



## 8702 Meadowlark Road

Edmonton, Alberta

### Property Highlights

- Exposure to 87 Avenue and 159 Street
- Easily accessible west end location
- Located along future Valley Line West LRT route with a 3 minute walk to closest stop
- Bus stop directly out front of building
- Office and retail vacancy with high exposure signage opportunity
- Medical professional building with strong mix of tenants
- Upgraded LED lighting throughout building

#### Darcie Brown

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#### Drew Joslin

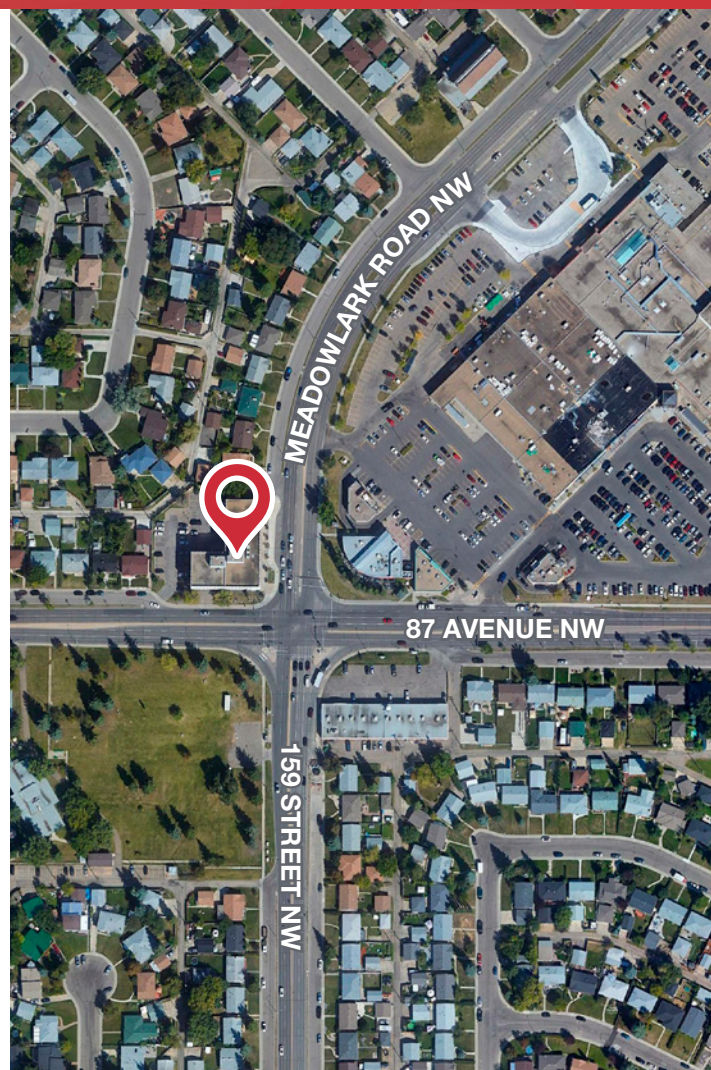
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For Lease: Meadowlark Professional Building  
8702 Meadowlark Road, Edmonton, Alberta



