



28 Avenue NW & Lakewood Rd E NW, Edmonton

Covenant Wellness Community

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Accelerating success.

Conceptual rendering, subject to change

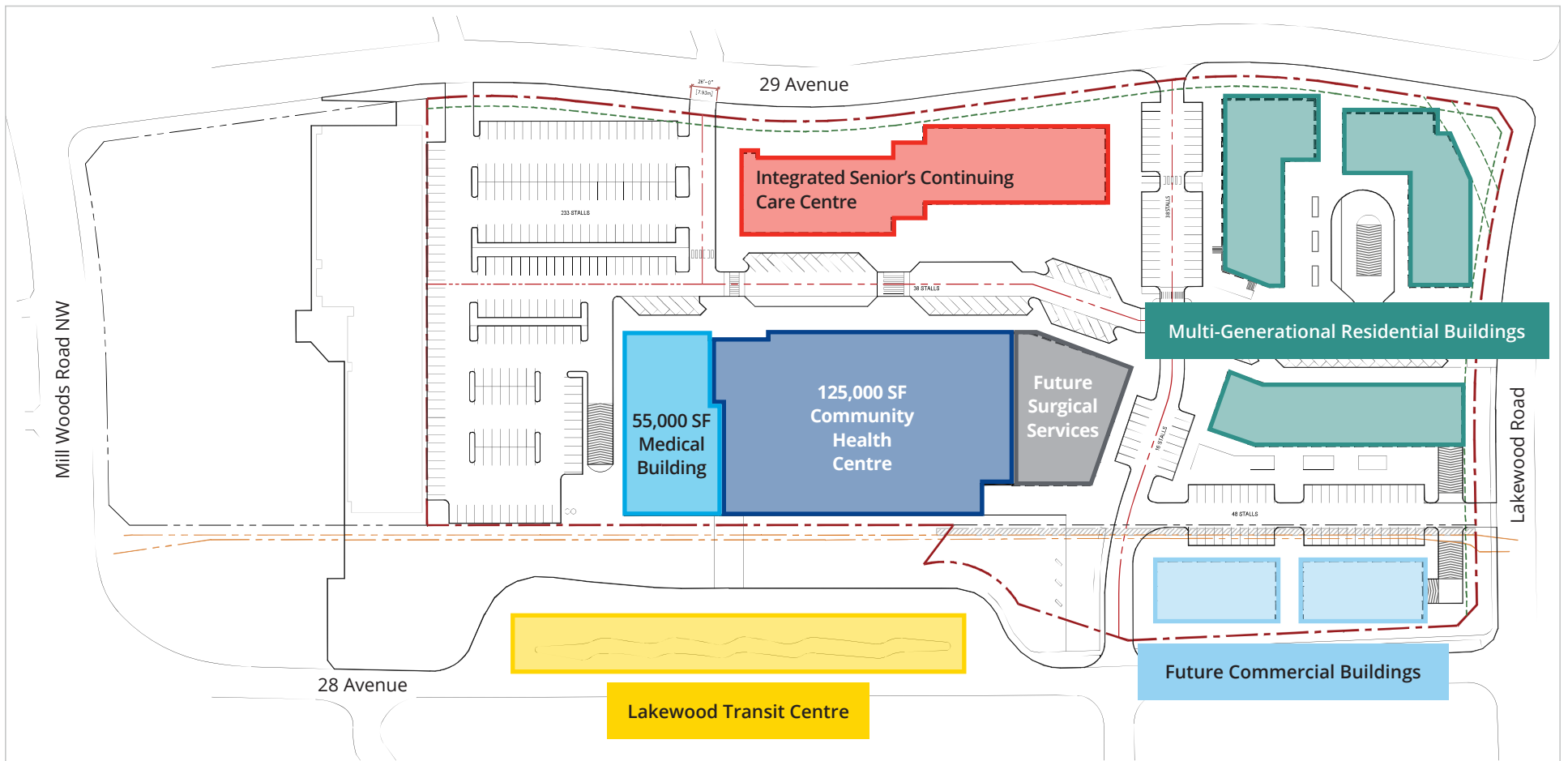
Covenant Wellness Community

- Brand new 55,000 square foot medical-focused building in the heart of Southeast Edmonton
- First of its kind mixed-use development, bringing true meaning to community focused care
- Attached to a 125,000 square foot Community Health Centre which includes outpatient clinics run by the Grey Nuns
- Site will be a hub for senior care, with a 195,000 square foot assisted living facility and multi-generational housing
- Located within Edmonton's most populated and diverse neighborhood – Mill Woods



