



For Lease
Parkwood
Office Centre

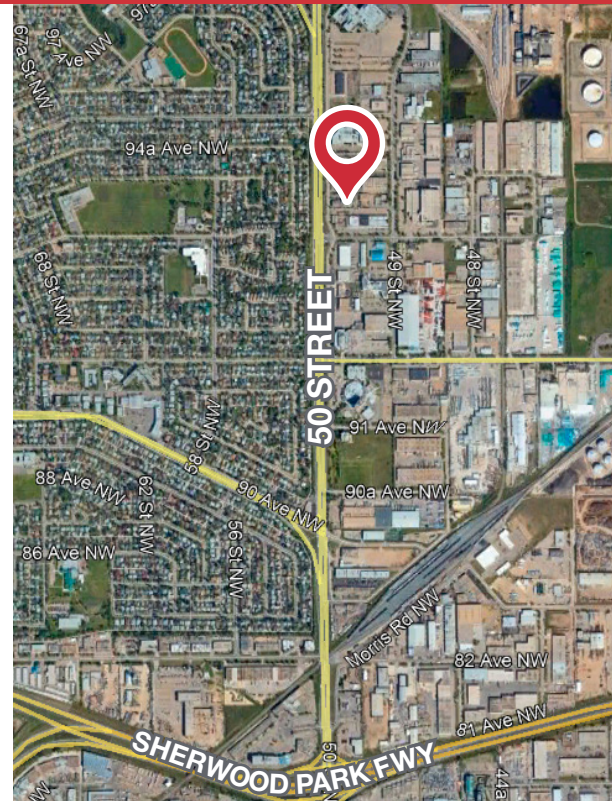


9343/53/63 - 50 Street

Edmonton, Alberta

Property Features:

- Highly coveted opportunity to Lease space within the Parkwood Office Centre, a professional office complex comprised of three individual single storey buildings
- Three units remaining with varying size/layout options between 761 – 1,706 sq.ft.:
 - 761 sq.ft.± unit with three private offices, reception, and small kitchenette area
 - 1,020 sq.ft.± retail/office unit with functional open layout and bathrooms
 - 1,706 sq.ft.± office unit with large open work area and four private offices
- Ideally located in the Eastgate Business Park with direct exposure to 50th Street traffic (25,500 vehicles per day)
- Abundance of surface parking (over 150 stalls) available at no charge



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BUILDING 2
9353 - 50 STREET

BUILDING 1
9363 - 50 STREET

BUILDING 3
9343 - 50 STREET



9343/53/63 - 50 Street

Edmonton, Alberta

Additional Information:

AREA AVAILABLE

Building 1 (9363 - 50 Street)

Unit 2 1,706 sq.ft.±

Building 2 (9353 - 50 Street)

FULLY LEASED

Building 3 (9343 - 50 Street)

