



For Lease | 5681 - 70 Street, Edmonton

Office space for lease at Roper Ridge Business Park

Rare opportunity to lease up to 47,583 square feet of fully developed, professional office space, located in the heart of South-East Edmonton's Roper Industrial.



LRT station and multiple bus stops nearby



Prominent exterior building signage

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Property Overview

Address:	5681 - 70 Street
Rentable Area:	Starting at 15,000 SF - 47,583 SF
Net Rent:	Market
Additional Rent:	\$11.43 / SF + utilities & janitorial (includes window washing & pest control)
TI Allowance:	Negotiable

Available:	December 1, 2024
Zoning:	Business Employment (BE)
Year Built:	2010
Parking:	107 on-site parking stalls + additional street parking
Typical Floor:	15,500 SF

Key Highlights



Two minutes from LRT station



Numerous restaurants and cafes in the area



Ample surface parking stalls available



Building signage opportunities available



Walking distance from bus stops



Fitness facility on-site for tenant use



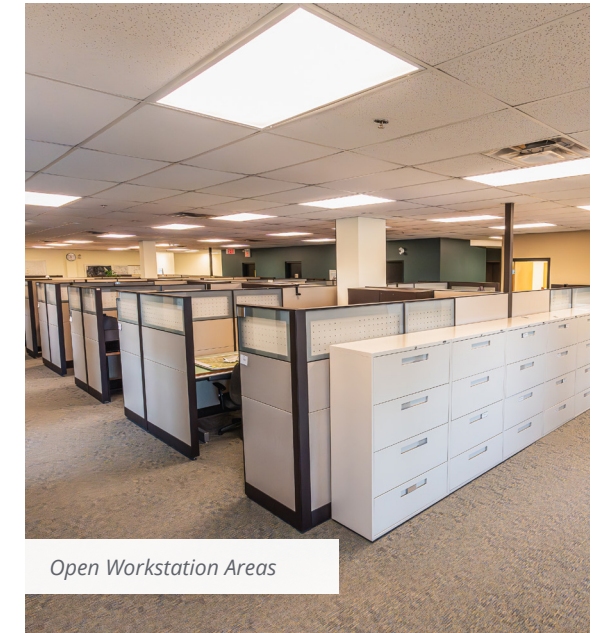
Meeting Rooms



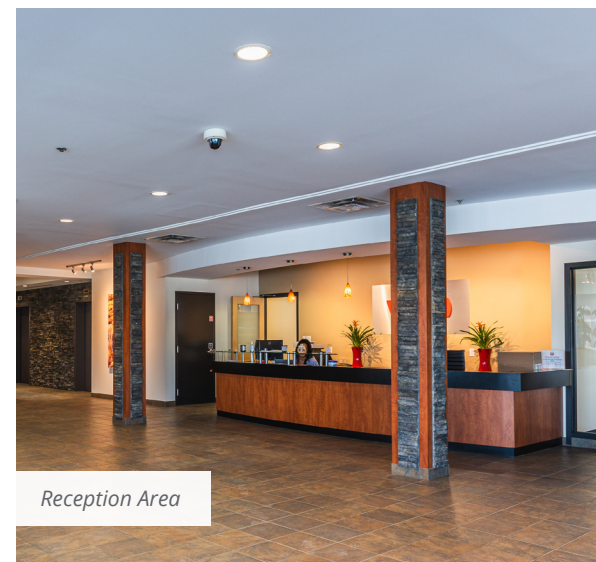
Large Boardroom



Kitchen and Staff Lounge



Open Workstation Areas



Reception Area



Large Private Offices

Features

- **Up to 8,000 SF of warehouse space can be made available, subject to existing tenant's rights**
- 2023 capital upgrades completed included installation of electrical vehicle chargers
- Common area washrooms on each floor
- Fully developed office space
- Building signage opportunities available

