

## \$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	119
Zoning	Zone 41

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Listing information last updated on August 12th, 2025 at 3:17am MDT