

Alberta Municipal Place

Move-in-ready space with
professional tenant profile

8616 - 51 Avenue NW
Edmonton, AB
www.cbre.ca

2nd Floor Space Available up to 13,478 SF



The Opportunity

Join an impressive roster of professional tenants

Located along 51st Avenue / Roper Road, Alberta Municipal Place has excellent exposure and access via Whitemud Drive, 75th Street & 91st Street.

Excellent managed and maintained property with recent upgrades including HVAC & electrical and has two pockets of move-in-ready space available for lease on the 2nd Floor.



Professional Tenant Profile:



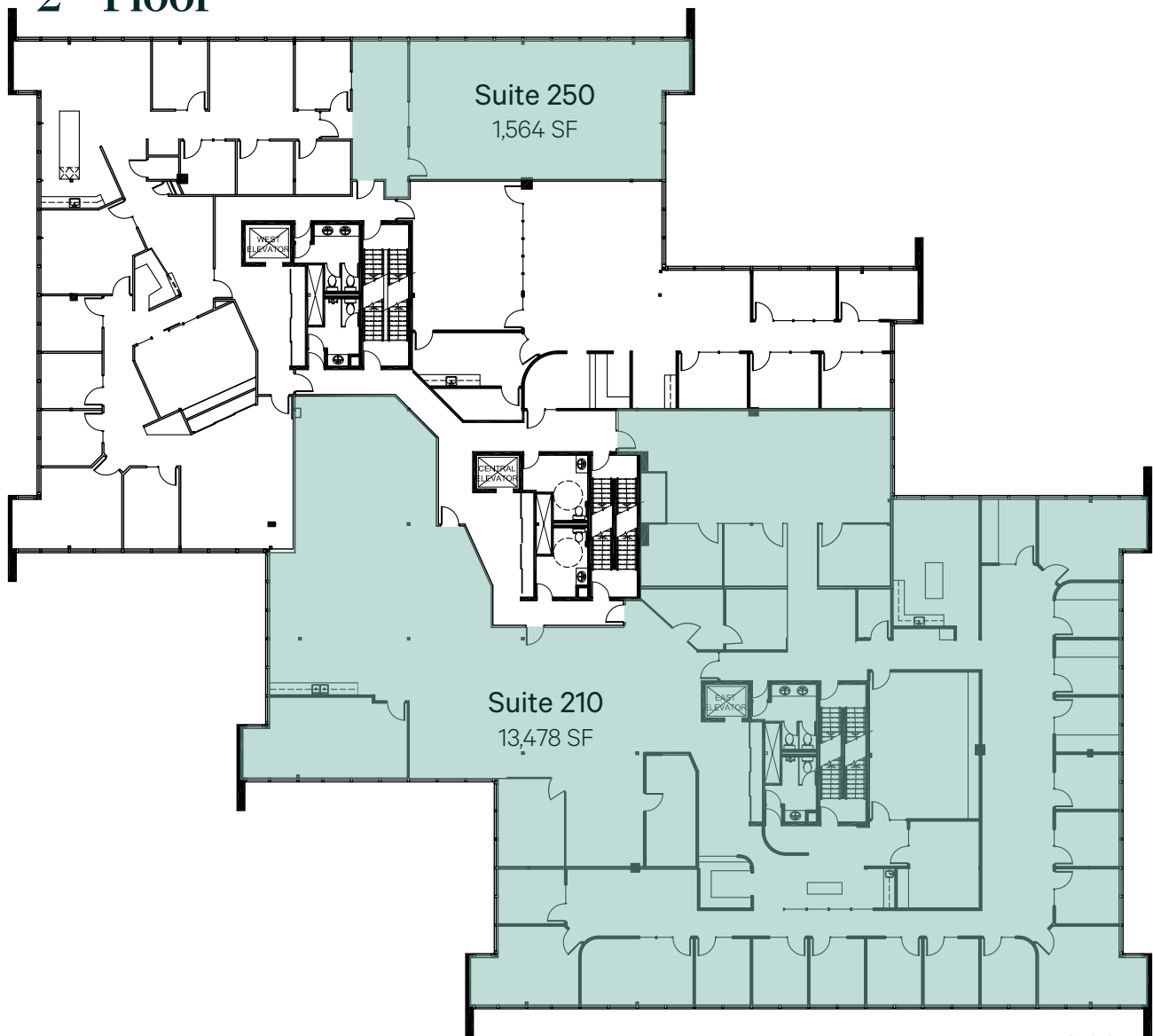
Always Designing
for People™



Alberta Elevating Devices
& Amusement Rides
Safety Association



2nd Floor



Demising options available

Lease Details & Building Highlights



Availability

Suite 210 - 13,478 SF
Suite 250 - 1,564 SF



Lease Rates

\$14.00 - \$16.00 / SF



Parking

3.4 / 1,000 SF
