

Brookview Plaza Sublease

Nicely Developed - 977 sq. ft.

364 Bulyea Road NW
Edmonton, AB

Amazing location with pylon signage and façade signage



Click for virtual tour



SIGNAGE OPPORTUNITY

The Paw PET SPA
AND BOUTIQUE

FLAWLESS
SKIN

Brookview Plaza Sublease

364 Bulyea Road NW | Edmonton, AB



Sublease Opportunity

Nicely developed office/retail in prime location

Nestled in the popular Southside neighbourhood of Bulyea Heights, Brookview Plaza offers an unparalleled opportunity for businesses seeking a vibrant and thriving community. This prime location boasts a beautifully developed space, perfect for both office and retail use.

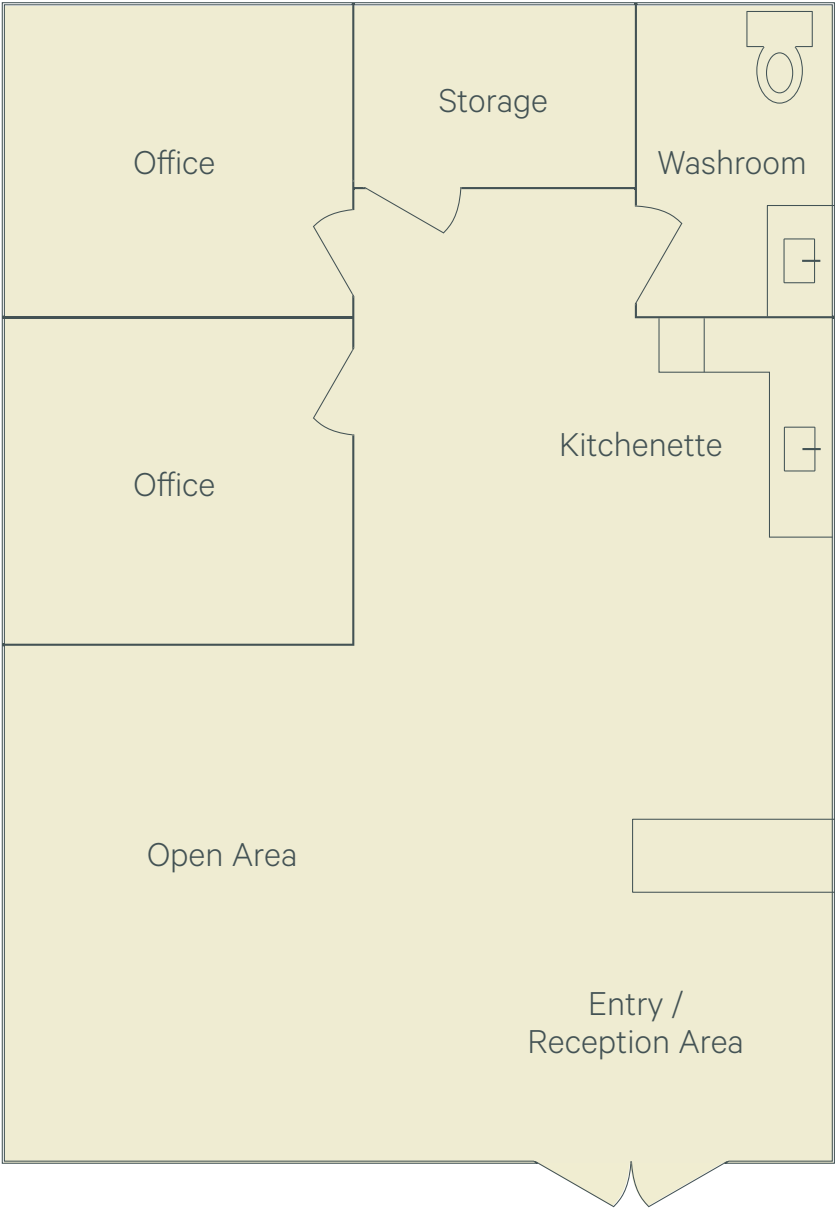
With modern amenities and a dynamic surrounding neighborhood, Brookview Plaza is an ideal setting to elevate your business presence. Enjoy the convenience of nearby dining, shopping, and entertainment options, all while benefiting from the area's robust economic growth.

With ample time remaining on this sublease, it is a fantastic opportunity to become part of the Brookview Plaza community.

Sublease Details

Size	977 sq. ft.
Sublease Rate	Market
Operating Costs	\$15.00 / sq. ft. + utilities (2025)
Expiry	March 31, 2030
Parking	Ample Surface

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Thriving Community Location

Excellent Exposure & Access via Terwillegar Drive NW

Area Demographics

	0-3KM
Estimated Population (2024)	50,781
Projected Population (2029)	54,801
Average Household Income (2024)	\$206,225



142 Street Pedestrian/Cyclist Bridge
Expected Completion late 2025



Within A 3 Minute Drive & Less

- + Safeway
- + Starbucks
- + Pizza Hut
- + Subway
- + Domino's Pizza
- + A&W
- + McDonald's
- + Boston Pizza
- + Edmonton Public Library
- + Orangetheory Fitness
- + Esso
- + Shell
- + Circle K
- + Co-Op Gas
- + Fountain Tire
- + Touchless Car Wash

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