

FOR LEASE

NAI Commercial

HEWES MEDICAL CENTRE - UP TO 8,800 SQ.FT.



2551 HEWES WAY | EDMONTON, AB | 2ND FLOOR MEDICAL OFFICE

PROPERTY HIGHLIGHTS

- Fully developed medical facility
- Established Mill Woods population of 156,133 residents (5 km radius)
- Close proximity to Grey Nuns Hospital
- Direct exposure to Hewes Way
- Close proximity to future Davies LRT Station, part of Valley Line extension
- Across the street from Mill Woods Transit Centre
- Major access: 23rd Avenue, 50th Street, 66th Street, 34th Avenue, Whitemud Freeway, Anthony Henday Drive

JULIE LAM

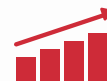
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12,000 VPD
HEWES WAY



159,281
POPULATION



2.9%
ANNUAL GROWTH 2022 - 2032



56,494 EMPLOYEES 4,048 BUSINESSES



Jasper Ave
\$5.2B
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



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



780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

SIZES AVAILABLE	1,800 - 8,800 sq.ft.±
LEGAL DESCRIPTION	Plan 9622445, Block 7, Lot 13
ZONING	DC-2.240
AVAILABLE	Immediately
PARKING	Onsite parking
LEASE RATE	Starting at \$19.00/sq.ft./annum net
OPERATING COSTS	To be determined



FOR ILLUSTRATIVE PURPOSES - MAY NOT BE EXACT



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