

OFFICE FOR LEASE

# Capilano Centre

9945 - 50 Street, Edmonton, Alberta



AGGRESSIVE RENTAL PACKAGES AVAILABLE

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**AVISON  
YOUNG**



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**Capilano Centre** is located adjacent to Capilano Mall, offering many retail amenities, service providers, and restaurants in the immediate area. The building features a variety of users including retail and professional services. There are a range of developed office spaces available, including move-in ready options. Your business will benefit from the onsite building management and conference centre available to tenants.

**Ideally situated with great access to downtown, southeast Edmonton and Sherwood Park.**



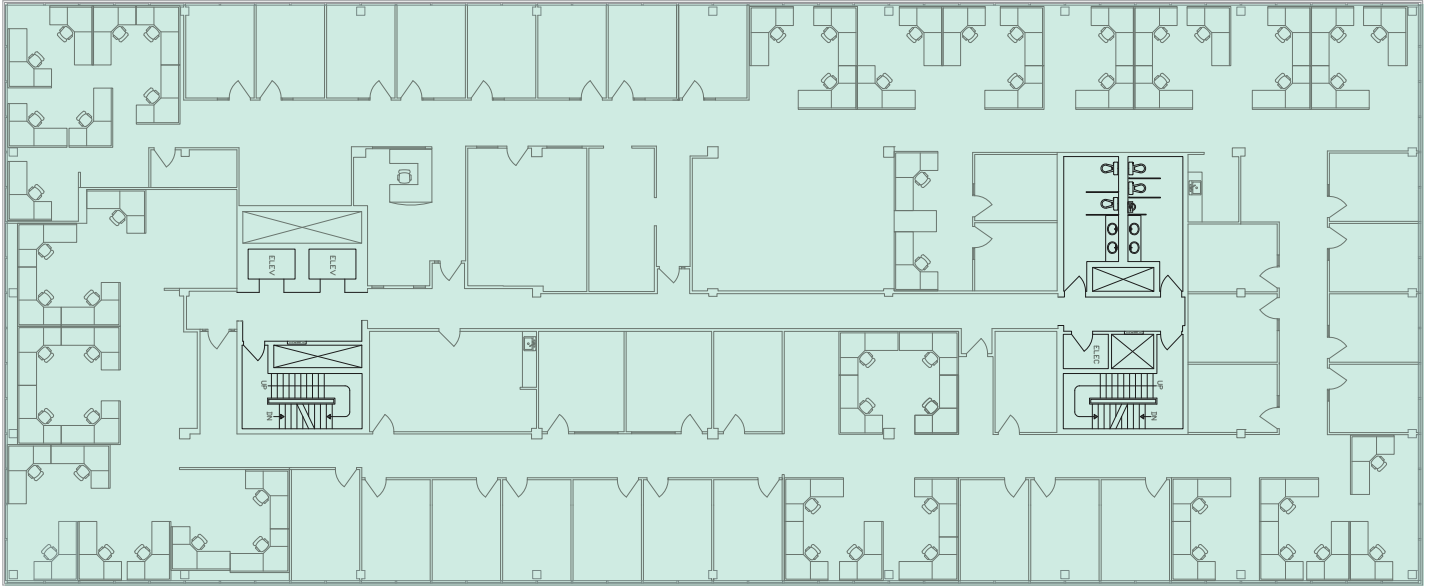
🇺🇸 Aggressive rent and tenant improvement packages

🛒 Abundance of neighbourhood amenities

🚗 Highly accessible via main roads and transit

## Suite 200 | Full floor opportunity

[200: Click to View 360° Tour](#)



### Property Details

	200 (Full floor)	17,200 sf
	401B	2,466 sf
	409*	1,685 sf*
Area Available:	501	1,471 sf
	509	1,244 sf
	514A	418 sf
	515	1,687 sf
		*Available July 2024

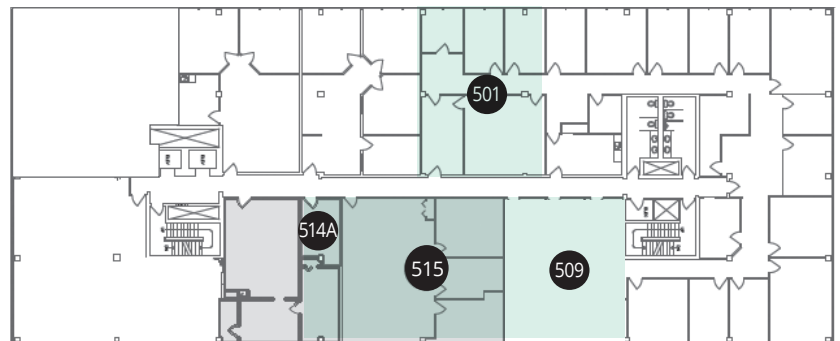


Base Rent: Market

Additional Rent: \$14.94 psf (2024)  
*(Includes utilities & in-suite janitorial)*