Q2 2024

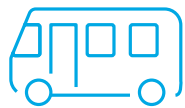
Overall Site Plan



**Site Plan is subject to change.*



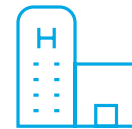
One-of-a-kind mixed-use development



Direct access to Lakewood Transit Centre



Convenient access to new Valley LRT Line



Located minutes from Grey Nuns Hospital



Abundance of amenities within immediate area



High profile location within Mill Woods



Details

Address

**28 Avenue NW & Lakewood
Rd E NW**

Unit Sizes Available

1,000 SF - 15,000 SF

Zoning

**DC2 – Site Specific
Development Control**

Occupancy Date

Q2 2024

Asking Net Rent

Contact Listing Agent

Operating Costs

\$16.25 per SF

Parking

**638 total stalls (276 surface,
362 underground, UG stalls
@ \$175/stall/month)**



**1,000 expected visitors
per day at the Covenant
Wellness Community**

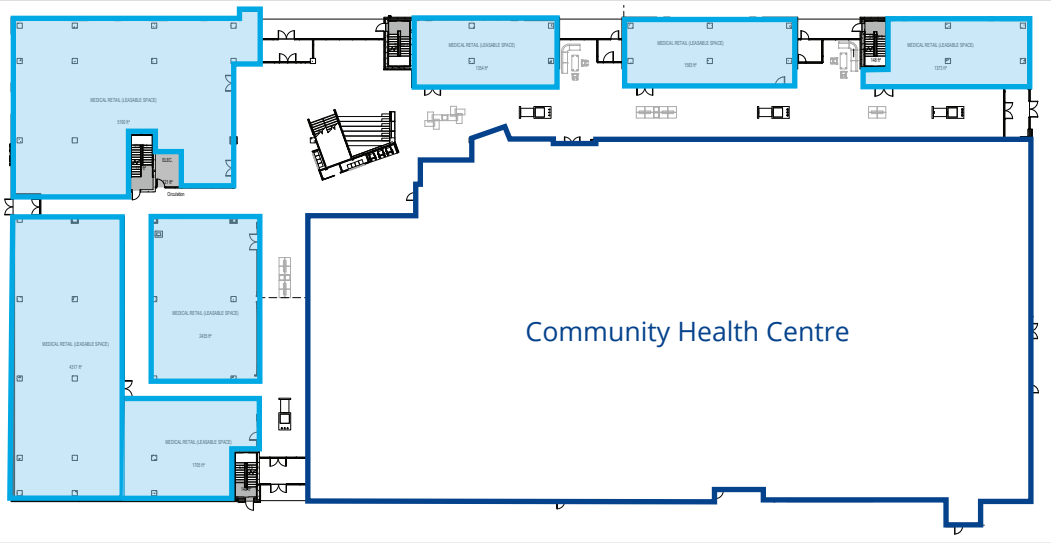


**400 anticipated staff
on site per day**

Building Floor Plans

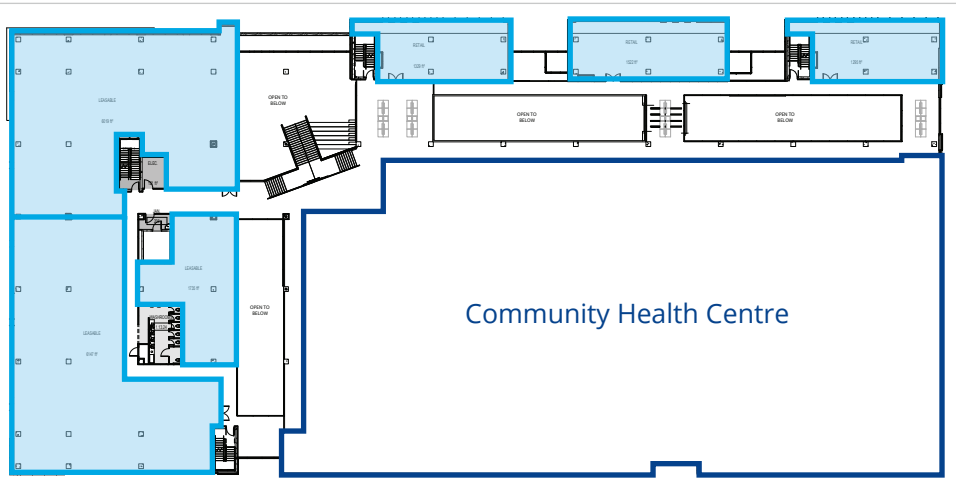
Approximately 120,000 square feet of the medical facility is earmarked for specific programs and facilities that are currently at the Grey Nuns Hospital. The relocation of these services will allow the Community Health Centre to focus on non-urgent/outpatient care. Below is the tentative plan for the relocated services.

