

OFFICE/RETAIL FOR LEASE

Capilano Centre

9945 - 50 Street, Edmonton, Alberta



Get more information

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**AVISON
YOUNG**

For Lease

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Capilano Centre boasts a prime location adjacent to Capilano Mall, offering seamless access to an extensive range of retail shops, professional services, and dining options. The building features a diverse tenant mix, including retail businesses and professional service providers. It offers a selection of office and retail spaces, ranging from move-in-ready units to customizable undeveloped areas, allowing you to tailor the space to your business needs.

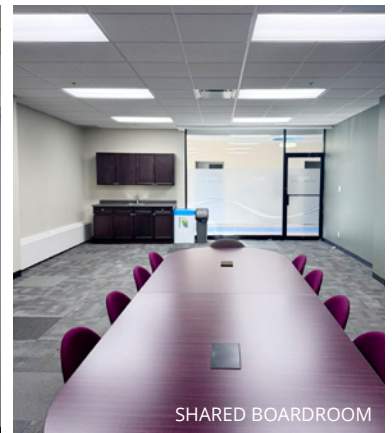
Ideally situated with quick access to downtown, southeast Edmonton and Sherwood Park.



MAIN FLOOR LOBBY



MOVE-IN READY AVAILABLE



SHARED BOARDROOM

Property Details