**152,968**  
POPULATION  
IN AREA



**60,348**  
HOUSEHOLDS



**\$136,642**  
AVERAGE  
HOUSEHOLD  
INCOME



**62,848**  
DAYTIME  
EMPLOYEES

*\*Costar Demographics (5KM Radius)*

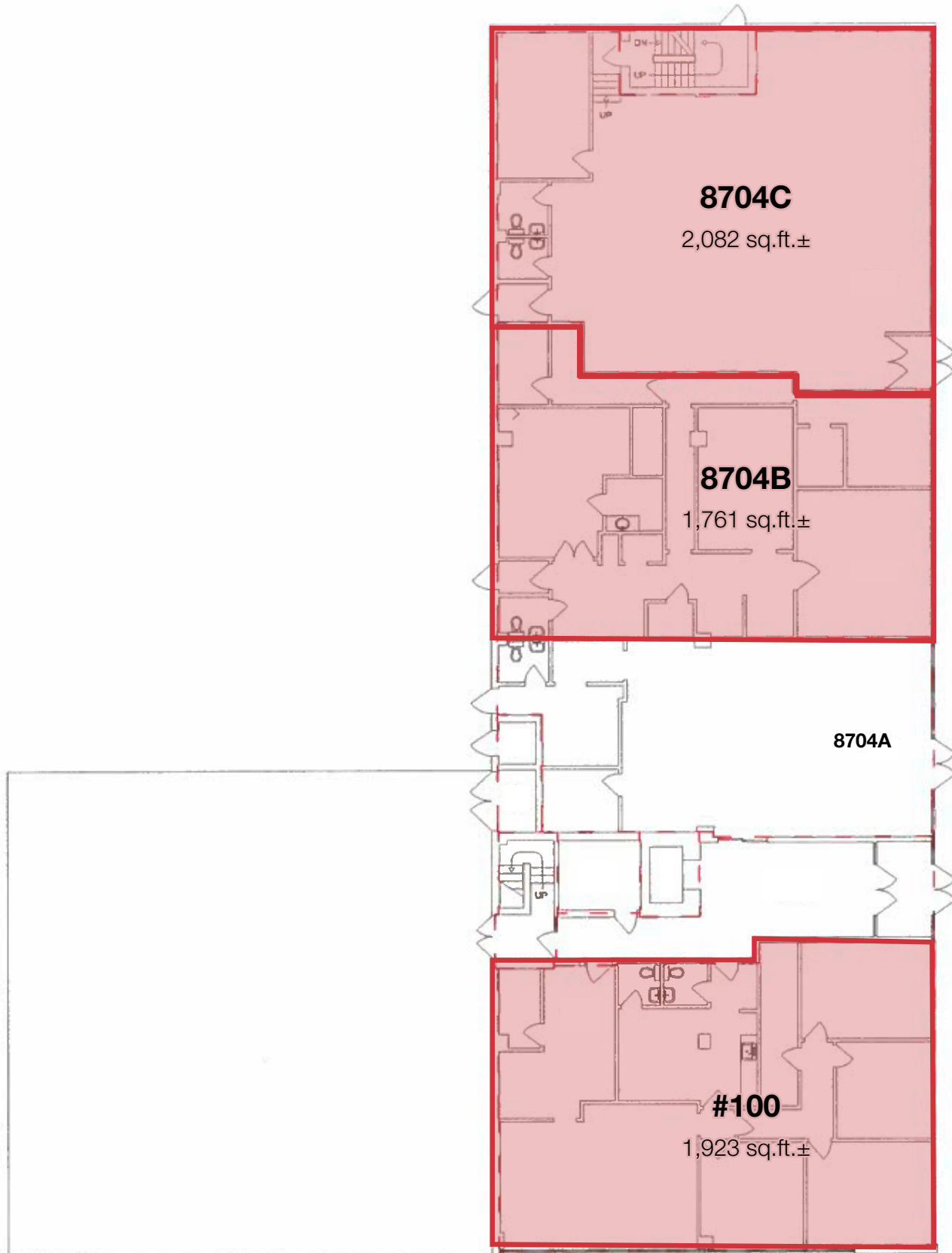
**8702 MEADOWLARK ROAD, EDMONTON, AB**

SUITES AVAILABLE

MAIN FLOOR		SECOND FLOOR		THIRD FLOOR	
Unit 8704B	1,761 sq.ft.±	Unit 202	1,226 sq.ft.±	Unit 300	582 sq.ft.±
Unit 8704C	2,082 sq.ft.±	Unit 205	1,468 sq.ft.±	Unit 301	1,560 sq.ft.±
Unit 100	1,923 sq.ft.±	Unit 250	1,565 sq.ft.±	Unit 302	1,747 sq.ft.±
Max Contiguous	3,843 sq.ft.±			Unit 310	1,150 sq.ft.±
				Unit 320	1,449 sq.ft.±
				Unit 390	651 sq.ft.±
				Max Contiguous	4,928 sq.ft.±

