



Edmonton Alberta

\$11

Versatile 3,169 Sq. Ft. Office/Studio Opportunity. Elevate your business in this spacious, 3,169 sq. ft. upper-floor unit located in the heart of a rapidly evolving commercial district. The floor plan offers a functional mix of private offices and large open-concept areas, including: Large General Use Area: A massive 826 sq. ft. central space featuring a stunning floor-to-ceiling nature mural, perfect for a creative studio or collaborative workspace. Private Offices: Multiple designated office rooms ranging from 113 sq. ft. to 204 sq. ft., ideal for quiet focused work or breakout rooms. Amenities: Includes a dedicated kitchen/hall area with cabinetry and sink, as well as updated washroom facilities. Modern Finishes: Bright interiors with updated wood-style flooring, ample overhead lighting, and large windows. The Building & Community Be part of a vibrant new destination. The building at 9938 70 Ave NW is currently undergoing an extensive transformation. You will be sharing the address with high-traffic, community-focused neighbors: Main Floor Transformation: The owners are currently renovating the ground floor to host a brand-new taproom and restaurant. Retail Neighbors: Another portion of the building will feature a premier collector games and trading card establishment. Exterior Upgrades: Professional renovations are underway to the buildings facade, ensuring a modern, appealing aesthetic for your clients and staff. Location Highlights Prime Accessibility: Located just off 99th Street with quick access to the Whitemud and Gateway Blvd. Walkable Amenities: Steps away from the popular Ritchie and Hazeldean neighborhoods, known for their local coffee shops, bakeries, and professional services. Ready to see the potential? This space is perfect for a creative agency, fitness studio, or professional firm looking to grow alongside Edmonton's newest local hotspots. (id:6769)

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