



8702 Meadowlark Road

Edmonton, Alberta

Property Highlights

- Exposure to 87 Avenue and 159 Street
- Easily accessible west end location
- Located along future Valley Line West LRT route with a 3 minute walk to closest stop
- Bus stop directly out front of building
- Office and retail vacancy with high exposure signage opportunity
- Medical professional building with strong mix of tenants
- Upgraded LED lighting throughout building

Drew Joslin

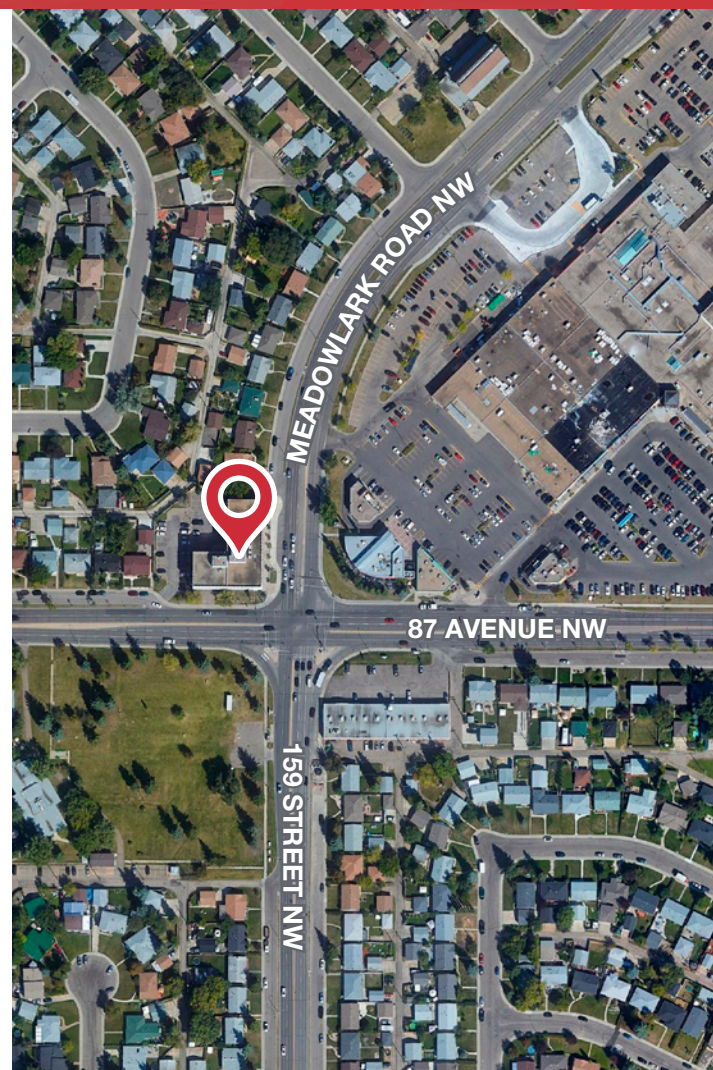
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For Lease: Meadowlark Professional Building 8702 Meadowlark Road, Edmonton, Alberta



152,968
POPULATION
IN AREA



60,348
HOUSEHOLDS



\$136,642
AVERAGE
HOUSEHOLD
INCOME



62,848
DAYTIME
EMPLOYEES

**Costar Demographics (5KM Radius)*

8702 MEADOWLARK ROAD, EDMONTON, AB

SUITES AVAILABLE

MAIN FLOOR		SECOND FLOOR		THIRD FLOOR	
Unit 8704B	1,761 sq.ft.±	Unit 202	1,226 sq.ft.±	Unit 300	582 sq.ft.±
Unit 8704C	2,082 sq.ft.±	Unit 205	1,468 sq.ft.±	Unit 301	1,560 sq.ft.±
Unit 100	1,923 sq.ft.±	Unit 250	1,565 sq.ft.±	Unit 302	1,747 sq.ft.±
Max Contiguous	3,843 sq.ft.±			Unit 310	1,150 sq.ft.±
				Unit 320	1,449 sq.ft.±
				Unit 390	651 sq.ft.±
				Max Contiguous	4,928 sq.ft.±

LEGAL DESCRIPTION Lot 109, Block 8, Plan 6151KS

ZONING Neighbourhood Commercial (CN)

PARKING 2 stalls: 1,200 sq.ft.

