

FOR LEASE

MERIDIAN PLACE

#204, 7633 - 50 St NW, Edmonton, AB



HIGHLIGHTS

- 7,000 sq ft ± of second floor office space
- Well managed and maintained building
- Ample surface parking
- Opportunity for exterior building signage as well pylon signage
- Great exposure to a high traffic area
- Excellent southside location, just off Sherwood Park Freeway and 50 Street

CONTACT

DAVE QUEST

Associate

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JOEL WOLSKI

Director, Associate

C 780.904.5630

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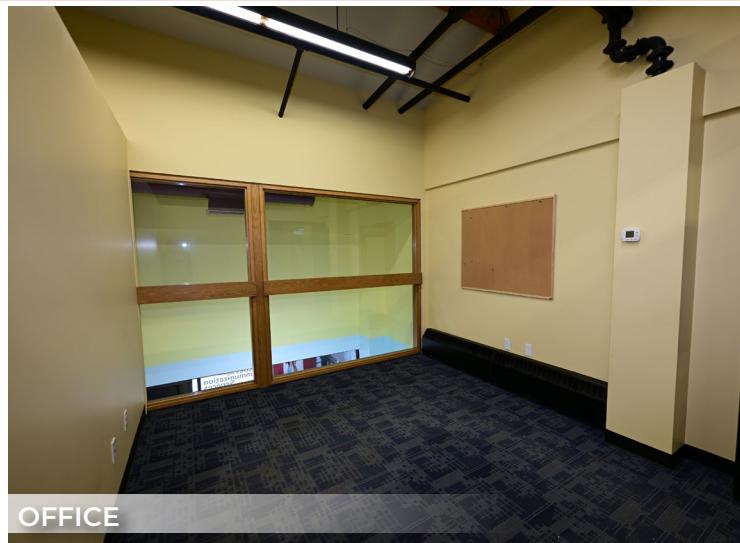


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T 780.448.0800 **F** 780.426.3007
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FOR LEASE | #204, 7633 50 St NW, Edmonton, AB



PROPERTY DETAILS

MUNICIPAL ADDRESS	#204, 7633 50 Street NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 2196RS; Lots: Q & S
ZONING	BE (Business Employment)
SITE SIZE	7,000 sq ft ±
TYPE OF SPACE	Office
PARKING	3 stalls/1,000 sq ft surface
SIGNAGE	Building and pylon
HEATING	HVAC

FINANCIALS

LEASE RATE	\$14.00/ sq ft
OP COSTS	\$12.00/ sq ft (incl. utilities)
POSSESSION	Immediate

ADDITIONAL FEATURES

- Close proximity to numerous amenities
- Other uses in the complex include dance studio, day care, health care services, insurance, immigration services and more!

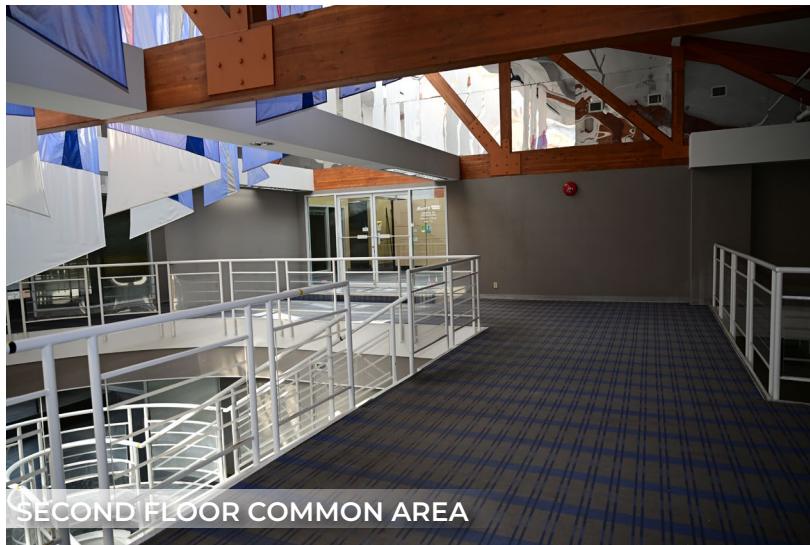
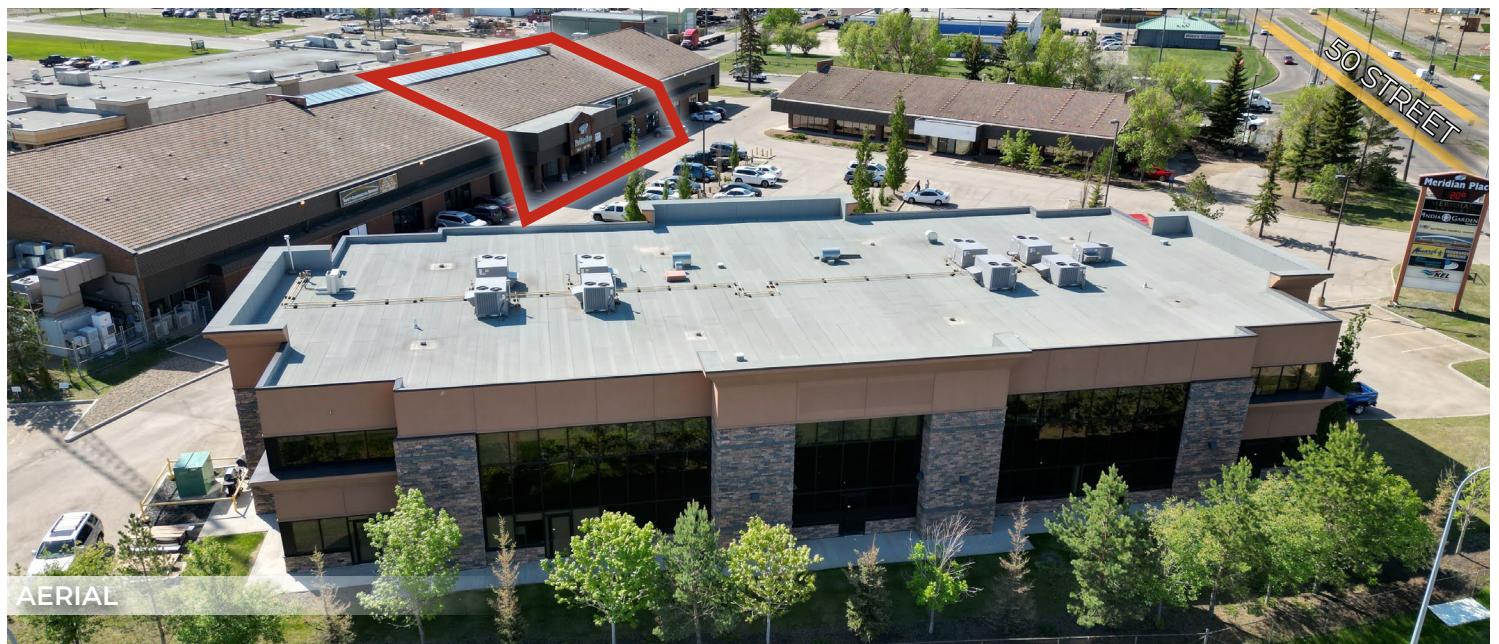


