

FOR LEASE

WEST END MEDICAL PROFESSIONAL BUILDING

NAI Commercial



9509 - 156 STREET | EDMONTON, AB | MEDICAL/PROFESSIONAL

PROPERTY DESCRIPTION

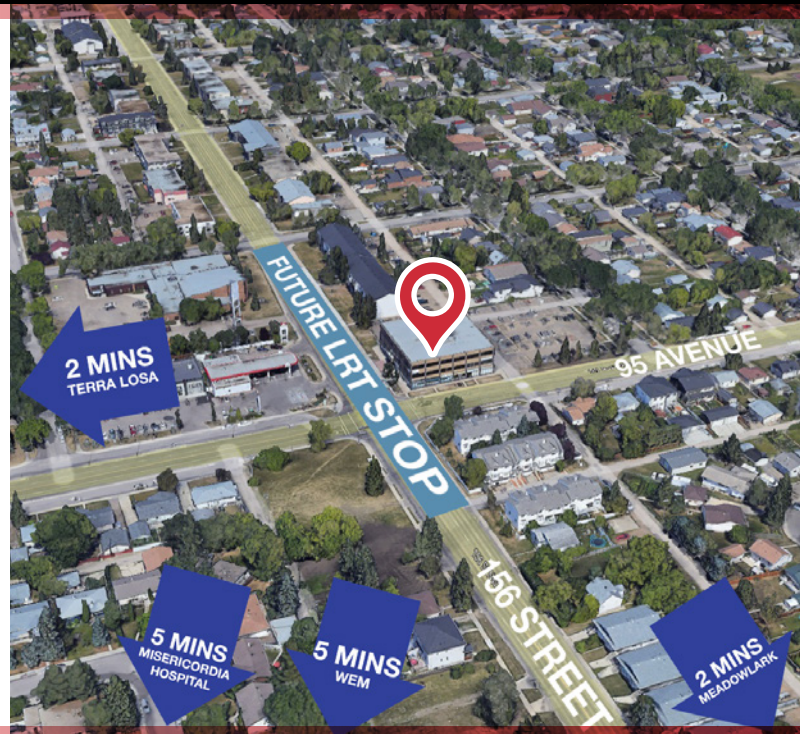
- Busy medical professional building fronting 156 Street
- Newly renovated
- Surrounding high density residential area
- 5 minutes to Misericordia Hospital
- Directly on Valley Line LRT
- Free surface parking for patients
- Energized parking stalls available
- 2 elevators
- Exposure to average of 10,400 vehicles/day on 95 Ave W of 156 Street (2022 - City of Edmonton)

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NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



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UNIT 301/302



UNIT 301/302



LOBBY

SIZES AVAILABLE	743-2,524 sq.ft.
LEGAL DESCRIPTION	Plan 6530ET Block 7 Lots 3-6
ZONING	Mixed Use (MU h16 f3.5 cf)
BUILDING SIZE	49,400 sq.ft.±
SIGNAGE	Directory
TENANT IMPROVEMENT ALLOWANCE	Negotiable
INTERNET	Shaw high speed fibre optics
NET RATE	Upper floors: \$12.00/sq.ft./annum Main floor: \$15.00/sq.ft./annum
OPERATING COSTS	\$16.58/sq.ft./annum (2024 estimate) includes property tax, building insurance, common area maintenance, management fees and utilities.