AVAILABLE Immediately

LEASE TERM 3 - 10 years

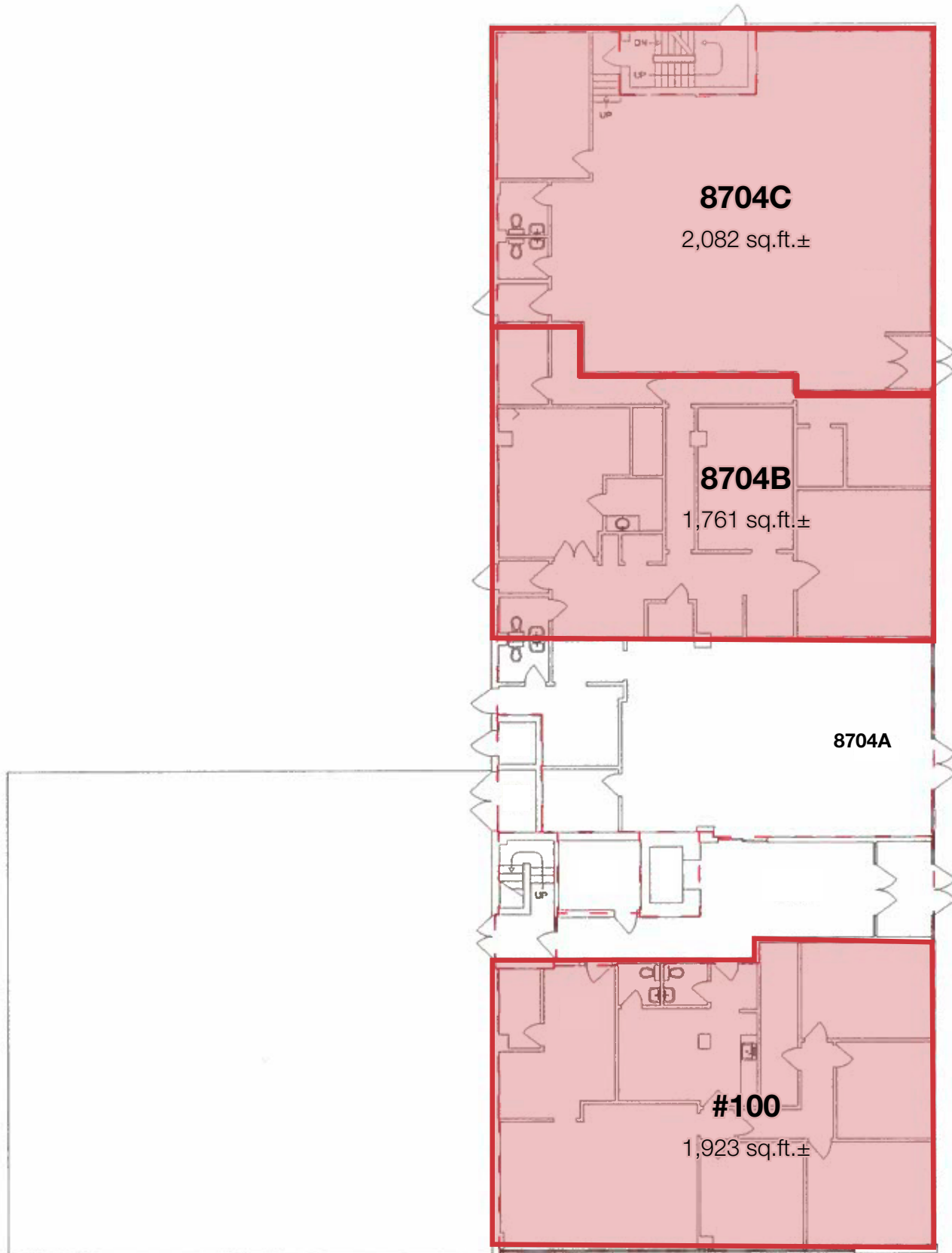
NET RENTAL RATE \$12.00/sq.ft./annum

OPERATING COSTS \$14.08/sq.ft./annum (2023)
Includes the Tenant's proportionate share of property taxes, property maintenance, management fees, building insurance, power, water and gas

