



## RESEARCH CENTRE I

**FOR SALE**

9403 - 20 AVENUE, EDMONTON AB

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**NAI COMMERCIAL REAL ESTATE INC.**

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## THE OPPORTUNITY

### A Premier Multi-Tenant Facility in Edmonton Research Park

- 38,166 sq.ft.± with gross leaseable area of 34,488 sq.ft.± industrial building with a flexible mix of office, production, and fully equipped wet lab spaces
- Strategically located in the Edmonton Research Park, surrounded by innovative industrial and research organizations
- Direct access to South Edmonton Common for convenience and amenities

### Key Features

- Three (3'x10') rear overhead loading doors for efficient logistics
- Multiple pedestrian access points (front and rear)
- Dual parking lots (front and rear) offering 3x the industry average in parking capacity
- Heavy electrical power capacity to support advanced operations
- Wet lab facilities ready for immediate occupancy and use
- Potential Development opportunity to add new 9,600 sq.ft. – 13,800 sq.ft. building to rear portion of site.

### Current Occupancy

- 85% leased
- Diverse tenant mix with Weighted Average term remaining of 1.03 Years
- Net Operating Income – Please reach out to Listing Agent for Rent Roll Information



**51,908**  
POPULATION



**29,744**  
EMPLOYEES



**2,238**  
BUSINESSES



**\$1.38M**  
TOTAL CONSUMER  
SPENDING



**\$99,186**  
AVERAGE HOUSEHOLD  
INCOME









RESEARCH CENTRE I | FOR SALE | 9403 - 20 AVENUE, EDMONTON AB

Map showing the location of Research Centre I at 9403 - 20 Avenue, Edmonton AB. The map highlights the area around the intersection of 20 Avenue NW and 91 Street NW, near Anthony Henday Drive. Various retail and commercial logos are overlaid on the map, including Costco, Canadian Tire, Marshalls, Logican, Labstat, ALS, Syncrude, CINEPLEX, IKEA, and InnoTech. A location pin marks the specific site. An inset photo shows the exterior of the building.

LOCATION	TRAVEL DRIVE TIMES
Anthony Henday Drive	4 mins
QEII Highway	6 mins
Whitemud Drive	10 mins
Edmonton International Airport	15 mins
Leduc	20 mins

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3D architectural rendering of the Research Centre I building, showing its modern design and large glass windows.

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