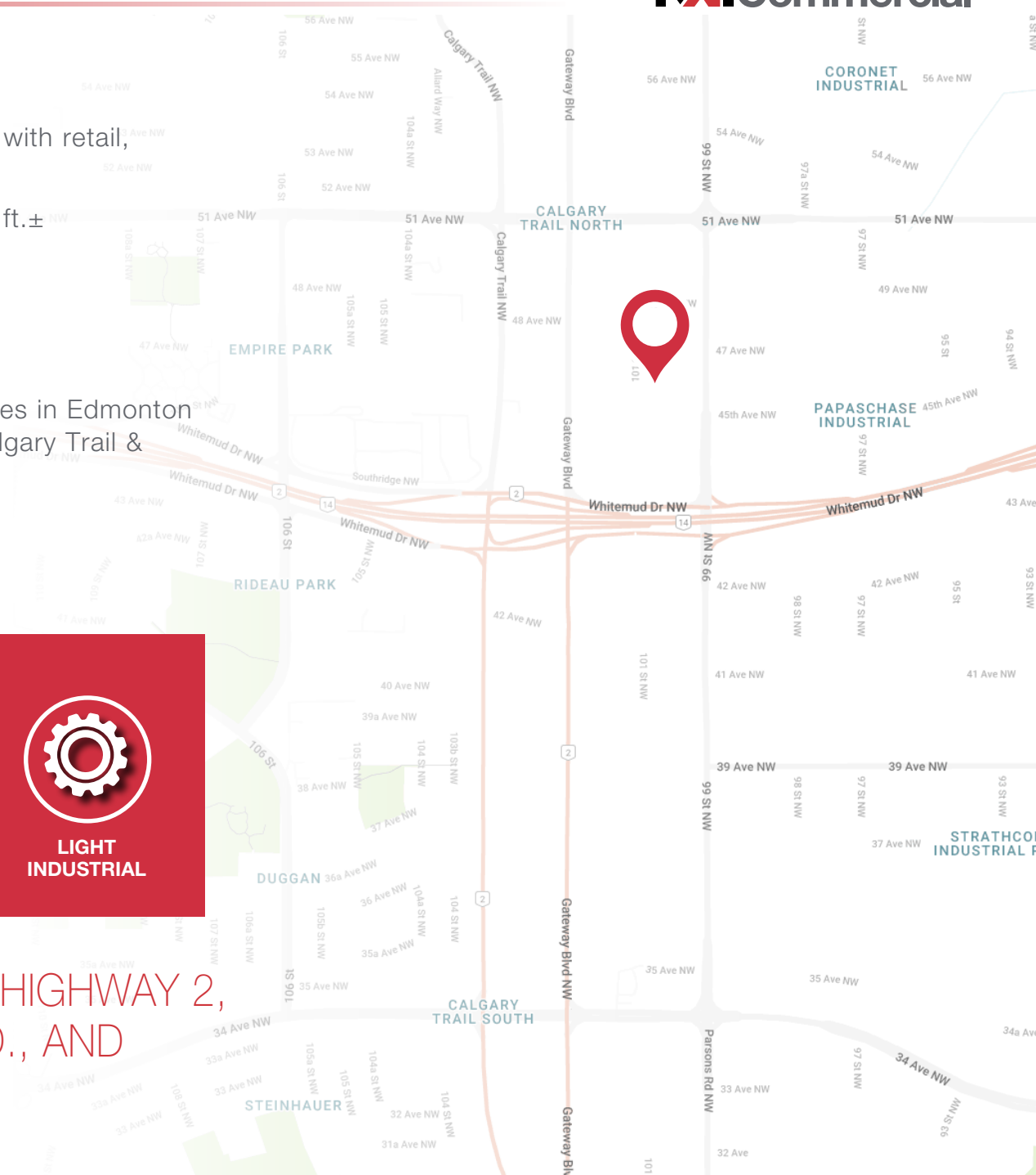


RETAIL



LIGHT  
INDUSTRIAL

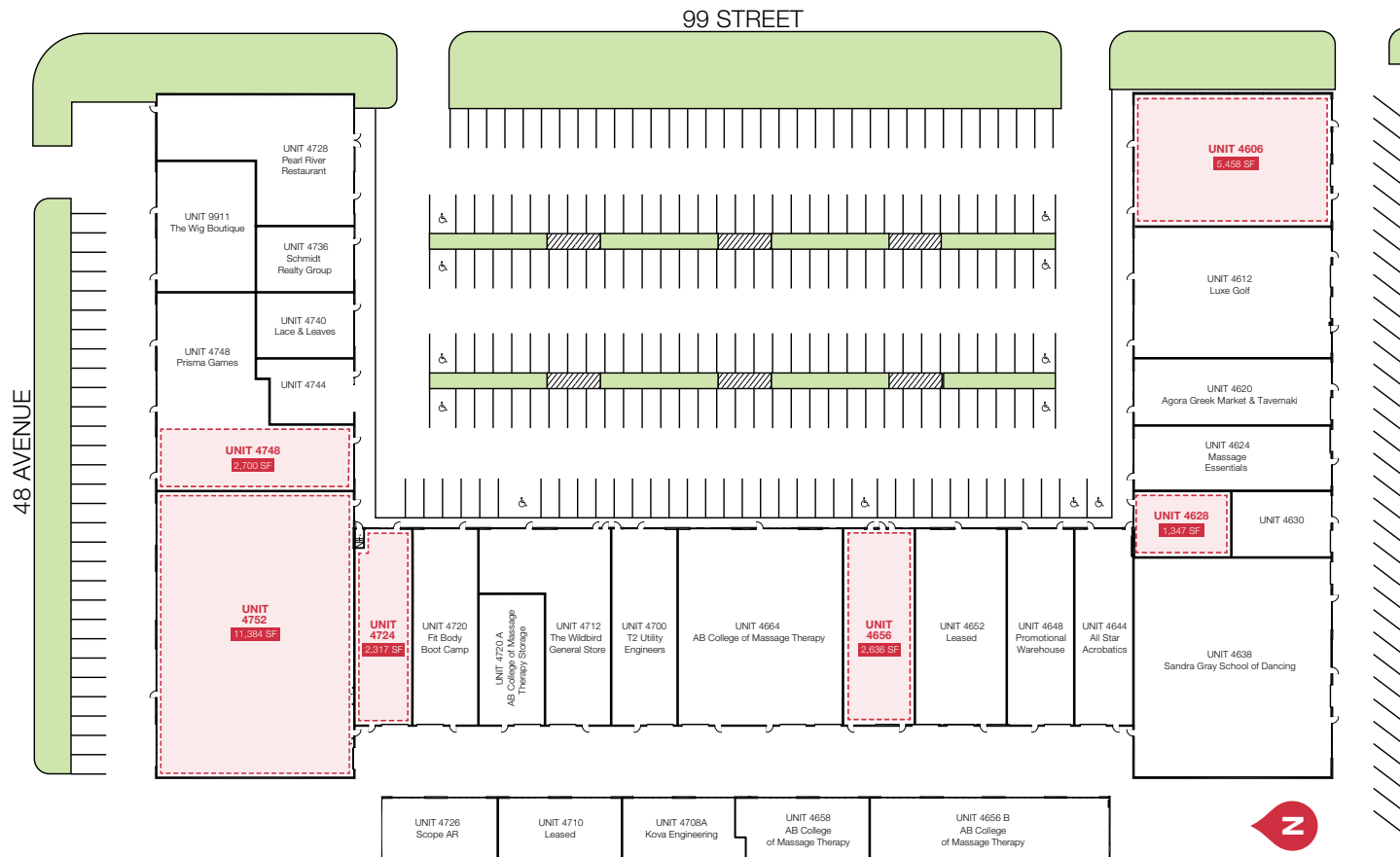
GREAT ACCESS TO WHITEMUD, HIGHWAY 2,  
CALGARY TRAIL /GATEWAY BLVD., AND  
ANTHONY HENDAY DRIVE



## Additional Information

LEGAL DESCRIPTION	Plan 9924302, Block 1, Lot 10
ZONING	Business Employment (BE)
PARKING	2.8 stalls/1,000 sq.ft. (Scramble)
TI ALLOWANCE	Negotiable

NET RENTAL RATE	Market
OPERATING COSTS	\$11.70/sq.ft./annum (2024 estimate) Includes the Tenant's proportionate share of Property Tax, Common Area Maintenance, Building Insurance, Power, Water, and Gas (plus 4% management fee)