Main Floor (1,000 - 5,000 square feet)

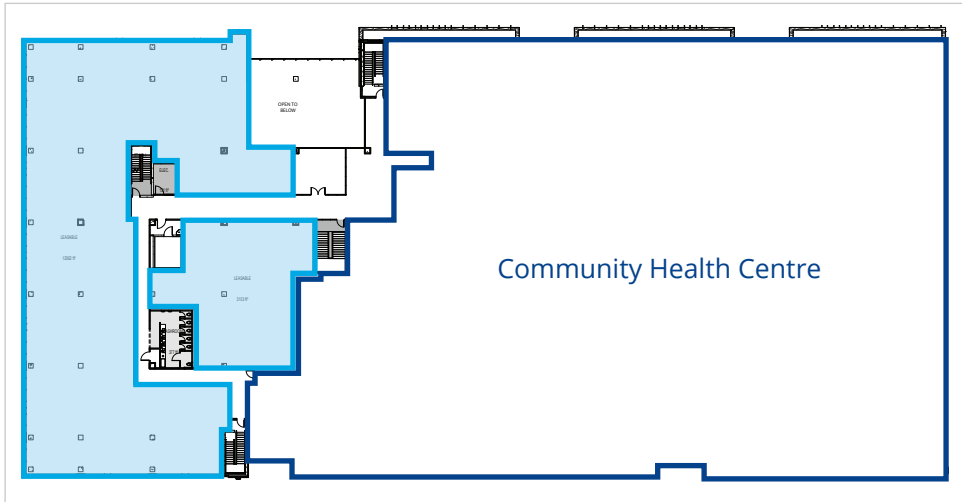


- Ambulatory Services
- Orthopaedics/Cast Clinic
- General Surgery
- Outpatient Cardiac Rehabilitation
- Plastic Surgery
- Neurology Division
- Stroke
- Mature Women's Clinic
- Diabetes
- Mental Health Services
- Pre-admission Clinics
- Ear Nose and Throat
- Rehabilitation Services

2nd Floor (1,200 - 15,000 square feet)



3rd Floor (2,000 - 15,000 square feet)