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PHOTOS



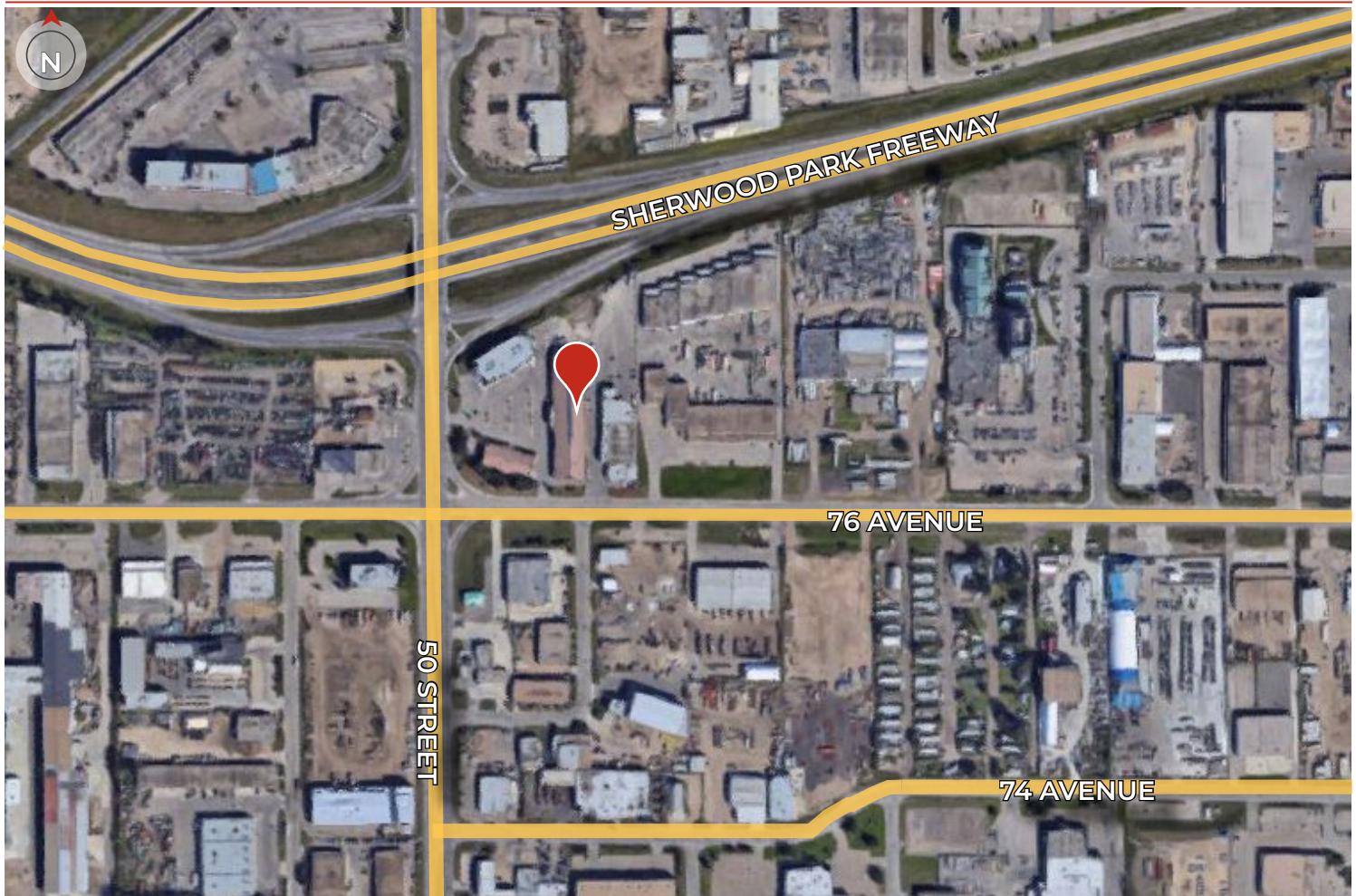
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

PROPERTY LOCATION



*Quality Based on **Results**, Not **Promises**.*



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