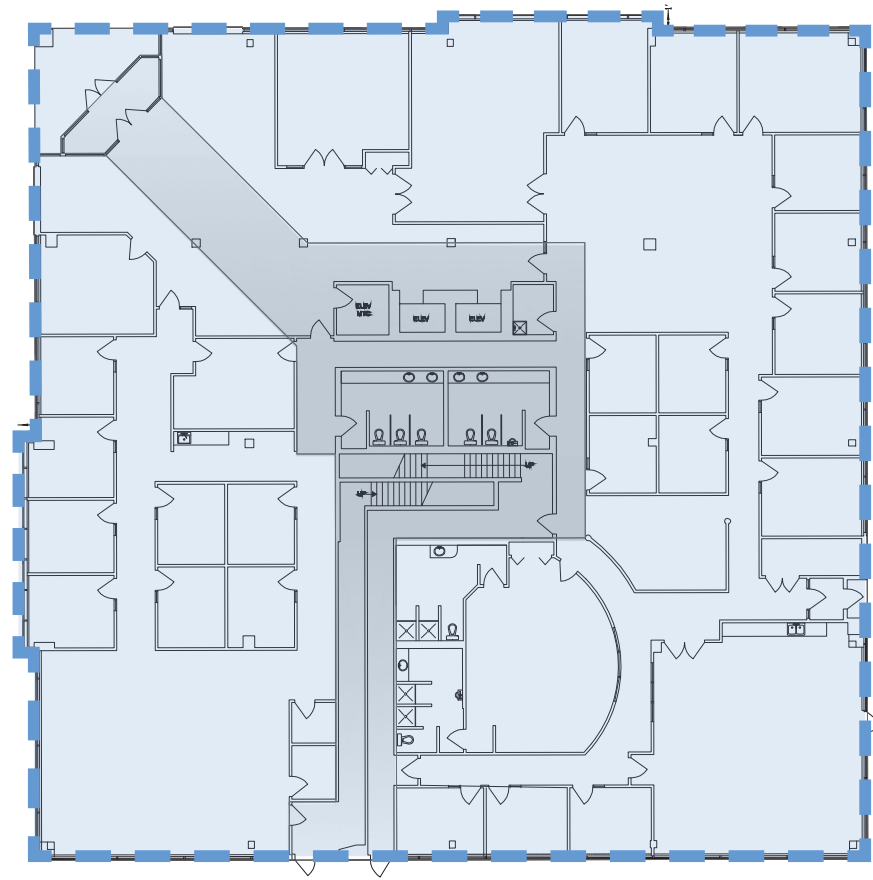


47,583 SF available

Floor Plans

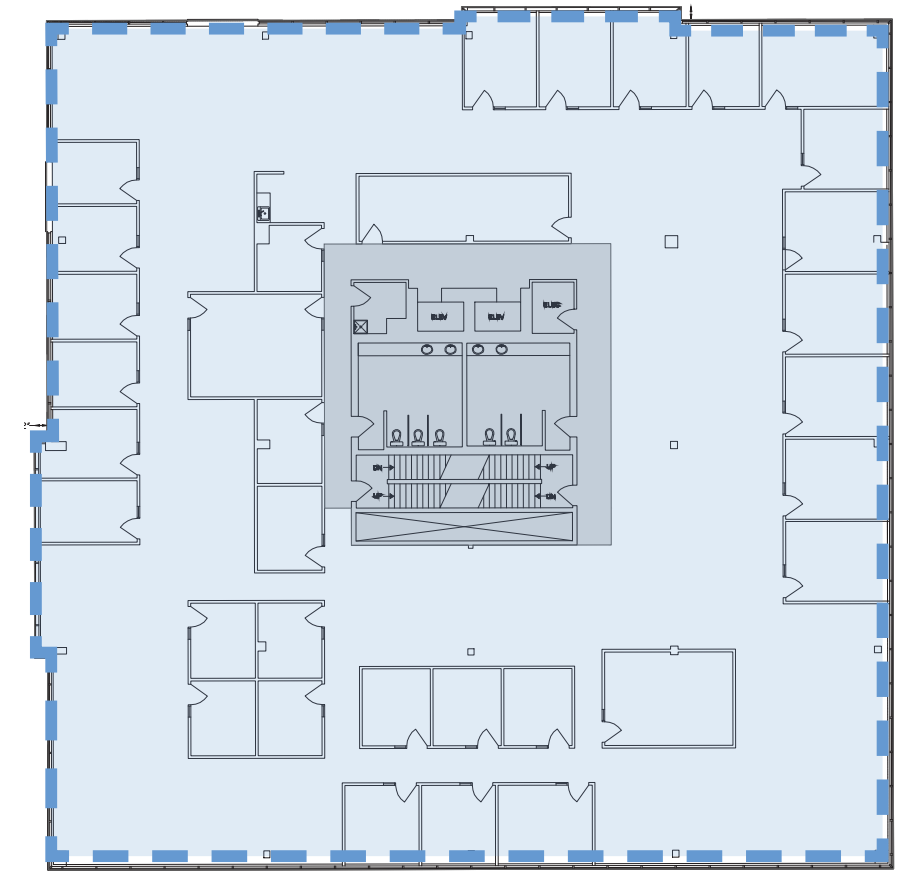
Main Floor - 15,545 SF

- 23 offices
- Reception area
- Multiple boardrooms and meeting rooms
- Kitchen
- Kitchenette
- Open work areas
- 2 phone rooms
- Private washrooms