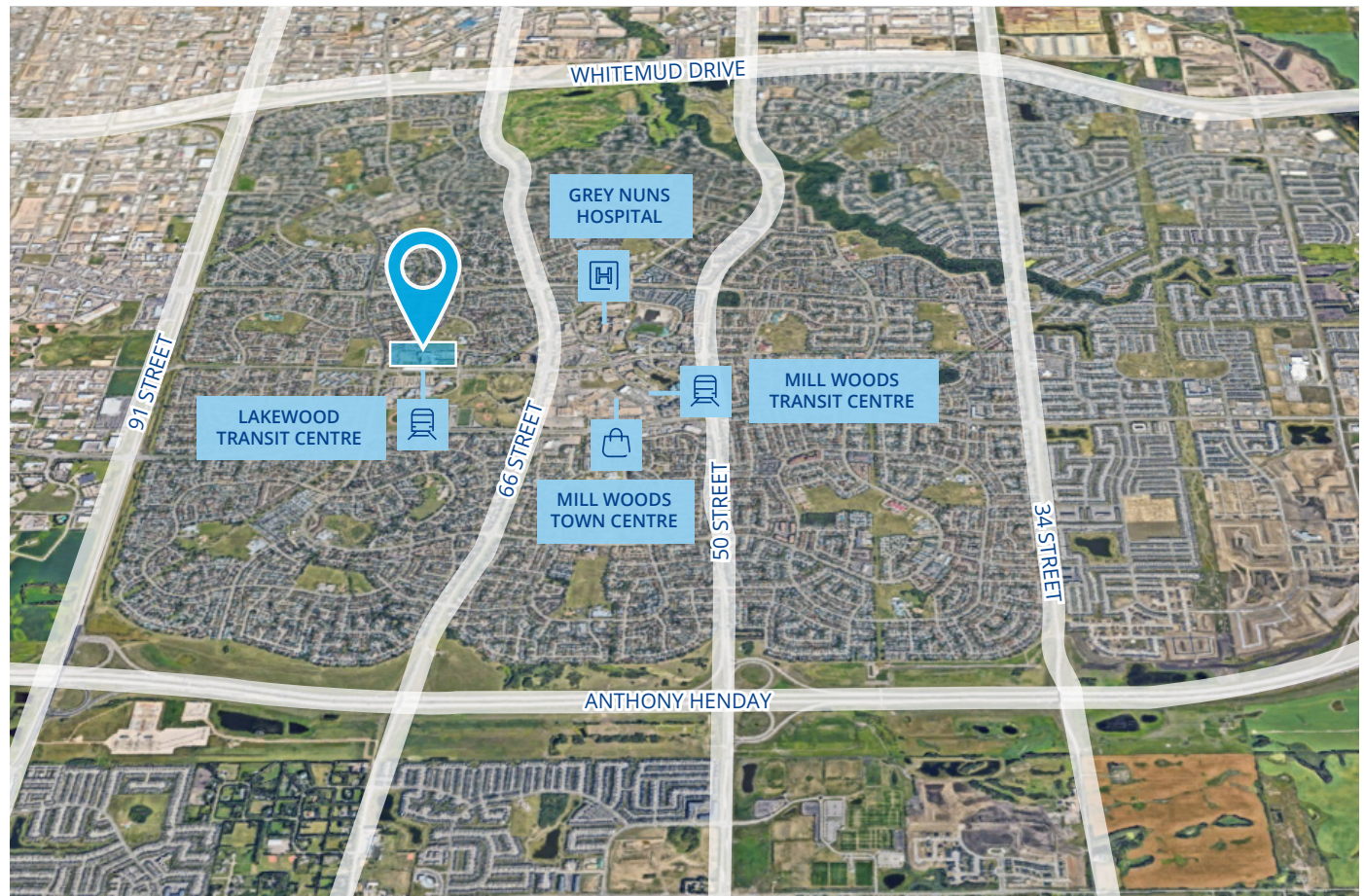


*Floor Plans are subject to change.

Location Overview

Strategically situated just minutes away from the Grey Nuns Hospital and Mill Woods Town Centre, Covenant Wellness Community provides tenants with the following locational benefits:

- Lakewood Transit Centre is located directly on site, providing excellent connectivity across Edmonton
- Located within the heart of Edmonton's largest and most populated residential community
- Close proximity to an abundance of amenities within the area, including restaurants, shopping and various services
- Convenient access to Mill Woods Transit Centre and the upcoming Valley LRT Line



Area Demographics



Current population

175,446



Projected population (2026)

