

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

DAVE QUEST

Associate

C 780.995.5405

dave@royalparkrealty.com

JOEL WOLSKI

Director, Associate

C 780.904.5630

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ROYAL PARK
REALTY™

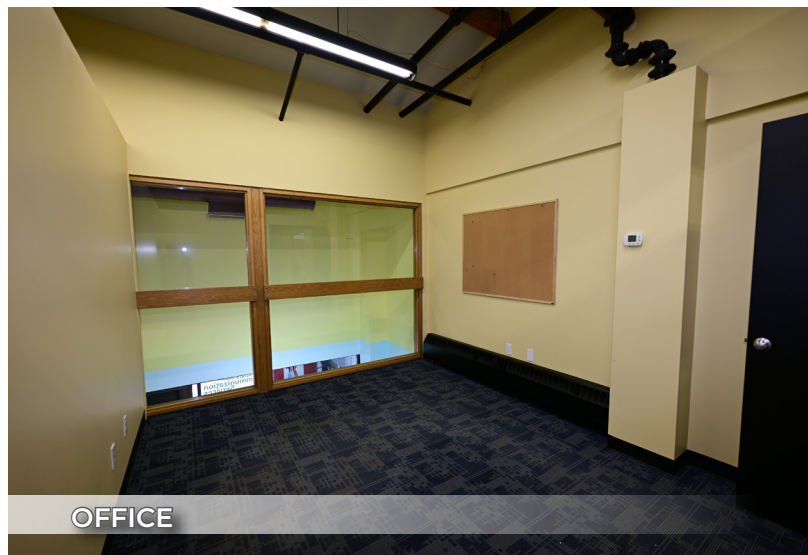
T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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INTERIOR ENTRANCE



OFFICE



BOARDROOM



KITCHEN

Property Details & Financials

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

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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AERIAL



STAIRCASE TO SECOND FLOOR



SECOND FLOOR COMMON AREA



BUSINESS CENTRE RECEPTION



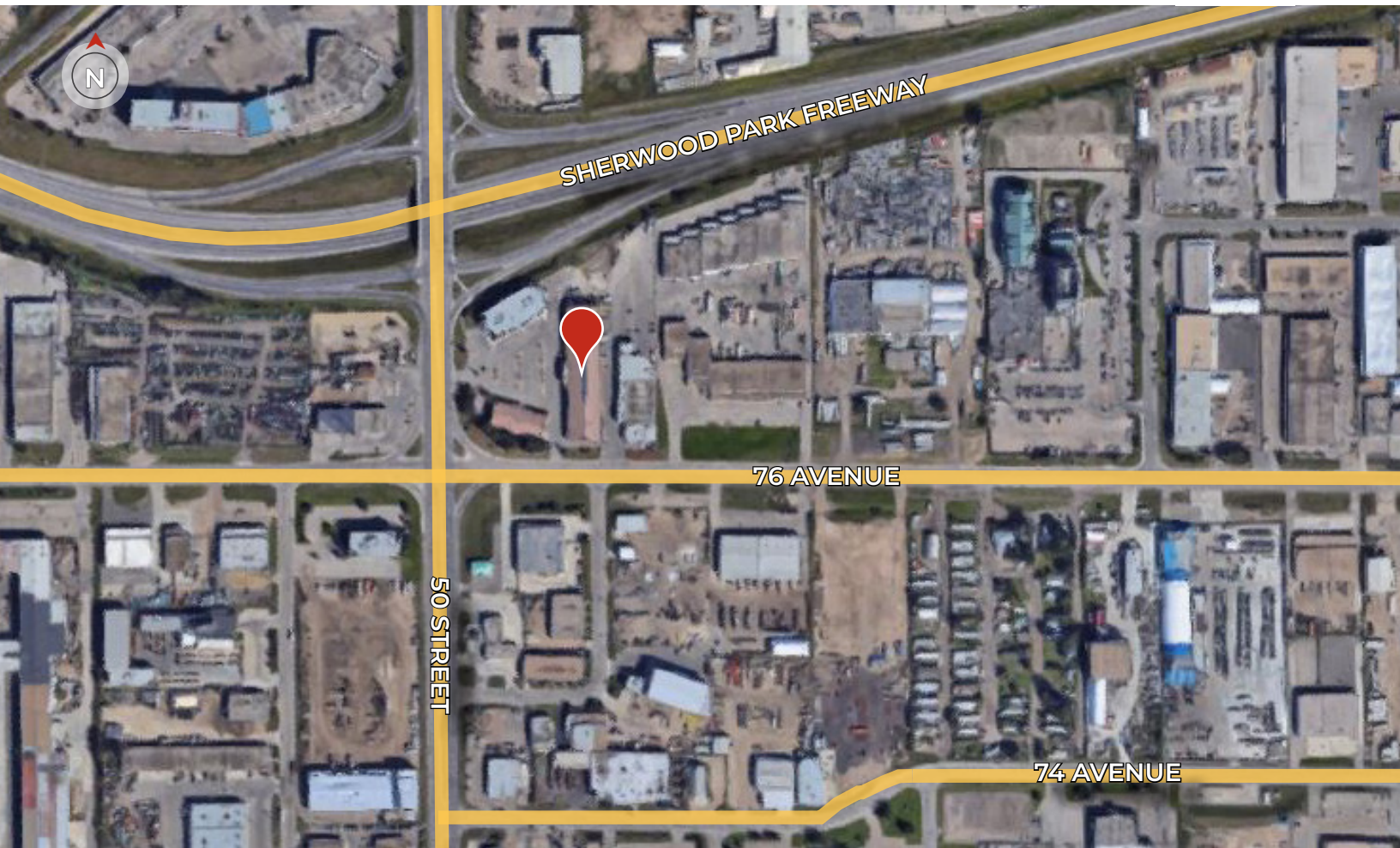
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

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CONTACT OUR TEAM:



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