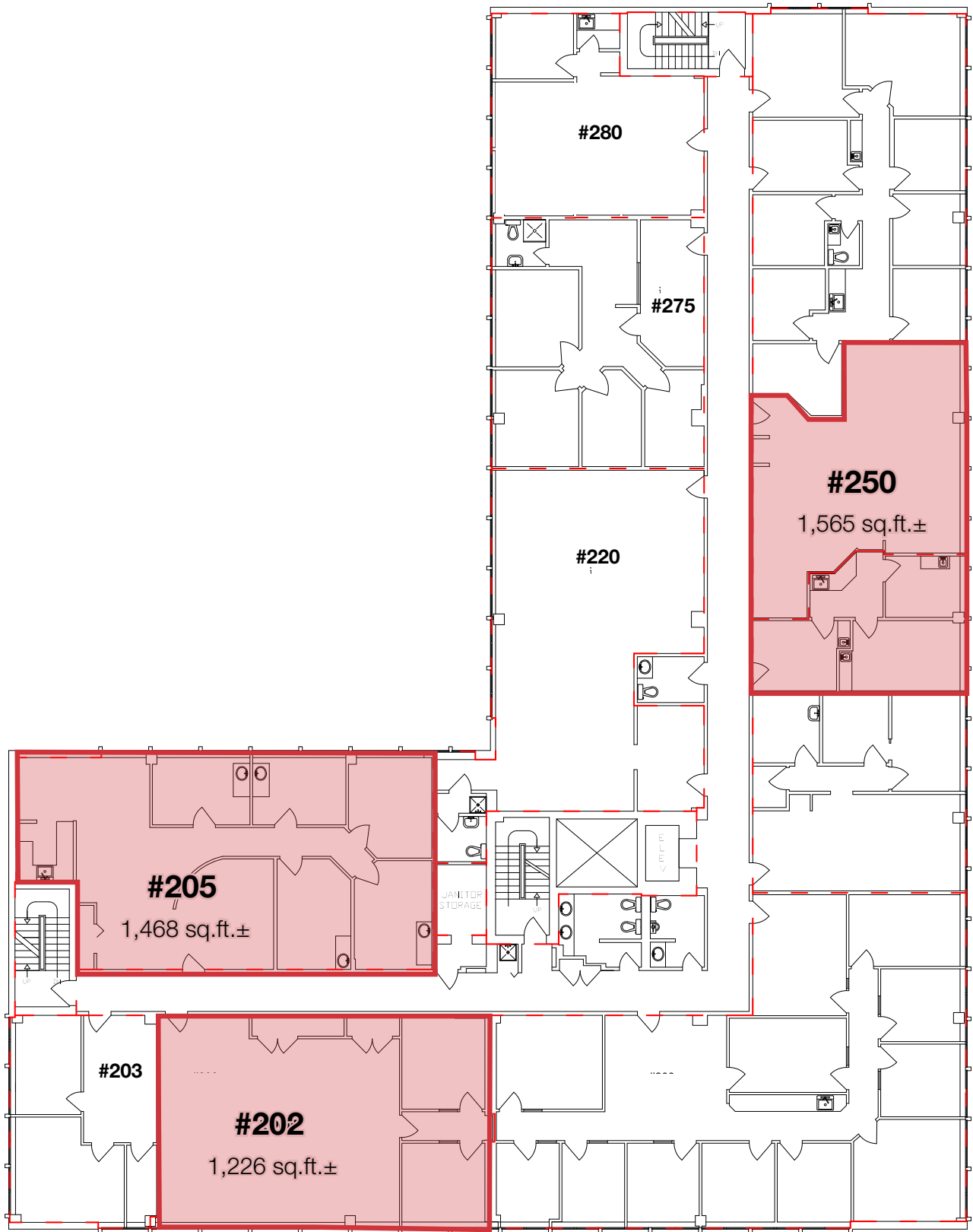
LEGAL DESCRIPTION	Lot 109, Block 8, Plan 6151KS
ZONING	Neighbourhood Commercial (CN)
PARKING	2 stalls: 1,200 sq.ft.
AVAILABLE	Immediately
LEASE TERM	3 - 10 years
NET RENTAL RATE	\$12.00/sq.ft./annum
OPERATING COSTS	\$14.08/sq.ft./annum (2023) Includes the Tenant's proportionate share of property taxes, property maintenance, management fees, building insurance, power, water and gas

