

Letourneau Centre

RETAIL | OFFICE

4600 99 STREET NW | EDMONTON AB



FOR LEASE

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dream

NAICommercial

Property Highlights

- Ability to accommodate a wide variety of users with retail/office space available
- High parking ratio
- Exposure to 99th 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

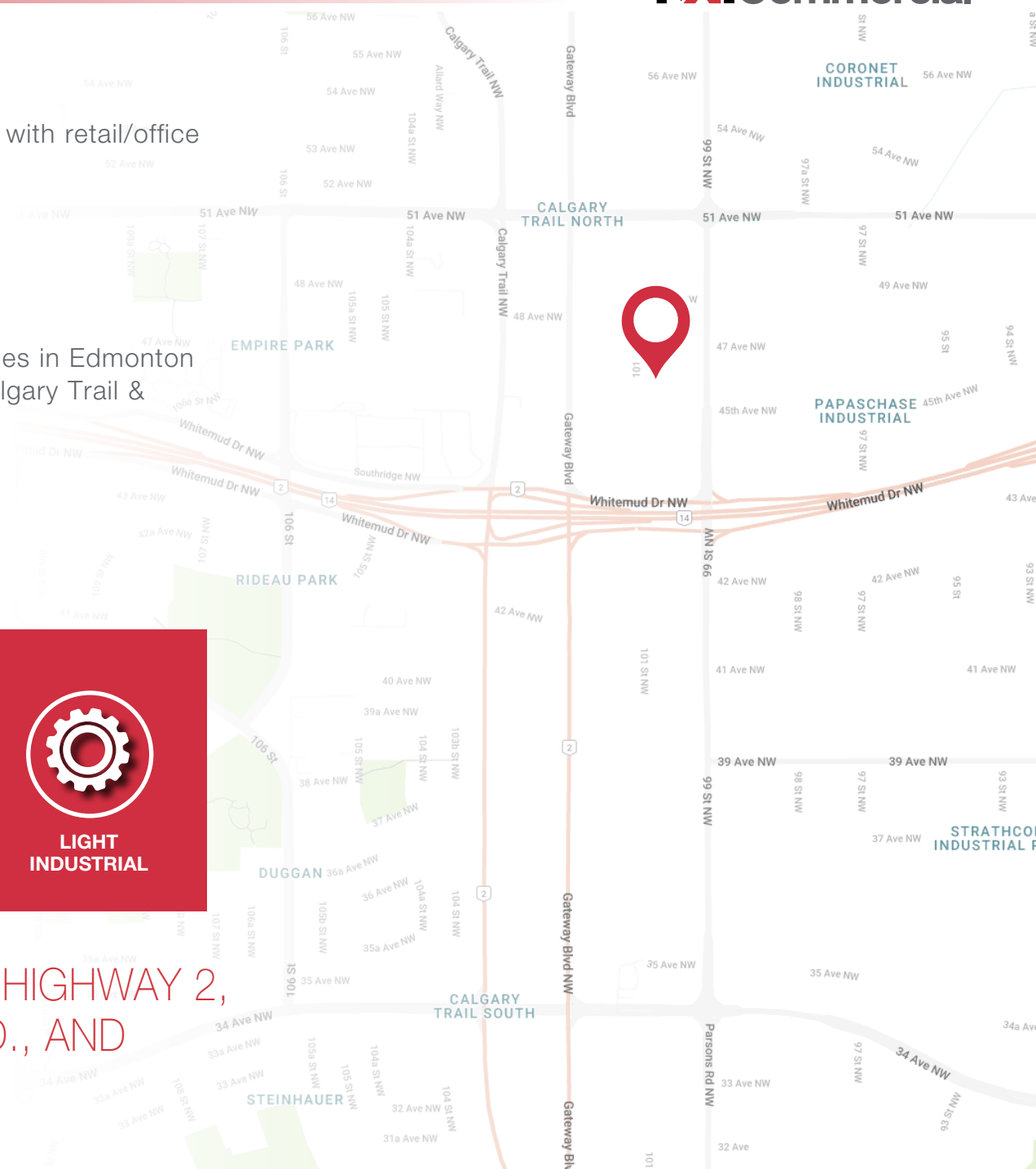


RETAIL



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

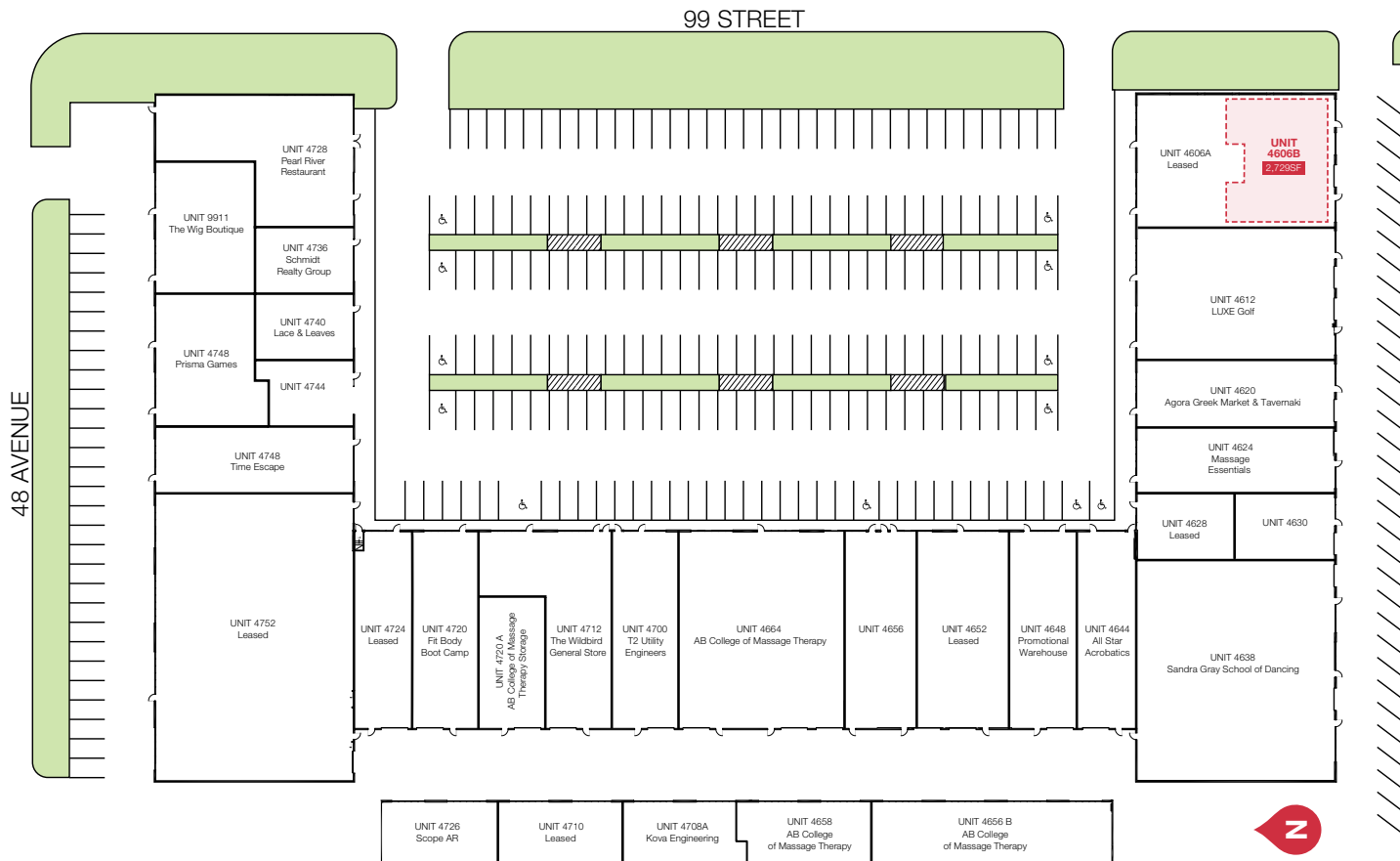
ZONING Business Employment (BE)

PARKING 2.8 stalls/1,000 sq.ft. (Scramble)

TI ALLOWANCE Negotiable

NET RENTAL RATE Market

OPERATING COSTS \$11.51/sq.ft./annum (2025 estimate) Includes the Tenant's proportionate share of Property Tax, Common Area Maintenance, Building Insurance, Power, Water, and Gas (plus 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
4606B	2,729 sq.ft.



UNIT 4606B - 2,729 SF±

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

AVAILABLE



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Dream Industrial is an innovative and customer-focused owner, operator, and developer of high-quality industrial properties. Dream Industrial invests in and manages over 71 million square feet of industrial assets in Canada, Europe, and the United States for over 1,500 occupiers operating across a diversity of sectors. The organization has a track record of delivering best-in-class modern industrial properties globally, with a development pipeline that includes approximately 6 million square feet of active projects and an additional 7 million square feet available for expansion or built-to-suit purposes.

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NAI Commercial is a market-leading, full service commercial real estate brokerage providing exceptional service and expertise in Edmonton and surrounding areas since 1966. We are your ideal partner given our depth of local market knowledge and the transaction volume we close on year after year for our clients.

We build our network of successful relationships based on trust and loyalty, and many of our clients choose to deal with us exclusively for all their commercial real estate needs. We offer trusted advice in Edmonton, across Canada and around the world.