

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 the Sherwood Park Freeway and 50 St.

CONTACT

DAVE QUEST

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

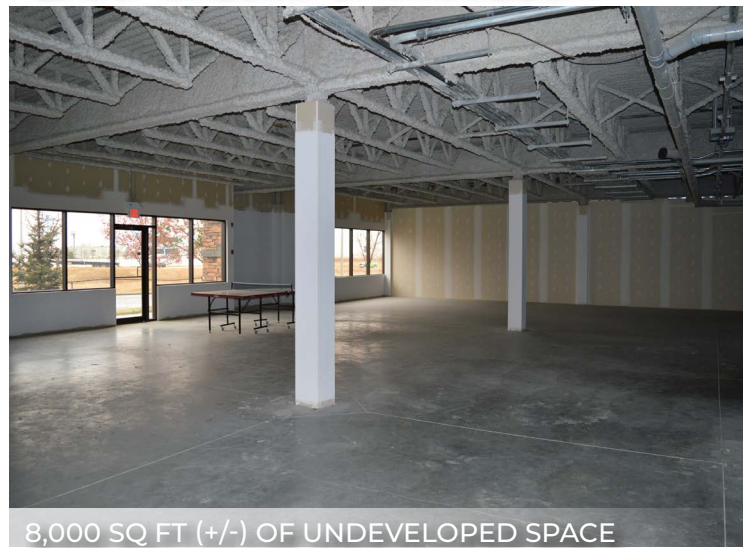
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

PROPERTY DETAILS

MUNICIPAL ADDRESS	7657 50 Street NW, Edmonton, AB
LEGAL DESCRIPTION	2196RS Lots Q & S
ZONING	IB (Industrial Business)
SITE SIZE	8,000 sq ft (+/-) undeveloped
TYPE OF SPACE	Office
PARKING	3 stalls/1,000 sq ft surface
SIGNAGE	Building and pylon
HEATING	HVAC

PHOTOS



ADDITIONAL INFORMATION

- Located on a major bus route
- Ample parking space
- High traffic location

FINANCIALS

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



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FLOOR PLAN



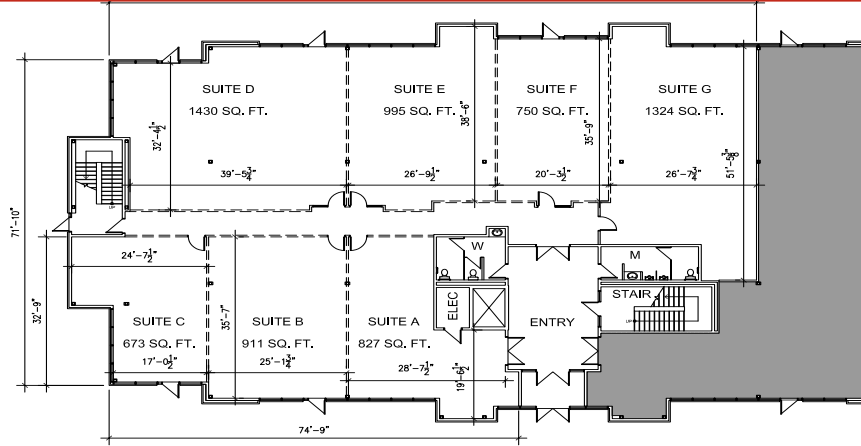
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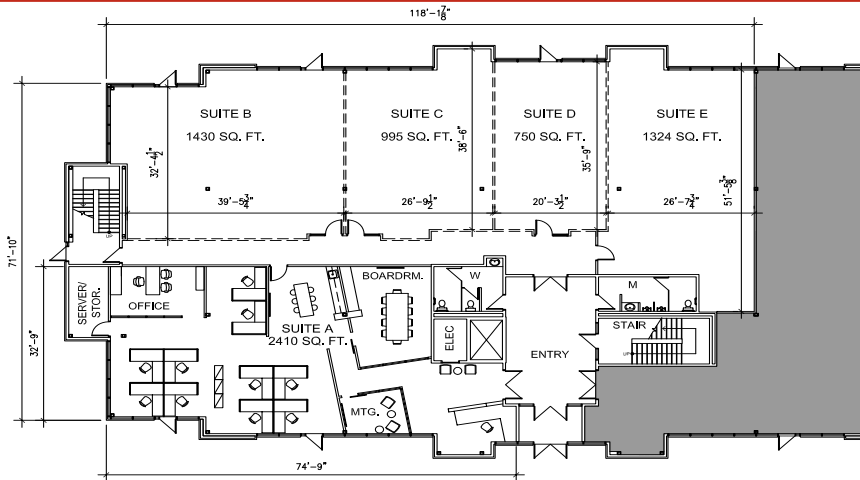
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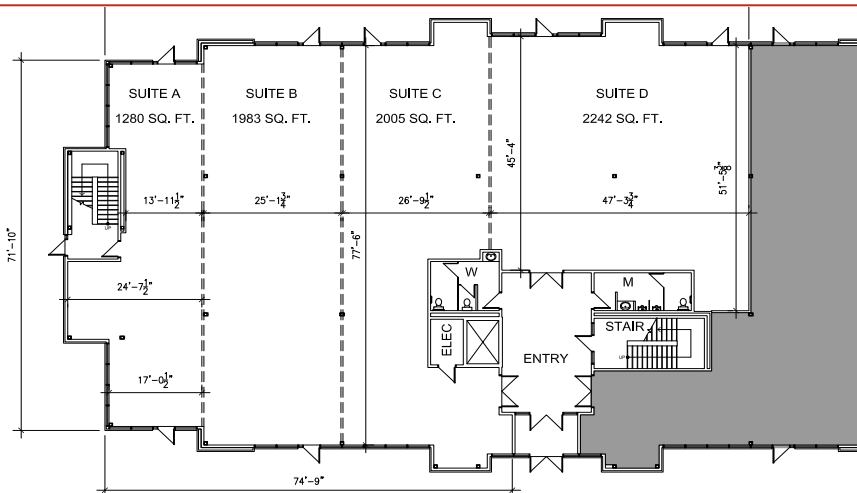
LEASE OPTIONS (For illustration purposes only. Exact measurements and layout to be confirmed by BUILD OUT EXAMPLE A