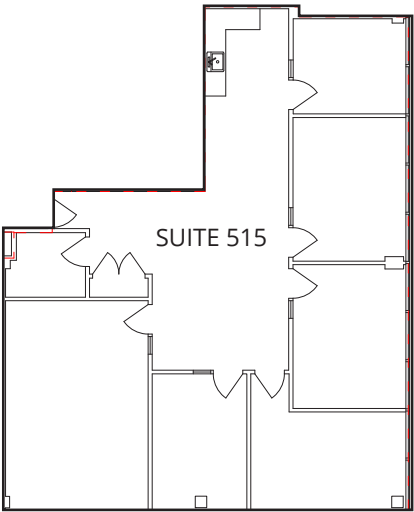
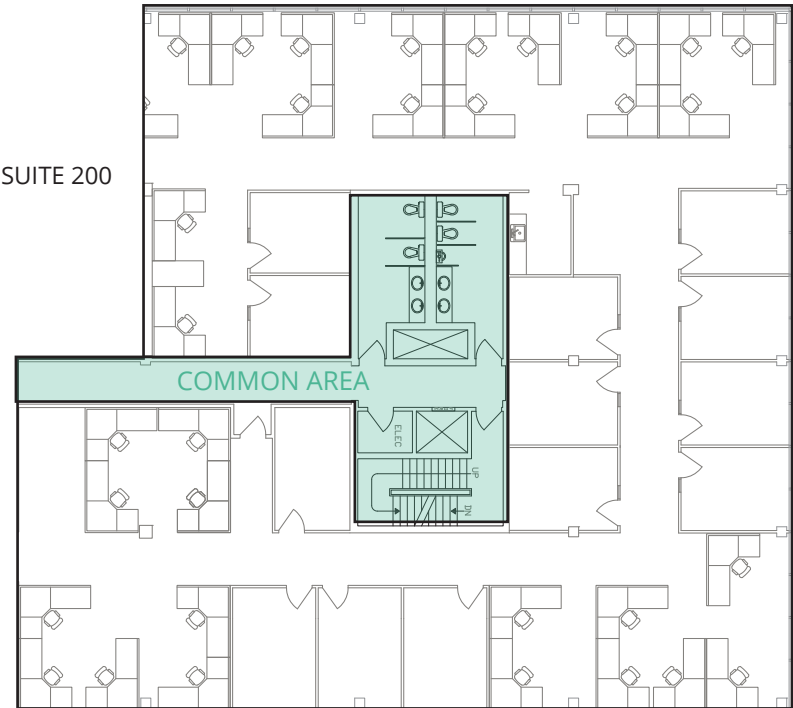
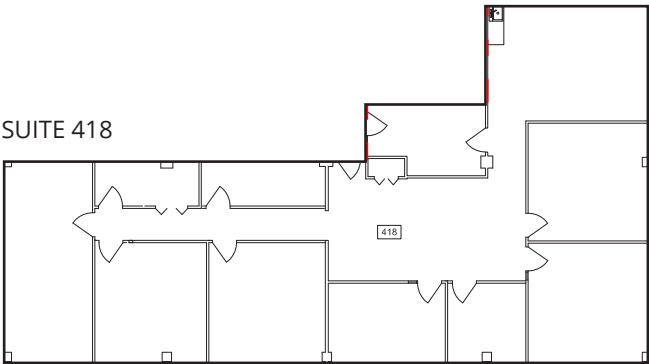
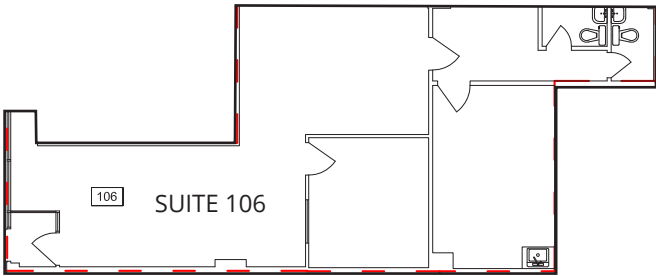
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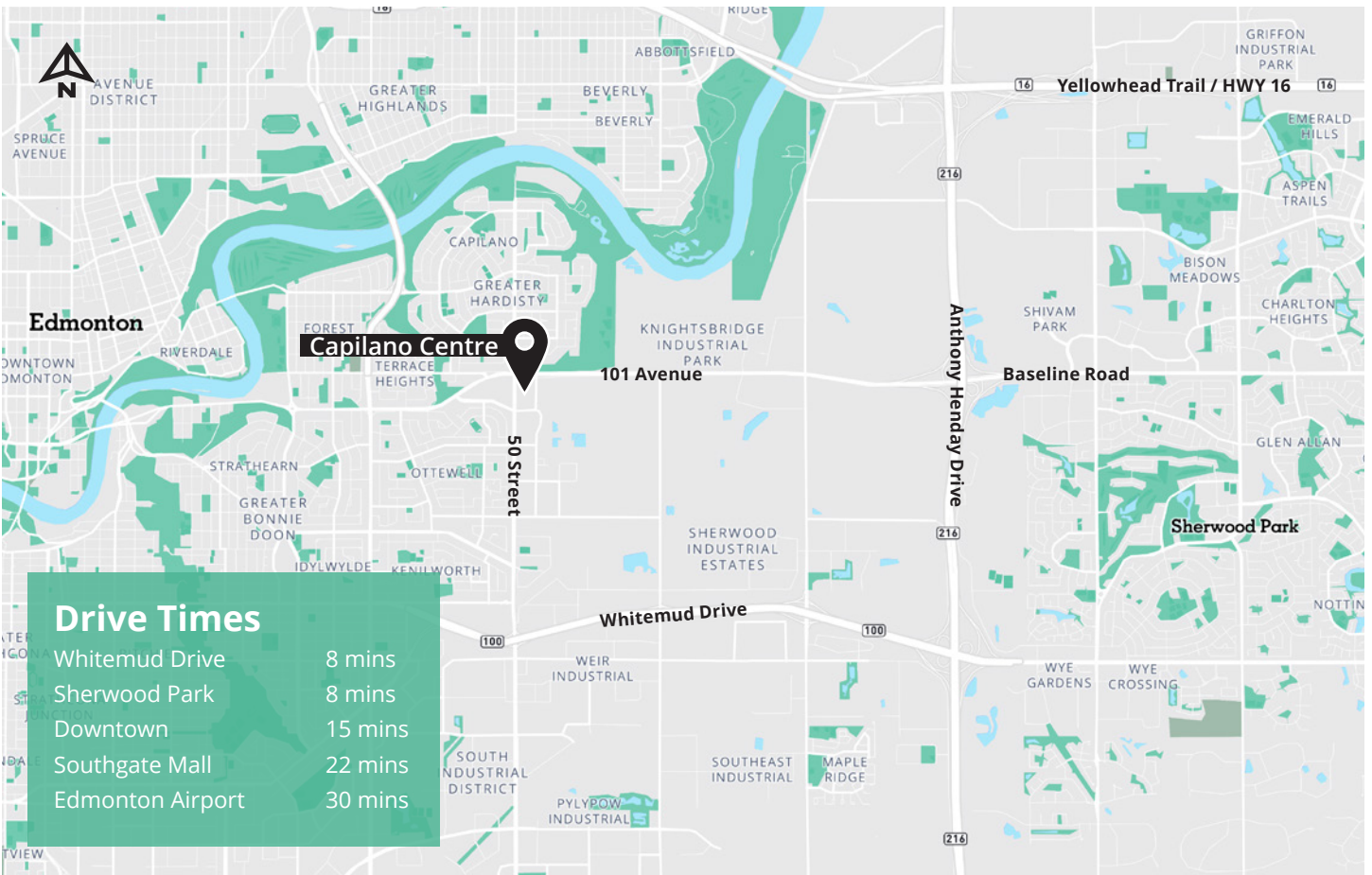
Space Available:

Suite	Size (sf)	Description	Available
102	1,097	Office	Immediately
104B	1,829	Office	Immediately
105	645	Retail/Office	Immediately
106	1,070	Retail/Office	Immediately
210	6,853	Office	Immediately
404	971	4 offices	Immediately
418	3,123	Office	Dec 1, 2025
501	1,471	Raw space	Immediately
515	2,005	5 offices, boardroom, and kitchenette	Immediately
514B	809	Office	Immediately

Base Rent:	Market
Additional Rent:	Office: \$14.94 psf Retail: \$11.30 psf
Parking:	Covered & surface stalls

-  Tenant improvement packages available
-  Abundance of amenities in the immediate area
-  Onsite parking available





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