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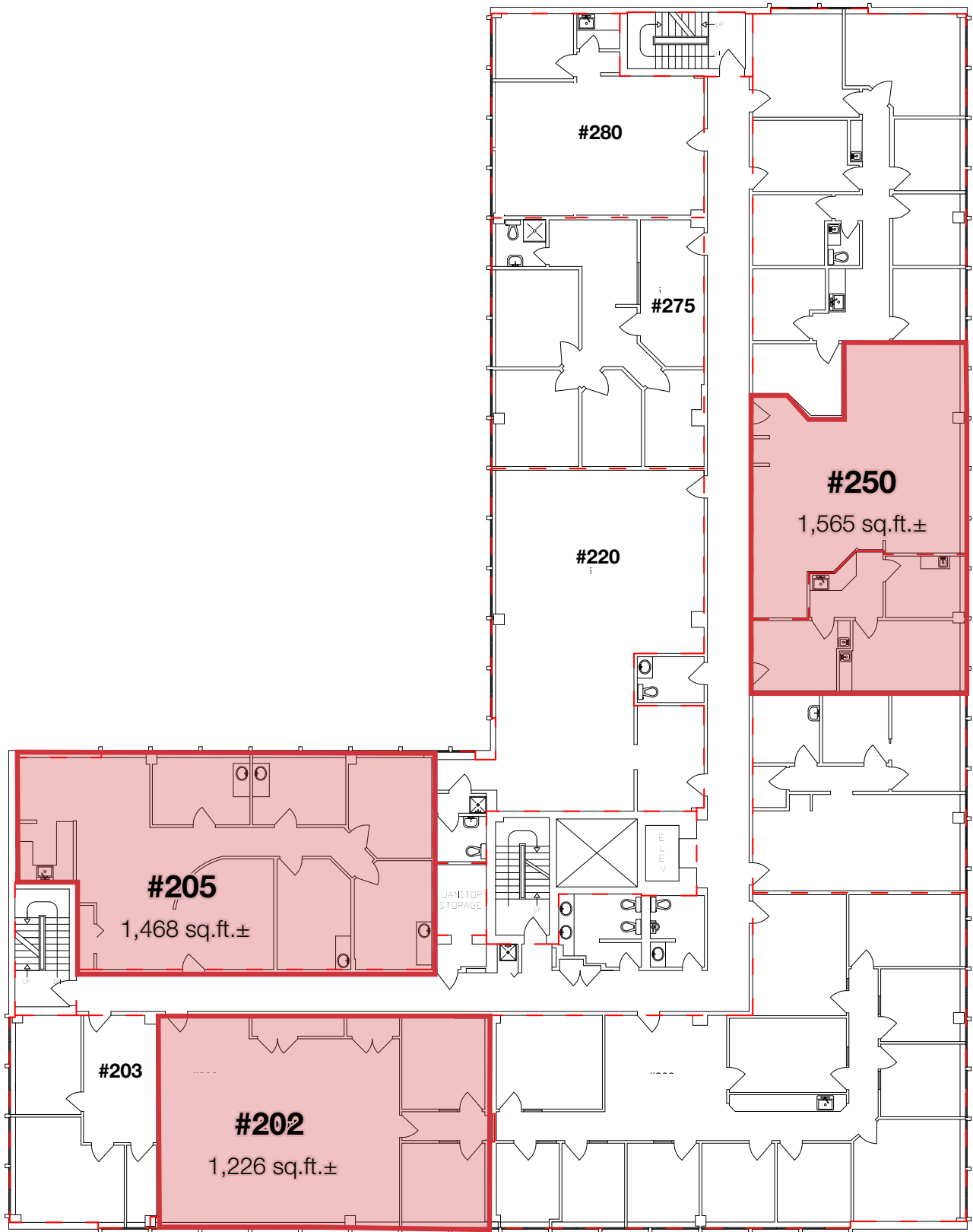


