

\$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
Lease Rate	\$18



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	169
Zoning	Zone 41

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Listing information last updated on October 1st, 2025 at 12:47am MDT