

## \$0 - 1932 94 Street, Edmonton

MLS® #E4430960

**\$0**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Edmonton Research & Development Park,  
Edmonton, AB

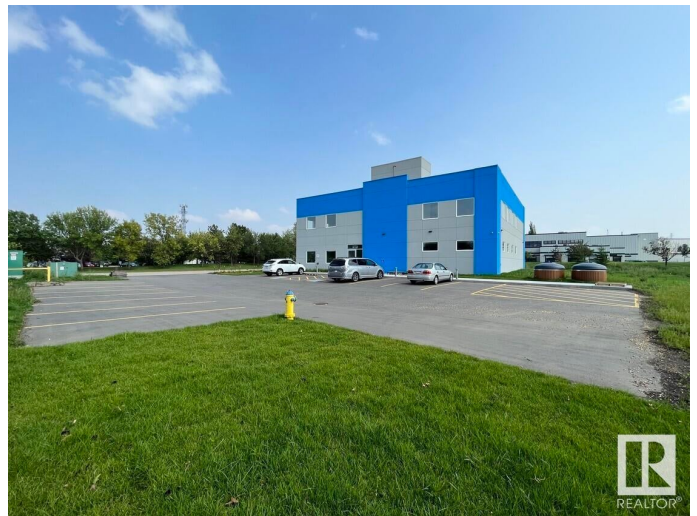
### OFFICE SPACE FOR LEASE â€”

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 | 144              |
| Zoning         | Zone 41          |

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Listing information last updated on September 6th, 2025 at 10:47am MDT