

## \$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 “  
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 “ 5,400 SQ. FT.± 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  
“ 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 | 172              |
| Zoning         | Zone 41          |

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Listing information last updated on October 4th, 2025 at 2:32pm MDT