2nd Floor - 15,545 SF

- 29 offices
- Kitchen
- Copy room
- 2 large boardrooms
- Open work areas
- Common area washrooms



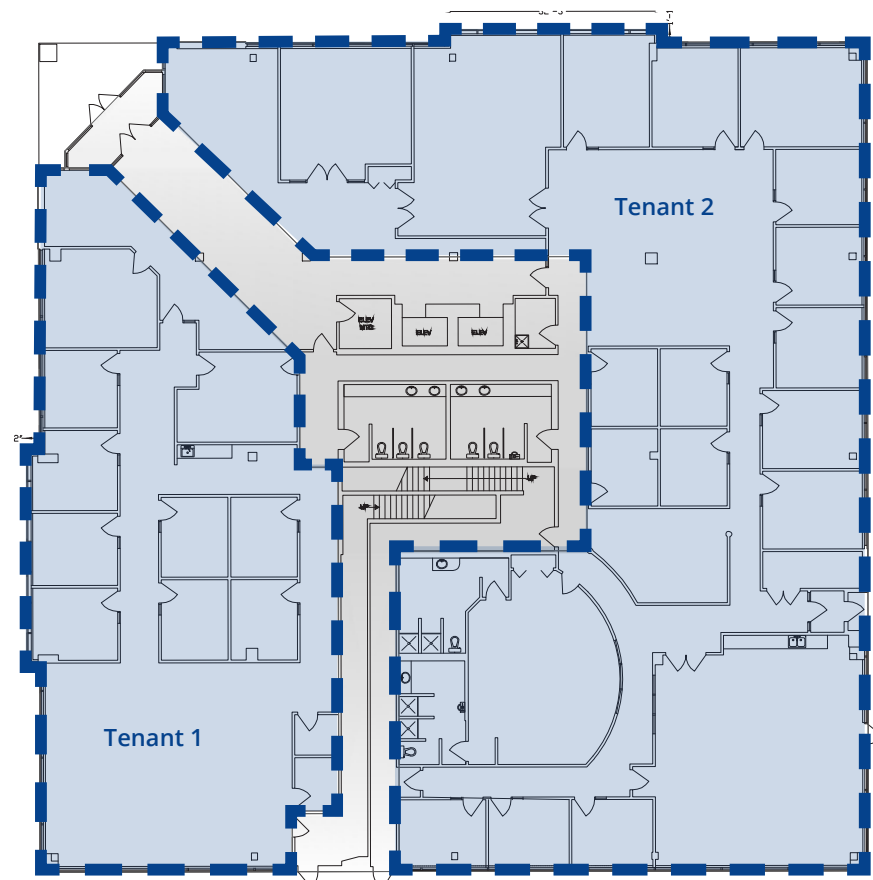
Main Floor Potential Demising Options

Tenant 1 - 4,933 SF

- Kitchenette
- 8 offices
- 2 phone rooms
- Reception area
- Boardroom
- Open work area

