

\$0 - 1932 94 Street, Edmonton

MLS® #E4430960

\$0

0 Bedroom, 0.00 Bathroom,
Office on 0.00 Acres

Edmonton Research & Development Park,
Edmonton, AB

OFFICE SPACE FOR LEASE â€”

EDMONTON RESEARCH PARK An excellent opportunity to LEASE SECOND-FLOOR OFFICE SPACE in the highly sought-after EDMONTON RESEARCH PARK. SHELL CONDITION with flexible demising options from 1,000 â€” 5,400 SQ. FT.Â± Features ELEVATOR ACCESS and ABUNDANT NATURAL LIGHT throughout each unit Ideally located within a vibrant RESIDENTIAL AND COMMERCIAL CORRIDOR, suitable for a variety of professional uses Conveniently positioned JUST OFF PARSONS ROAD AND 23RD AVENUE, with direct access to GATEWAY BOULEVARD AND CALGARY TRAIL AMPLE SURFACE PARKING available at no charge Perfect for businesses seeking CUSTOMIZABLE SPACE in a thriving and accessible location. Suitable for a variety of PROFESSIONAL OFFICE OR LAB USES â€” space is not restricted to lab use and can accommodate ANY OFFICE -BASED-BUSINESS.

Built in 2022

Essential Information

MLS® #	E4430960
Bathrooms	0.00



Acres	0.00
Year Built	2022
Type	Office
Status	Active

Community Information

Address	1932 94 Street
Area	Edmonton
Subdivision	Edmonton Research & Development Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6N 1J3

Exterior

Exterior	Wood Frame
Construction	Wood Frame

Additional Information

Date Listed	April 15th, 2025
Days on Market	136
Zoning	Zone 41

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 29th, 2025 at 5:47pm MDT