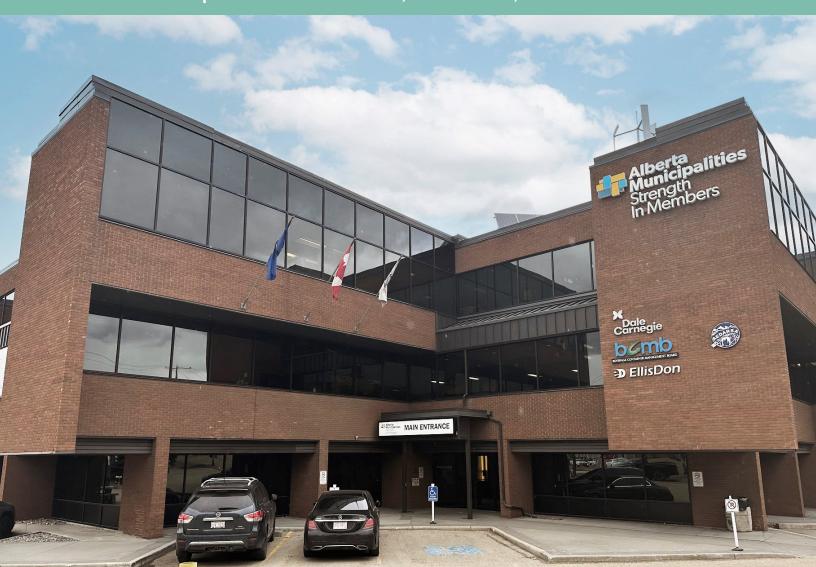


# Alberta Municipal Place

Move-in-ready space with professional tenant profile

8616 - 51 Avenue NW Edmonton, AB www.cbre.ca

Main & 2<sup>nd</sup> Floor Space Available from 1,636 SF to 4,040 SF

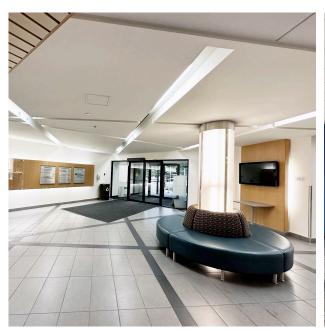


## The Opportunity

## Join an impressive roster of professional tenants

Located along 51<sup>st</sup> Avenue / Roper Road, Alberta Municipal Place has excellent exposure and access via. Whitemud Drive, 75<sup>th</sup> Street & 91<sup>st</sup> Street.

Excellently managed and maintained property with recent upgrades including HVAC & electrical and has three pockets of move-in-ready space available for lease on the main and 2<sup>nd</sup> Floor.





## **Professional Tenant Profile:**



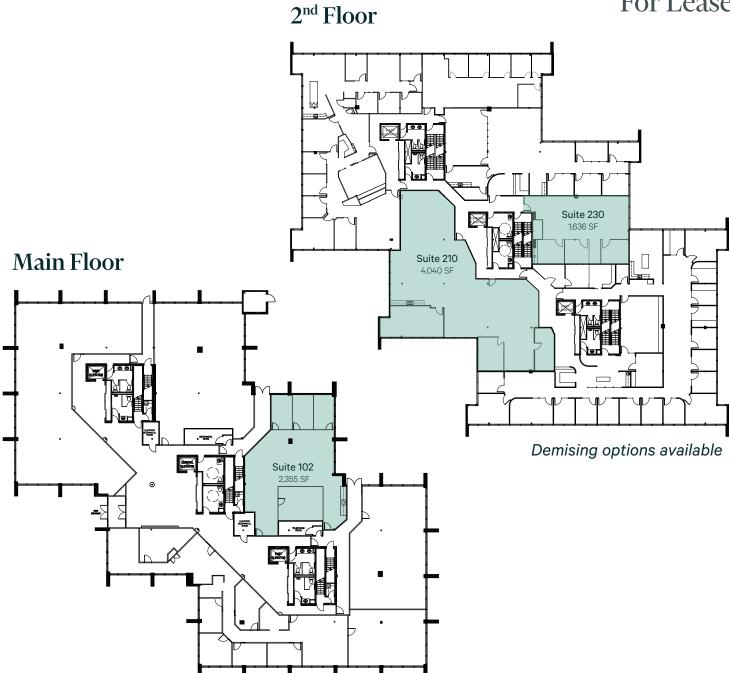












## Lease Details & Building Highlights



#### Availability

Suite 102 - 2,355 SF Suite 210 - 4,040 SF Suite 230 - 1,636 SF



### **Parking**

3.4 / 1,000 SF Surface



## **EV Charging**

4 Stations



#### Lease Rates

\$14.00 - \$16.00 / SF



## Additional Rent

\$14.55 / SF (2025)



#### TI Allowance Negotiable

- Excellent parking ratio
- Move-in-ready
- **BOMA** certified
- HVAC & electrical upgrades complete
- Excellent location with good access and proximity to major roadways
- Building signage & pylon signage opportunities

## Drive Times ()

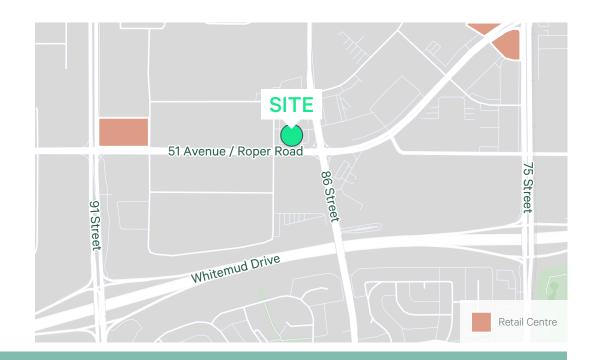


3 Min to Whitemud Dr

2 Min to 75th Street

12 Min to Anthony Henday Dr

16 Min to Yellowhead Hwy



### **Nearby Amenities**

RBC Starbucks A&W Subway

TD Canada Trust Carl's Jr. McDonald's Table Top Café

Scotiabank Mr. Sub Edo Japan Petro Canada

Royal Bank Remedy Café Wendy's Shell

Servus Credit Union New York Fries Boston Pizza Esso

Tim Hortons Famous Wok Sawmill Steakhouse Enterprise Rent-A-Ca

### **Contact Us**

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