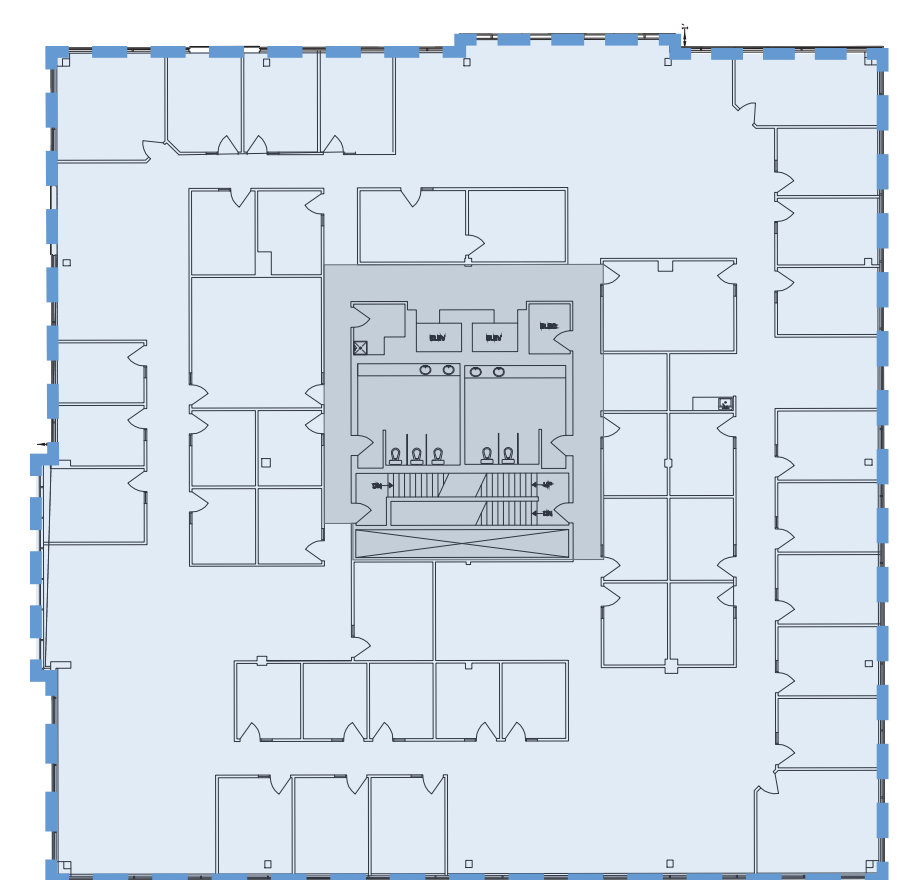
Tenant 2 - 10,179 SF

- Kitchen
- Private washrooms
- Reception area
- 15 offices
- Open work areas
- 2 large meeting rooms



3rd Floor - 16,493 SF

- 35 offices
- Kitchen
- 4 meeting rooms
- Open work areas
- Common area washrooms



Location Overview

Roper Ridge is situated in the heart of Roper Industrial off of the bustling 75 Street. The ideally situated location offers a strategic position that combines convenience and accessibility. With its close proximity to major transportation routes, including Whitemud Drive, Roper Road, 75 Street, and Calgary Trail/Gateway Boulevard, this property ensures effortless connectivity to all areas of the city.

The surrounding areas of Roper Ridge are primarily comprised of industrial parks and retail centres. The location provides an excellent opportunity to have an office space positioned in a business oriented community, ideal for employees and clients. Roper Ridge's strategic location presents an excellent opportunity to join a thriving business community surrounded by various amenities including restaurants, cafes, personal services, and more.



