

# Alberta Municipal Place

Move-in-ready space with  
professional tenant profile

8616 - 51 Avenue NW  
Edmonton, AB  
[www.cbre.ca](http://www.cbre.ca)

Main & 2<sup>nd</sup> Floor Space Available from 1,636 SF to 4,040 SF



# The Opportunity

## Join an impressive roster of professional tenants

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

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



## Professional Tenant Profile:



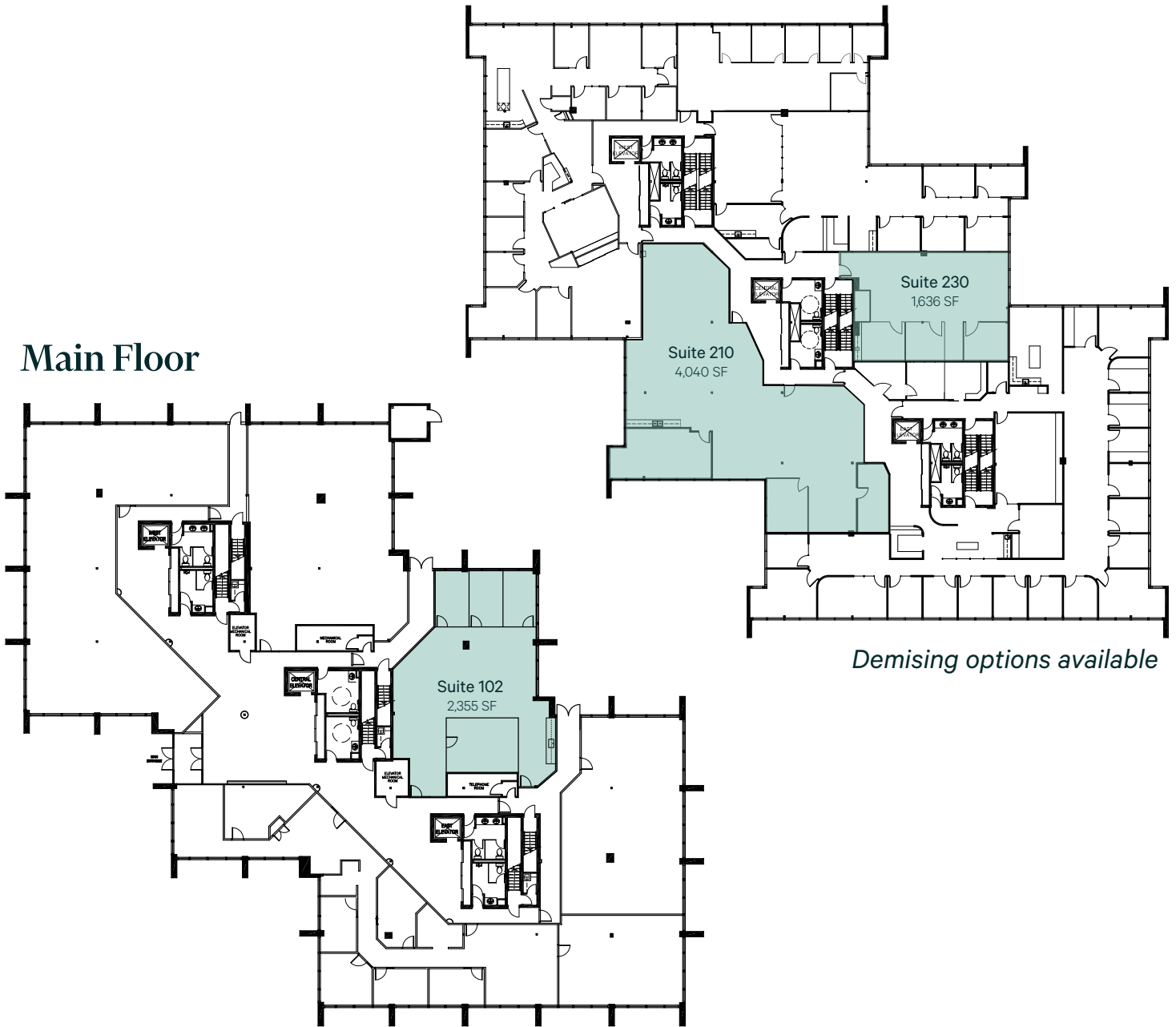
Alberta Elevating Devices  
& Amusement Rides  
Safety Association



2<sup>nd</sup> Floor

For Lease

Main Floor



## Lease Details & Building Highlights



### Availability

Suite 102 - 2,355 SF  
Suite 210 - 4,040 SF  
Suite 230 - 1,636 SF



### Lease Rates

\$14.00 - \$16.00 / SF



### Parking

3.4 / 1,000 SF  
Surface



### Additional Rent

\$14.55 / SF (2025)



### EV Charging

4 Stations



### TI Allowance

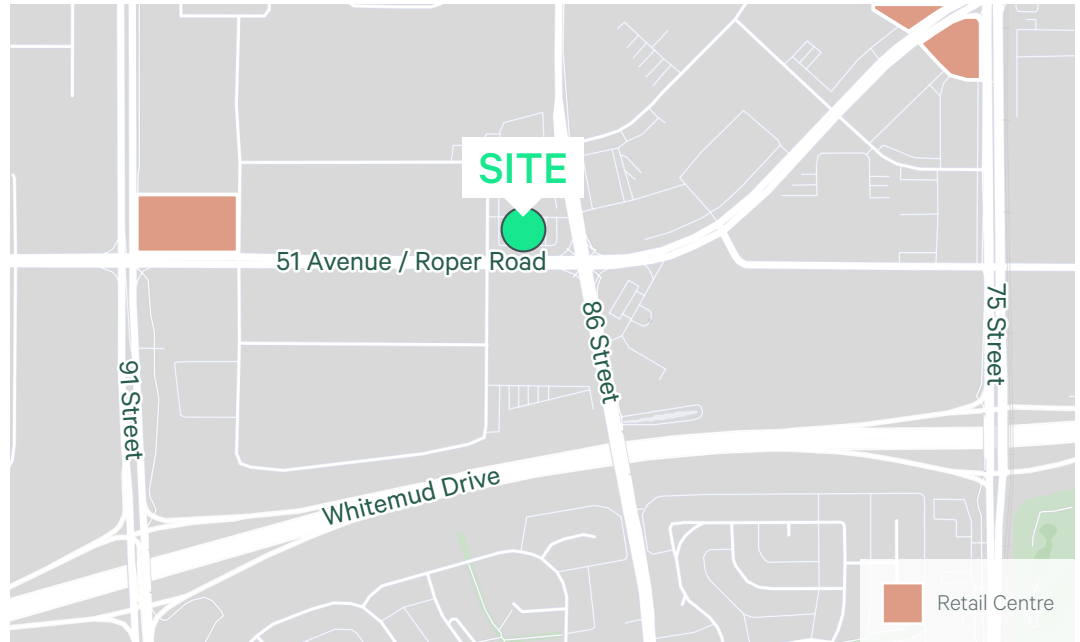
Negotiable

- 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

### Sarah Henderson

Senior Associate  
+1 780 917 4636  
sarah.henderson@cbre.com

### Ryan O'Shaughnessy

Senior Associate  
+1 780 229 4686  
ryan.oshaughnessy@cbre.com

This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.