BUILD OUT EXAMPLE B



BUILD OUT EXAMPLE C



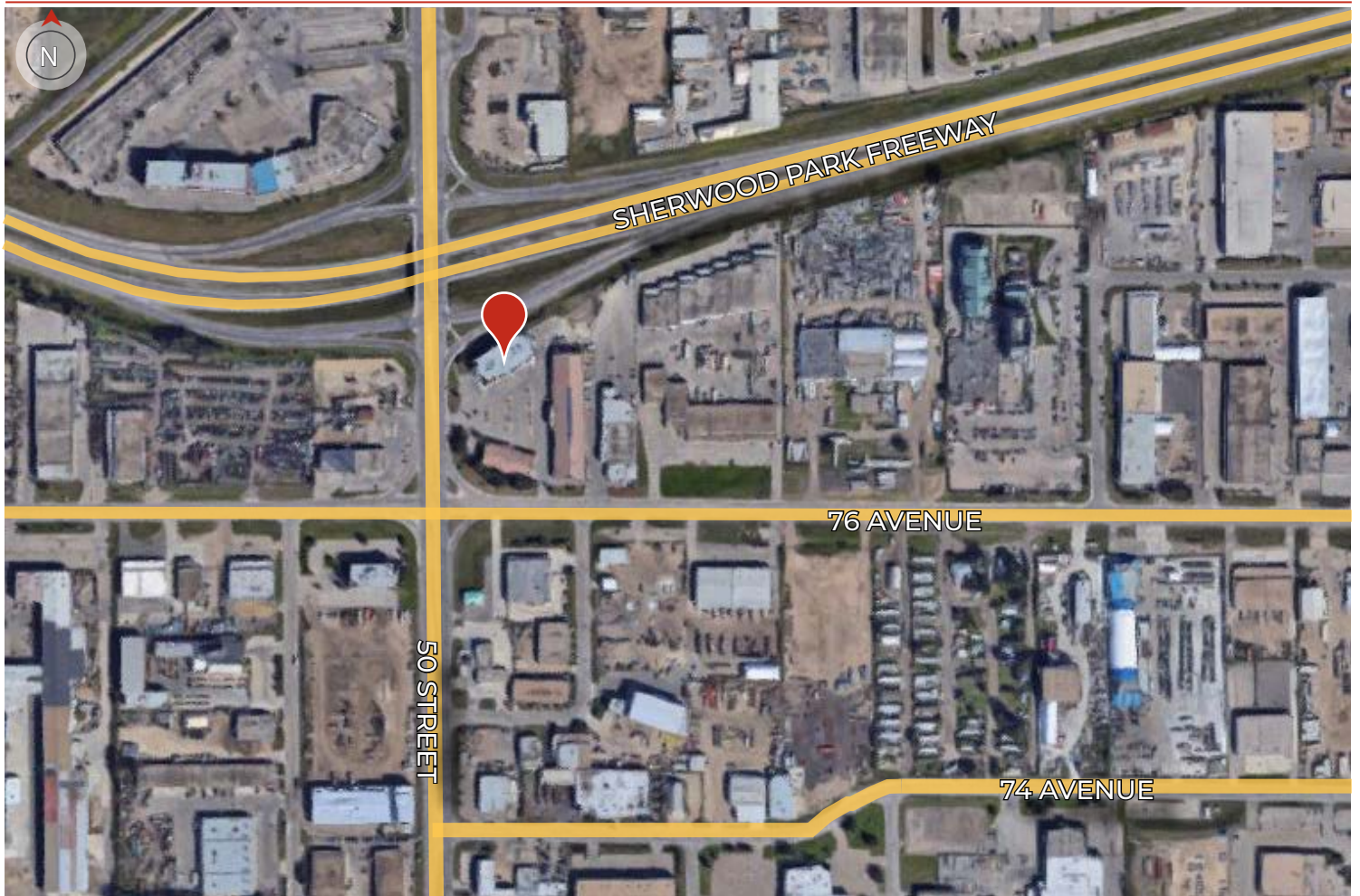
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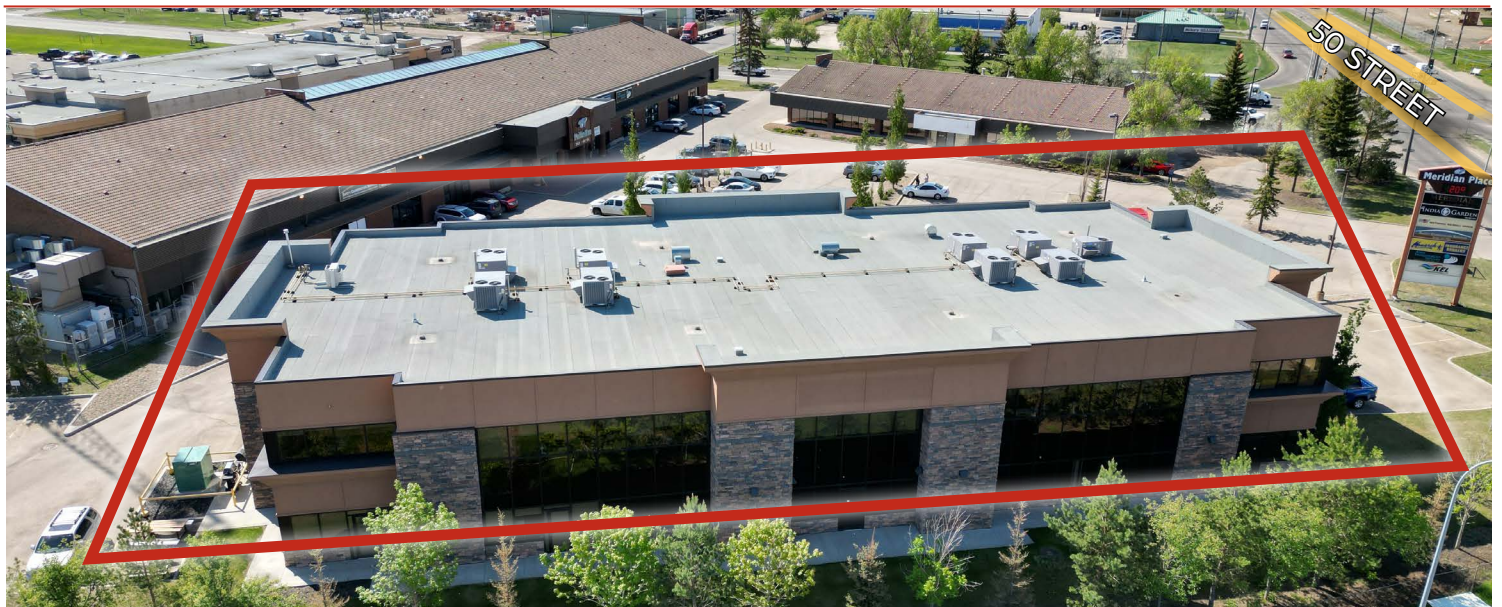
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PROPERTY LOCATION



AERIAL



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