Unit 6 761 sq.ft.±

Unit 9 1,020 sq.ft.±

PARKING

Ample surface stalls available free of charge

Lease Information

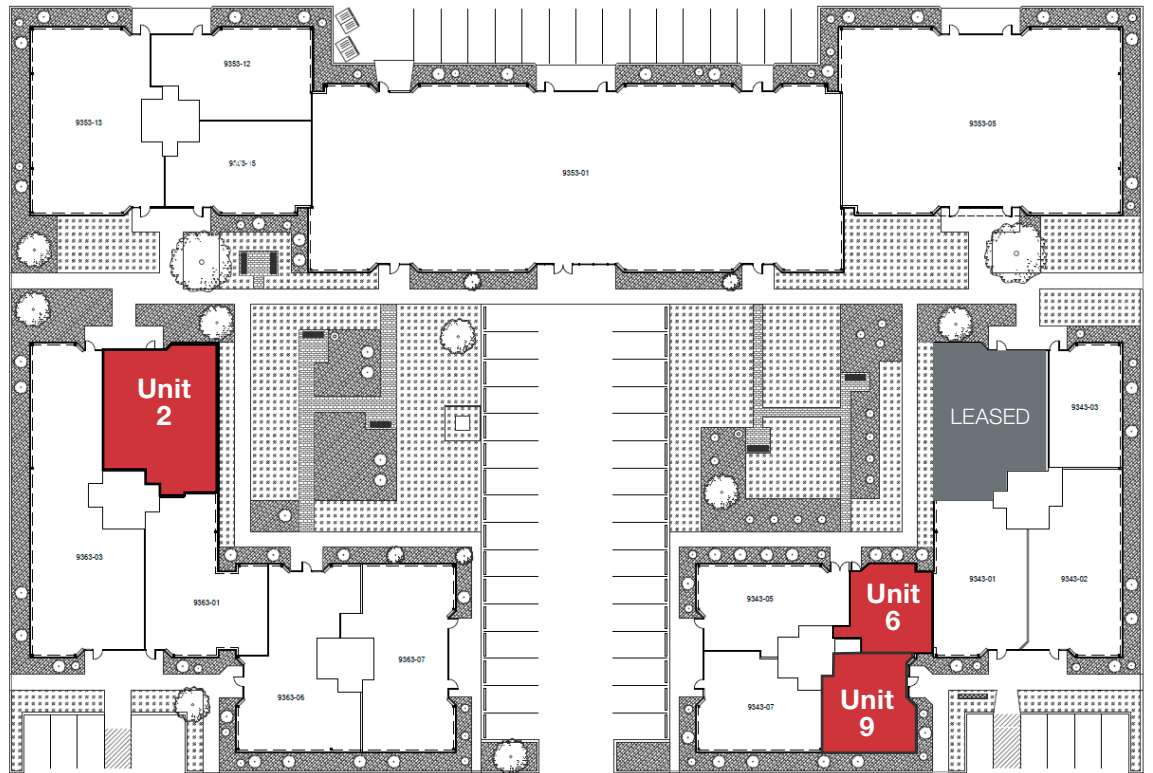
NET RENTAL RATE \$14.00/sq.ft./annum

OPERATING COSTS \$15.76/sq.ft./annum (2023) includes Tenant's proportionate share of property taxes, building insurance, property management, common area maintenance, and utilities

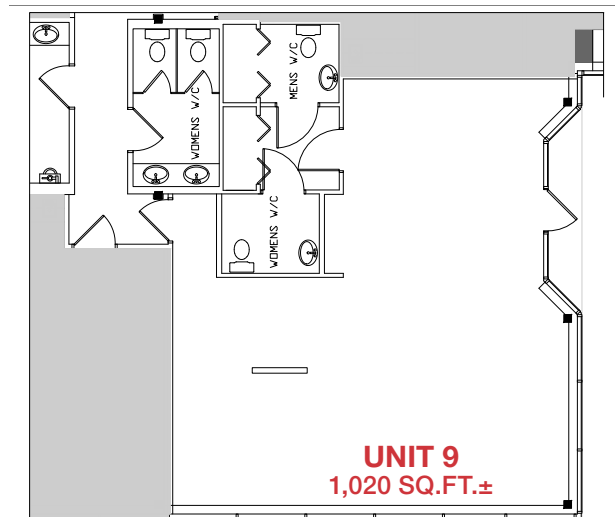
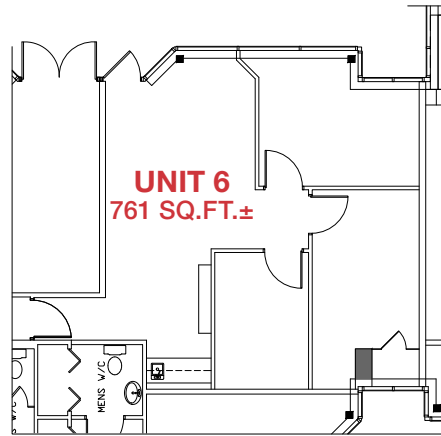
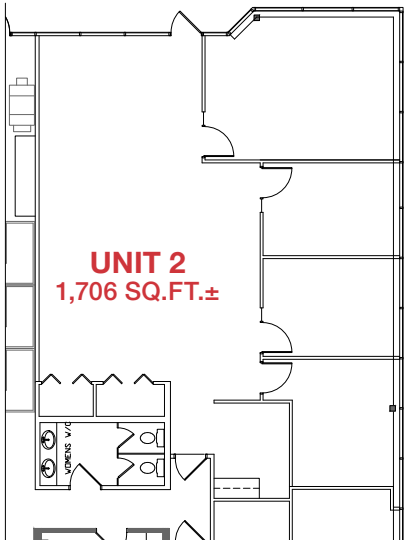
AVAILABILITY

Immediately

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FOR ILLUSTRATIVE PURPOSES ONLY • NOT TO SCALE • MAY NOT BE EXACT



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