Tenant Improvement Allowance: Negotiable

Parking: \$25/surface single stall  
\$35/covered single stall



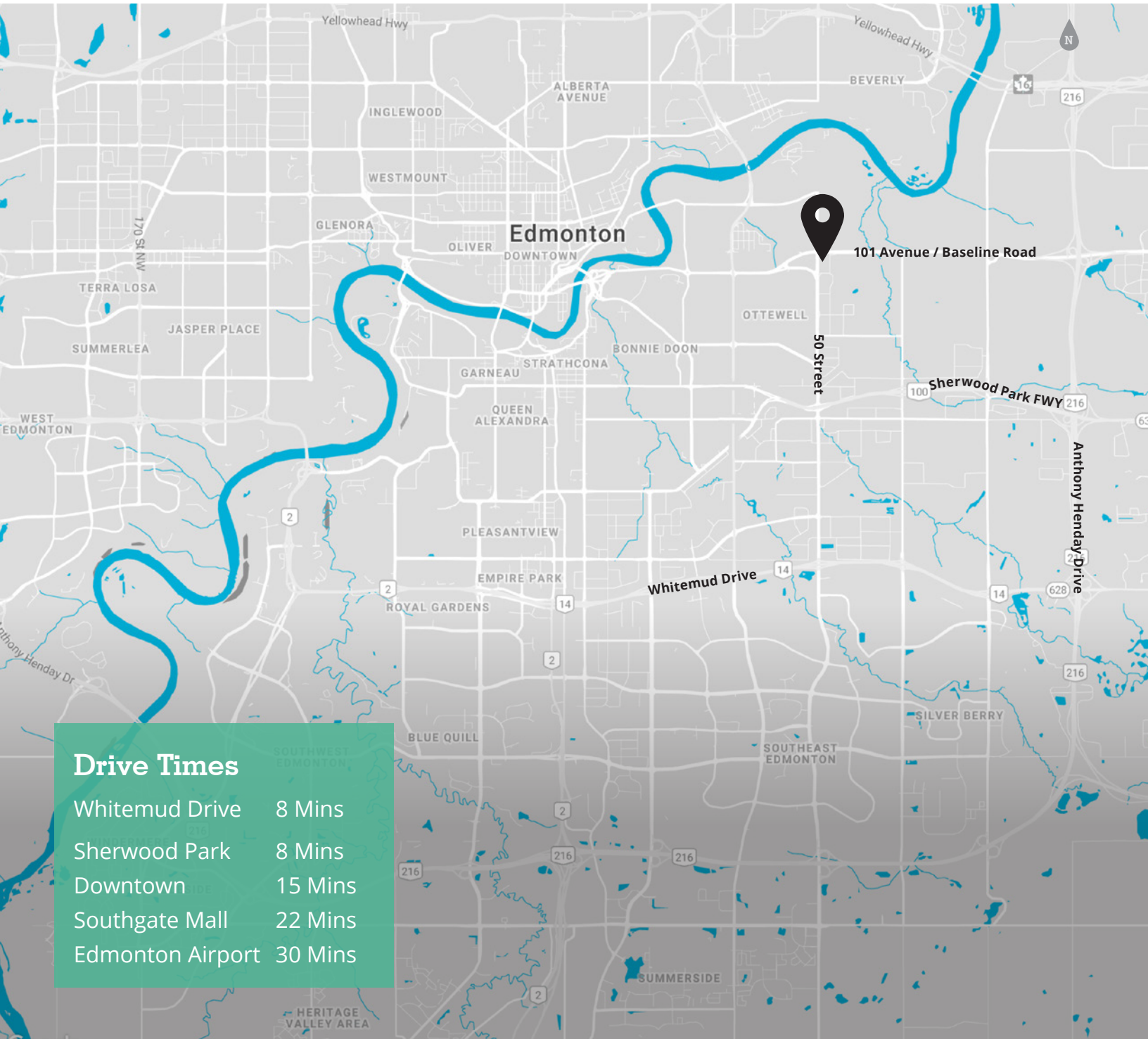
Landlord of Choice®

Professionally managed onsite by Melcor,  
focused on: customer care, sustainability & safety



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