Surface



Additional Rent

\$ 14.88 / SF (2023)



EV Charging

4 Stations



TI Allowance

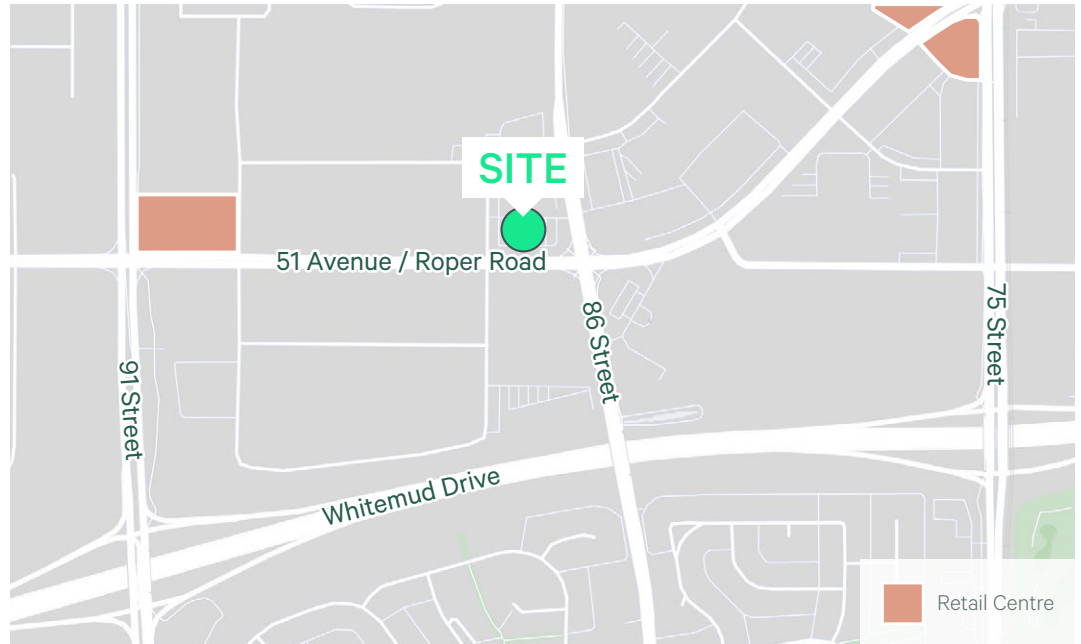
Negotiable

- Excellent parking ratio
- Move-in-ready
- BOMA certified
- HVAC & electrical upgrades complete
- Excellent location with good access and proximity to major roadways
- Building signage & pylon signage opportunities

Drive Times



- 3 Min to Whitemud Dr
- 2 Min to 75th Street
- 12 Min to Anthony Henday Dr
- 16 Min to Yellowhead Hwy



Nearby Amenities

RBC	Starbucks	A&W	Subway	FreshCo
TD Canada Trust	Carl's Jr.	McDonald's	Table Top Café	Safeway
Scotiabank	Mr. Sub	Edo Japan	Petro Canada	Loblaws
Royal Bank	Remedy Café	Wendy's	Shell	Superstore
Canada Post	Mr. Pretzels	Dairy Queen	Mobil	Shoppers Drug Mart
Servus Credit Union	New York Fries	Boston Pizza	Esso	
Tim Hortons	Famous Wok	Sawmill Steakhouse	Enterprise Rent-A-Car	

Contact Us

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