FOR LEASE

MERIDIAN PLACE

7657 - 50 Street, Edmonton, AB



HIGHLIGHTS

- · Newer building with flexible floor plan
- · 2,000 8,000 sq ft (+/-) of undeveloped, demisable space
- · Ample surface parking 3 stalls per 1,000 sq ft
- · Generous tenant improvement package available
- · Opportunity for exterior building signage as well pylon signage
- · Great exposure to a high traffic area
- Excellent southside location, just off Sherwood Park Freeway and 50 St.

CONTACT

DAVE QUEST

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JOEL WOLSKI

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T 780.448.0800 F 780.426.3007 #201, 9038 51 Avenue NW Edmonton, AB T6X 5X4

PROPERTY DETAILS

MUNICIPAL ADDRESS 7657 50 Street NW,

Edmonton, AB

Plan: 2196RS; Lots: Q & S **LEGAL DESCRIPTION**

ZONING BE (Business Employment)

SITE SIZE 8,000 sq ft (+/-)

undeveloped

TYPE OF SPACE Office

PARKING 3 stalls/1,000 sq ft surface

ADDITIONAL INFORMATION

Located on a major bus route

Ample parking space

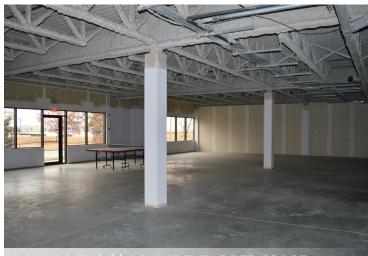
· High traffic location

SIGNAGE Building and pylon

HVAC HEATING

PHOTOS





8,000 SQ FT (+/-) OF UNDEVELOPED SPACE

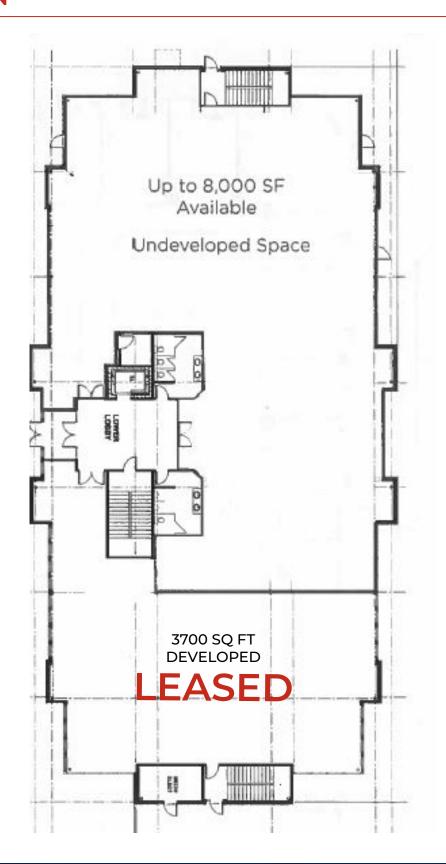
FINANCIALS

LEASE RATE \$16.00/sqft **POSSESSION Immediate** OP. COSTS \$9.00/ sq ft





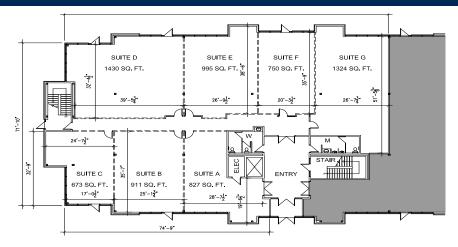
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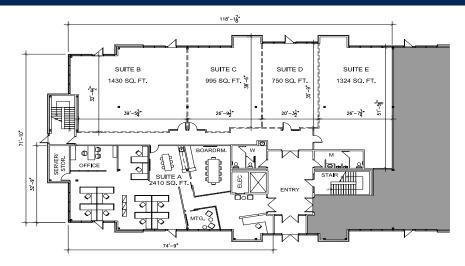


LEASE OPTIONS (For illustration purposes only. Exact measurements and layout to be confirmed by tenant)

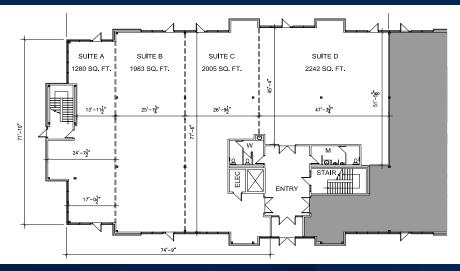
BUILD OUT EXAMPLE A



BUILD OUT EXAMPLE B



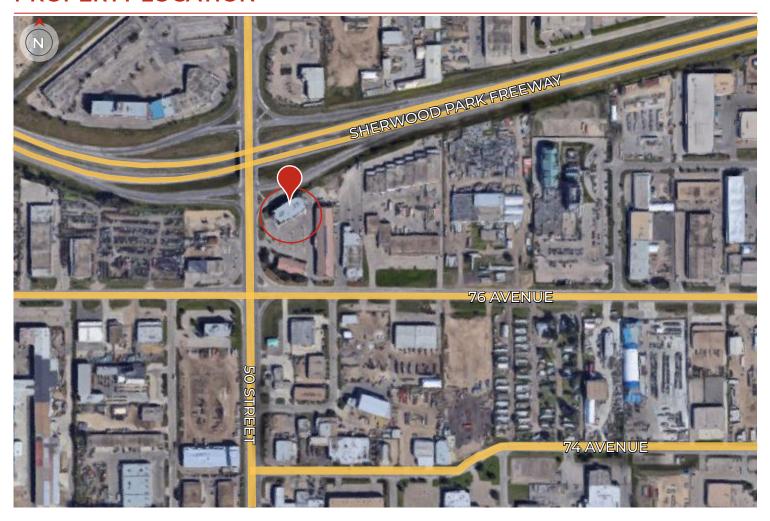
BUILD OUT EXAMPLE C



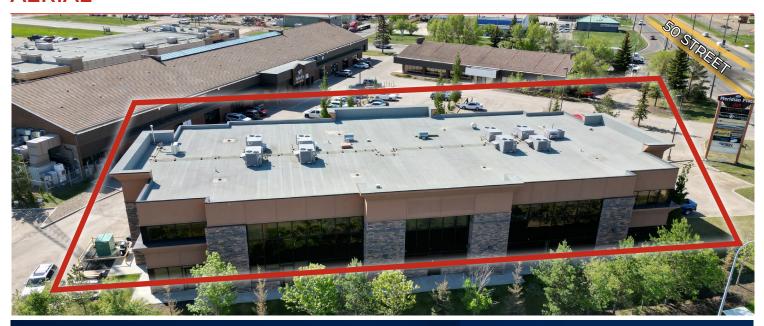


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PROPERTY LOCATION



AERIAL





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