FLOOR PLAN - MAIN LEVEL  
8702 Meadowlark Road, Edmonton AB



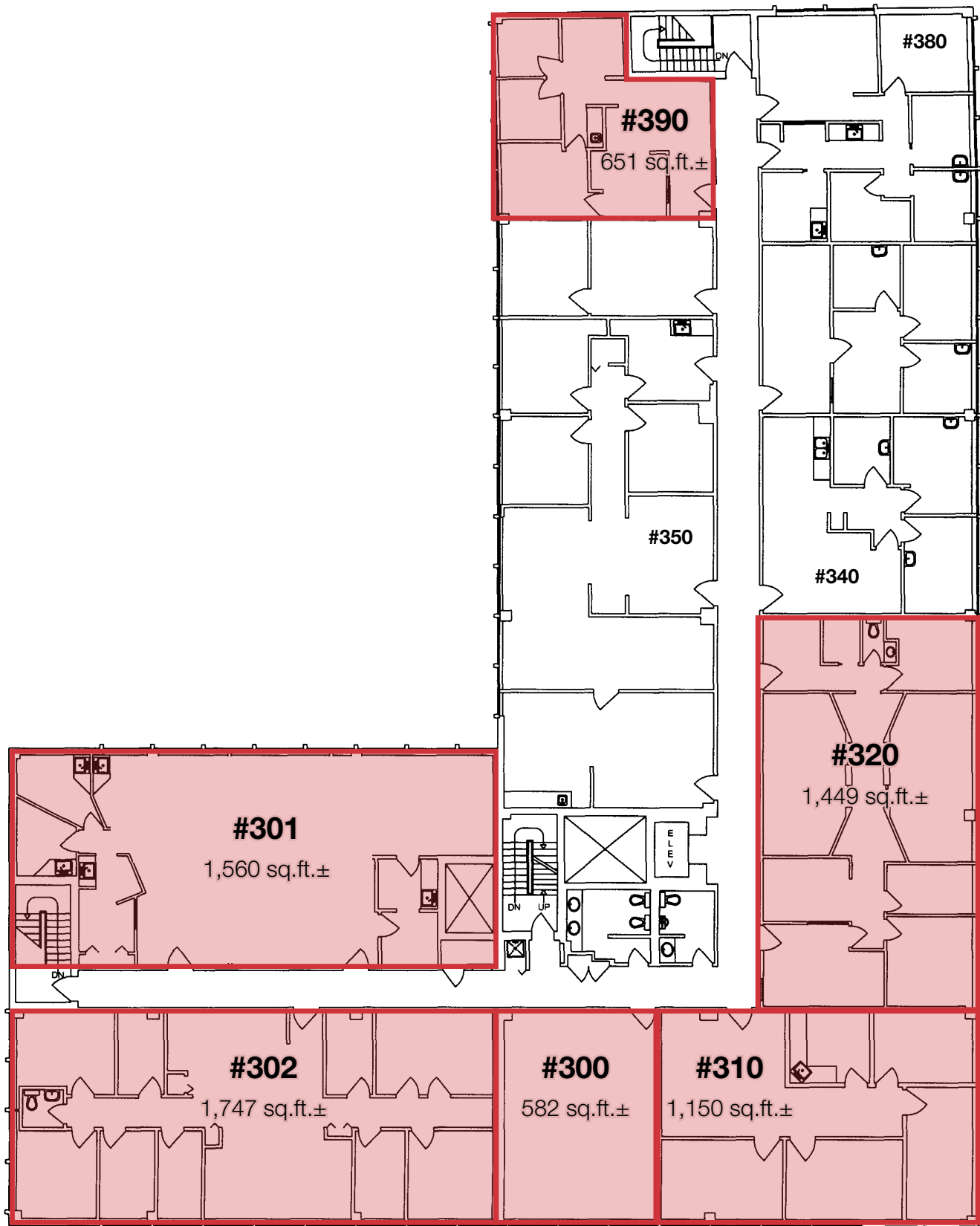
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FLOOR PLAN - SECOND LEVEL  
8702 Meadowlark Road, Edmonton AB



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FLOOR PLAN - THIRD LEVEL  
8702 Meadowlark Road, Edmonton AB



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For Lease  
8702 Meadowlark Road, Edmonton AB



**EASILY  
ACCESSIBLE  
WEST END  
LOCATION**

**BUS STOP  
DIRECTLY OUT  
FRONT OF  
BUILDING**



**UPGRADED  
LED LIGHTING  
THROUGHOUT  
BUILDING**



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