

# Glenwood Health Centre WEST BUILDING

16114 100A AVENUE | EDMONTON, AB

**UP TO 12 MONTHS FREE BASIC RENT**

\*CONTACT FOR DETAILS\*



## Up to 6,698 SF Available

- Opportunity to occupy entire building in the Glenwood community
- Direct exposure to Stony Plain Road and minutes access to 170 Street and Mayfield Road
- Highly visible and attractive location with excellent signage visibility, heavy vehicle traffic and convenient public transportation

### AREA DEMOGRAPHICS (WITHIN 5KM)

**136,409** Population

**55,685** Household Dwellings

**26,949** Under 19 years of Age

**87,982** 20-64 years of Age

**21,477** Over 65 years of Age

## Get more information

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**AVISON  
YOUNG**

# Property Details

PARKING: 3 stalls per 1,000 SF | free surface parking

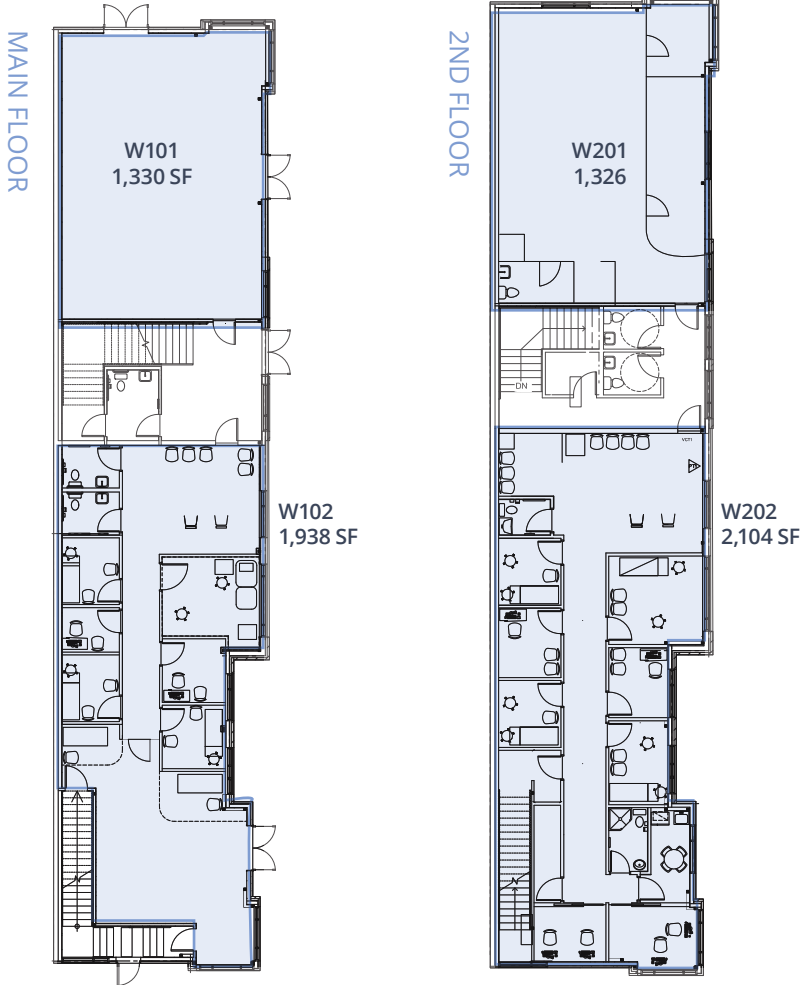
BUILDING HOURS: 7:00 AM - 9:00 PM

SECURITY: On-site security available during building hours

SIGNAGE: Building exterior and pylon signage available



Large windows for ample natural light



## Offering Summary

Address: 16114 100A Avenue, Edmonton AB

Available:	SUITE	SIZE
Main floor	Suite W101	1,330 SF
	Suite W102	1,938 SF
Second floor	Suite W201	1,326 SF
	Suite W202	2,104 SF
<b>Total</b>		<b>6,698 SF</b>

Operating Costs: \$13.00 PSF (includes utilities and in-suite janitorial)

T.I. Allowance: Negotiable

Lease Rate: \$18.00 PSF

[CLICK TO VIEW VIRTUAL TOUR](#)

# Up to 12 months free basic rent!

\*Call for details