191,318



Avg. household income

\$115,336



Number of households

55,717



Population over 45-years of age

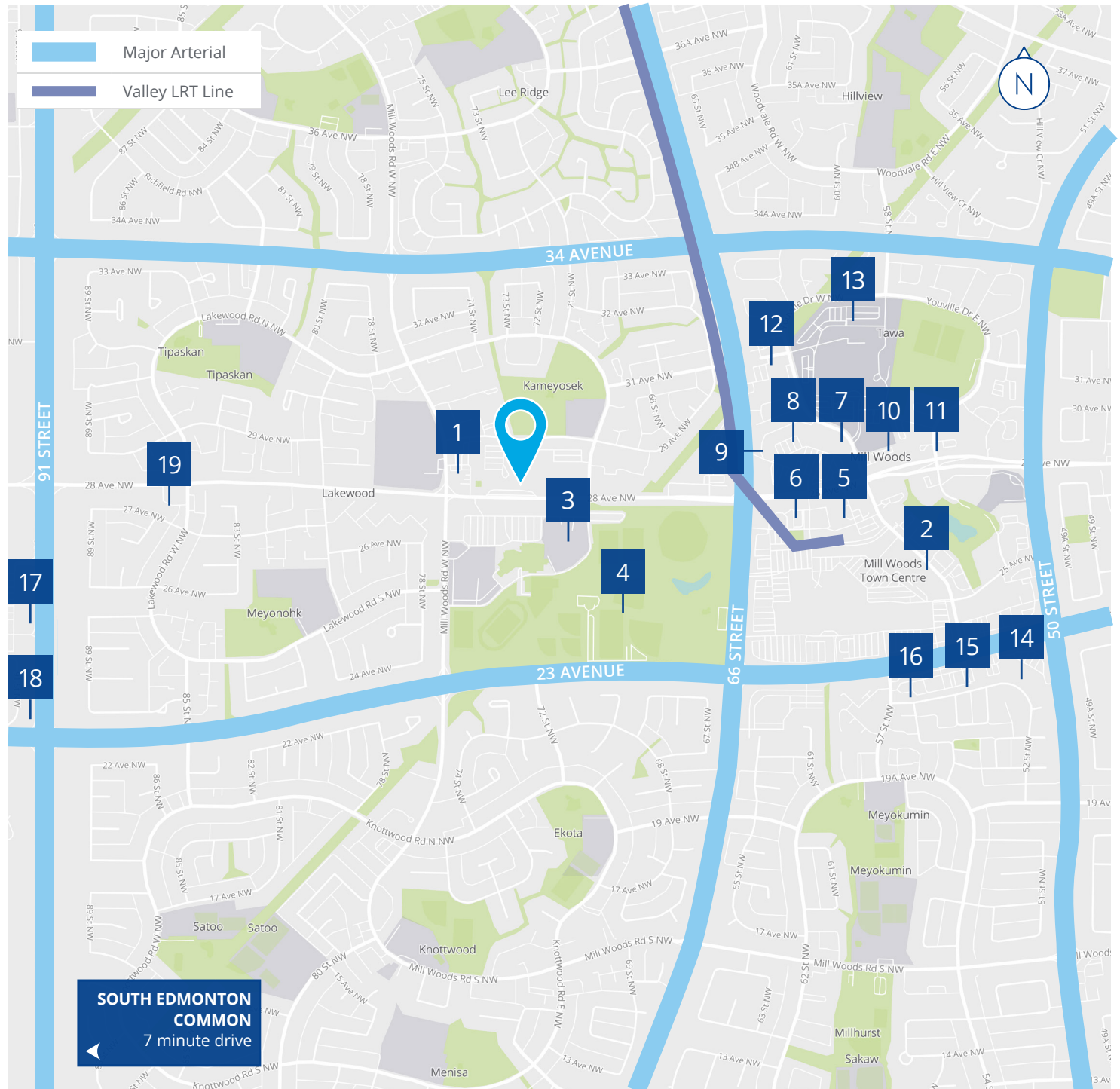
55,170 (31%)

Nearby Amenities



Covenant Wellness Community

- | | |
|----|---|
| 1 | Kameyosek Shopping Centre |
| 2 | Mill Woods Town Centre Mall |
| 3 | Mill Woods Rec Centre |
| 4 | Mill Woods Sports Park |
| 5 | Burger King, Arby's, Royal Pizza, Noodle Xtreme |
| 6 | RBC Royal Bank |
| 7 | Shoppers Drug Mart |
| 8 | Wendy's, Subway, Pizza Hut, Tim Horton's |
| 9 | Anytime Fitness |
| 10 | CIBC Branch & ATM |
| 11 | Panago Pizza, Koffee Cafe |
| 12 | Tawa Medical Centre |
| 13 | Grey Nuns Hospital |
| 14 | Sobeys |
| 15 | Harvey's, Dairy Queen, Orange Julius, Edo Japan |
| 16 | 7-11, BMO Bank of Montreal |
| 17 | Costco (Wholesale, Liquor, Pharmacy, and Gas) |
| 18 | The Burger Joint |
| 19 | Reddi Mart, Domino's Pizza, Boss Liquor |





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