OTHER TENANTS



West End Medical Clinic

Denture Clinic
Physiotherapy
Massage Therapy
Psychologists
Dental Clinic
and Other Professional uses

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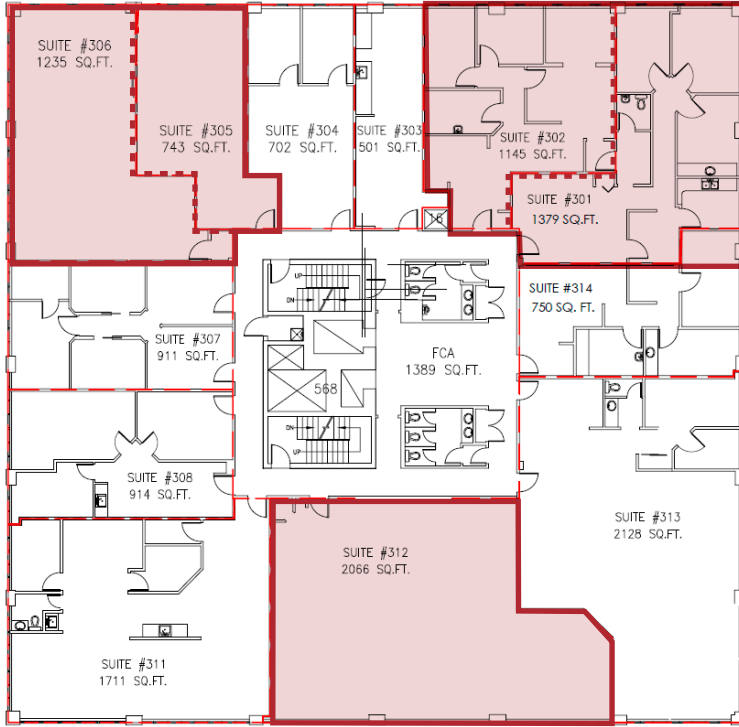


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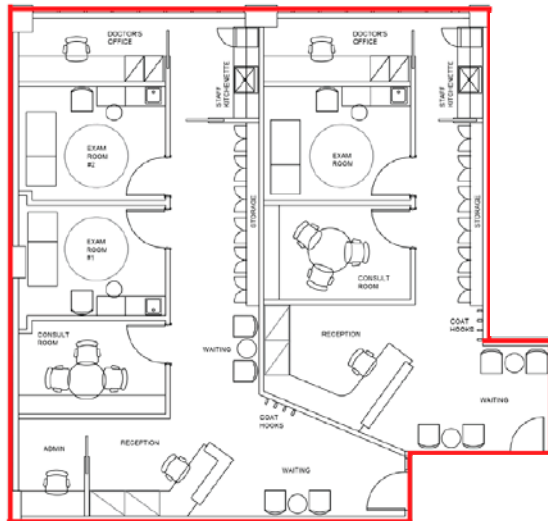
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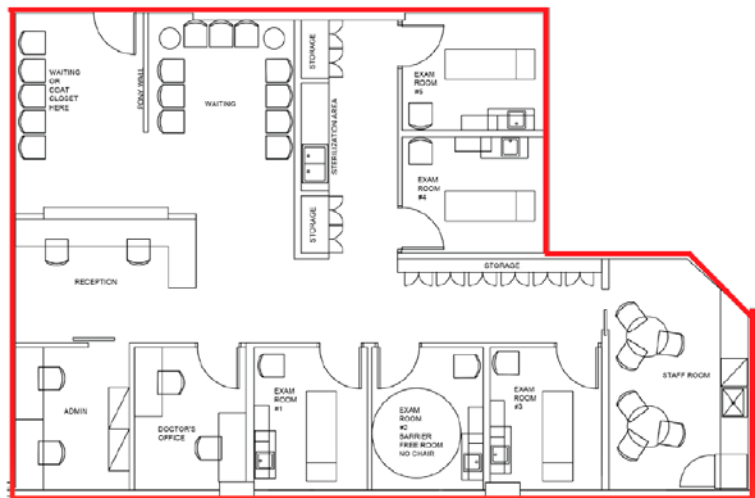
AVAILABLE UNITS	SIZE
301	1,379 sq.ft.
302	1,145 sq.ft.
	<u>2,524 sq.ft. total</u>
305 & 306	743-1,978 sq.ft. (can be demised)
312	2,066 sq.ft.



PROPOSED CONCEPT PLAN UNIT 305 & 306



PROPOSED CONCEPT PLAN UNIT 312



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