FLOOR PLAN - MAIN LEVEL
8702 Meadowlark Road, Edmonton AB



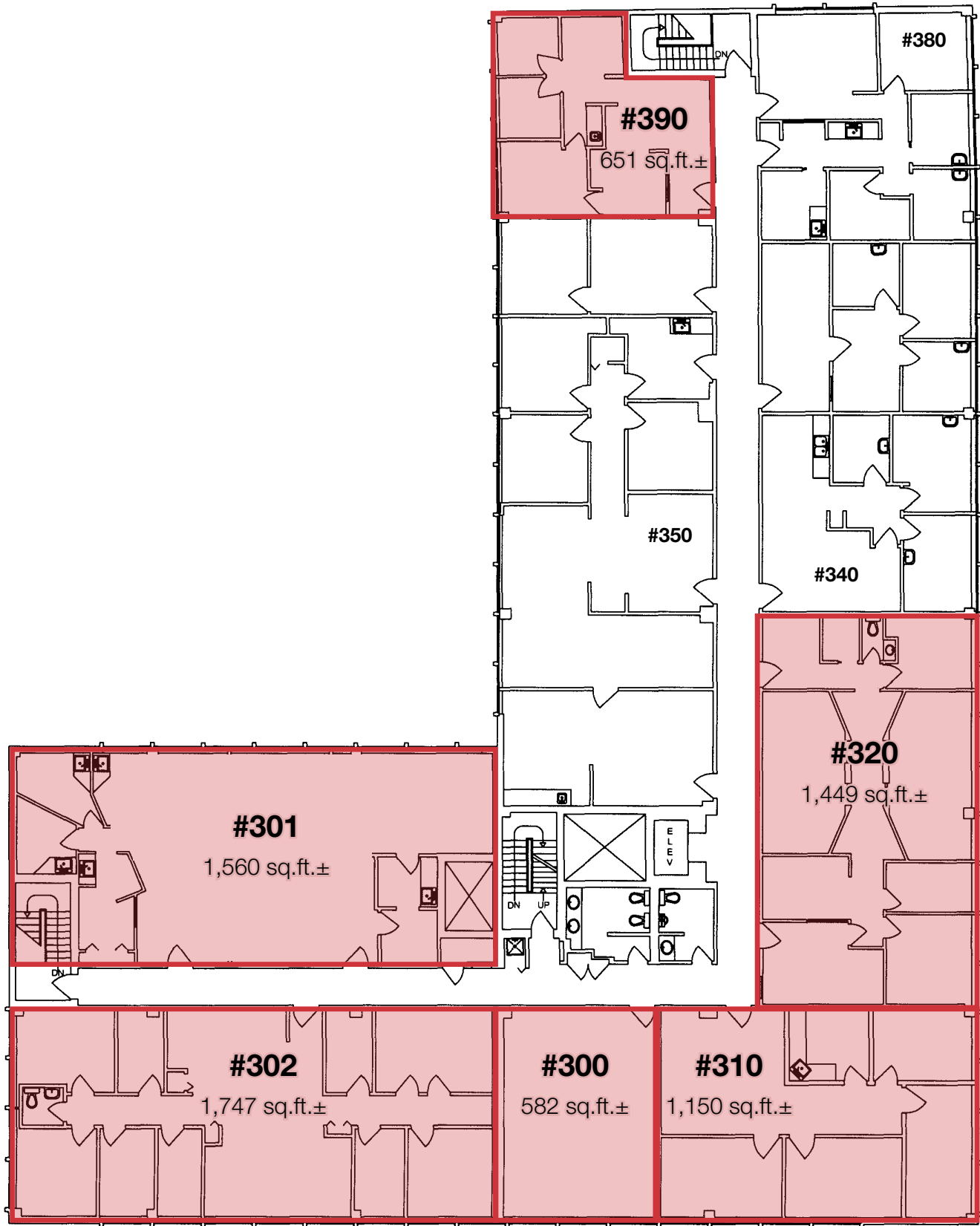
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FLOOR PLAN - SECOND LEVEL
8702 Meadowlark Road, Edmonton AB



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FLOOR PLAN - THIRD LEVEL
8702 Meadowlark Road, Edmonton AB



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For Lease
8702 Meadowlark Road, Edmonton AB



**EASILY
ACCESSIBLE
WEST END
LOCATION**

**BUS STOP
DIRECTLY OUT
FRONT OF
BUILDING**



**UPGRADED
LED LIGHTING
THROUGHOUT
BUILDING**



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