32,332
Population
within 3km



\$113,260
Avg HH income
within 3km



40.1
Average age
within 3km



Over 60
amenities
within 3km



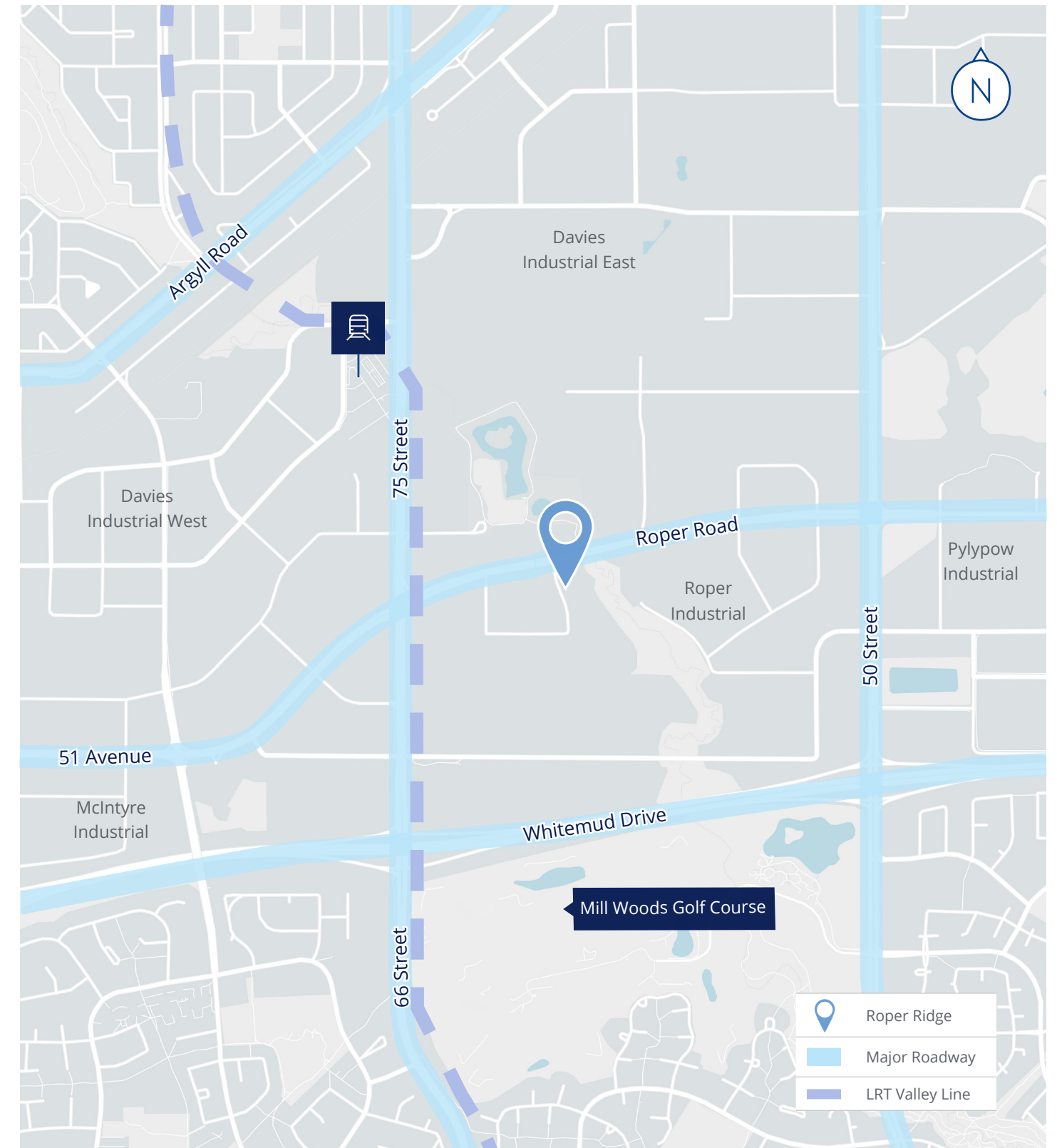
Prime
South-East
Location



13,400
Avg. vehicles
per day



Location Overview





Roper Ridge Business Park | 5681 - 70 Street, Edmonton

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