

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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ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
201, 9038 51 Ave NW Edmonton, AB T6E 5X4

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INTERIOR ENTRANCE



OFFICE



BOARDROOM



KITCHEN

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



AERIAL



STAIRCASE TO SECOND FLOOR



SECOND FLOOR COMMON AREA



BUSINESS CENTRE RECEPTION

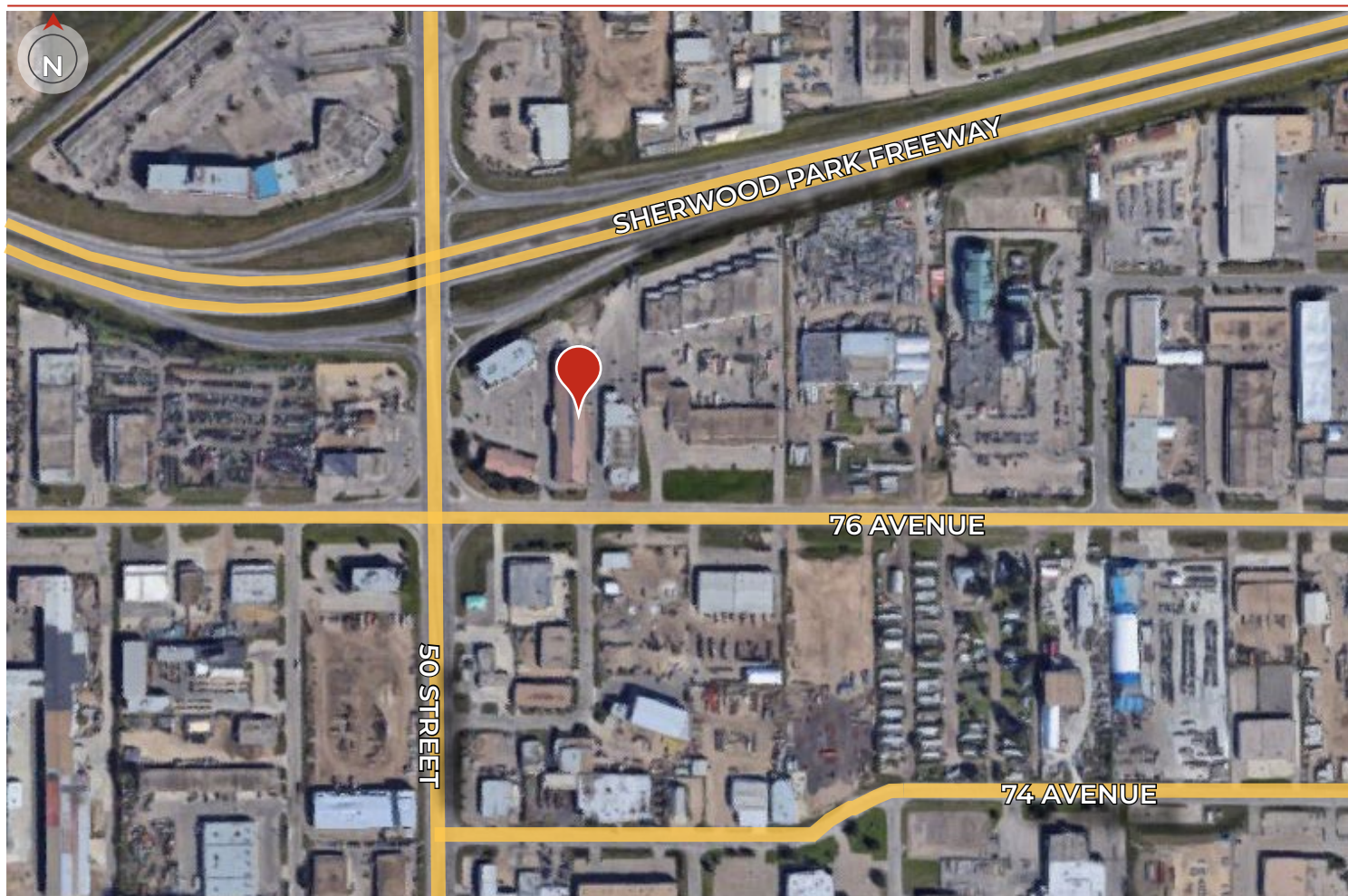


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PROPERTY LOCATION



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



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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 The offering may be withdrawn at any time without notice or cause.