22,000 VPD  
99 STREET N OF 44 AVENUE



159,884  
DAYTIME POPULATION



2.7%  
ANNUAL GROWTH 2023 - 2033



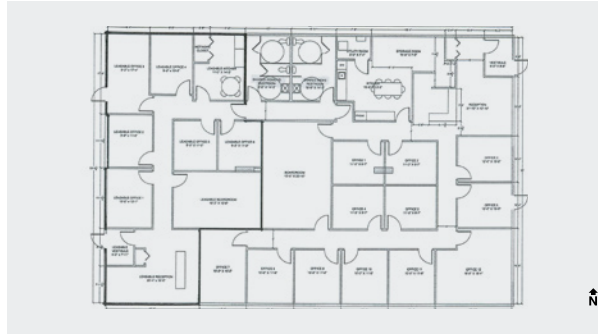
100,285 EMPLOYEES    7,540 BUSINESSES



\$5.01B  
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS

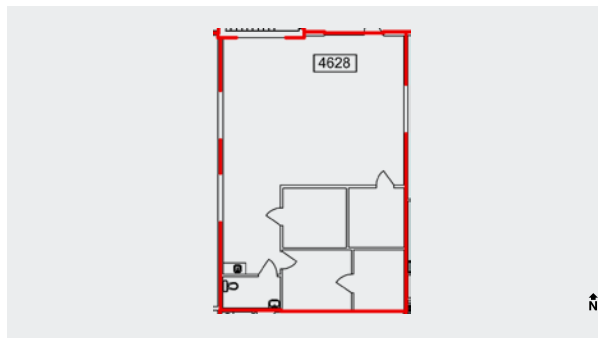
SUITE	AREA
4606	5,458 sq.ft.
4628	1,347 sq.ft.
4656	2,636 sq.ft.
4724	2,317 sq.ft.
4748	2,700 sq.ft.
4752	11,384 sq.ft.



**UNIT 4606 - 5,458 SF±**

- Built out office space, potential for retail opportunity
- Great exposure to 99th Street
- End cap

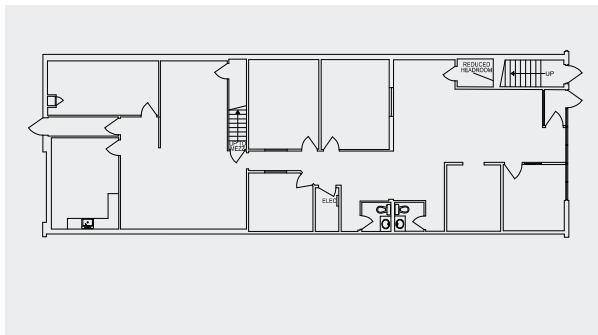
**AVAILABLE**



**UNIT 4628 - 1,347 SF±**

- Developed main floor show room with office and storage

**AVAILABLE**

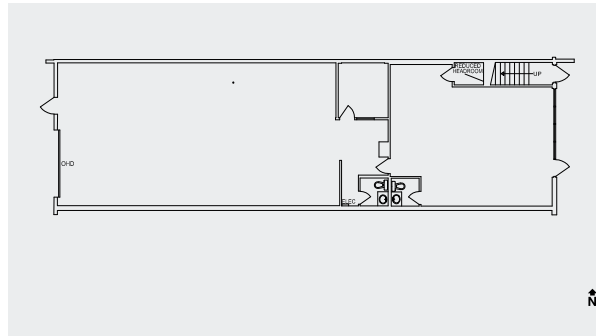


**UNIT 4656 - 2,636 SF±**

- Bonus mezzanine space
- One 10'x12' grade loading door
- Power TBC
- Ability to reconstruct floor plan to suit tenants needs

**AVAILABLE**

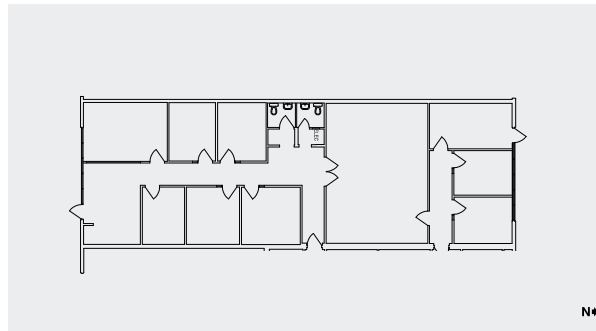




**UNIT 4724 - 2,317 SF±**

- Open showroom office and balance warehouse
- One 10'x12' grade loading door
- Power TBC

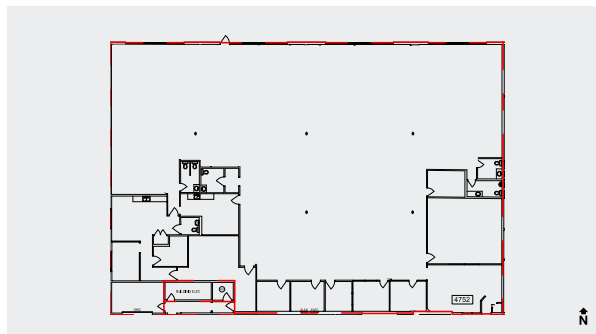
**AVAILABLE**



**UNIT 4748 - 2,700 SF±**

- Developed main floor office
- Open bullpen with skylights
- Exposure to southbound traffic on 99<sup>th</sup> Street

**AVAILABLE**



**UNIT 4752 - 11,384 SF±**

- Ideal for office, retail or light industrial
- Skylights
- Power TBC
- Contiguous with units 4724 and 4748. Size options include 13,701 SF±, 14,084 SF±, or 16,401 SF±

**AVAILABLE**