

FOR LEASE

MERIDIAN PLACE

7657 - 50 Street, Edmonton, AB



HIGHLIGHTS

- Newer building with flexible floor plan
- 2,000 - 8,000 sq ft (+/-) of undeveloped, demisable space
- Ample surface parking - 3 stalls per 1,000 sq ft
- Generous tenant improvement package available
- Opportunity for exterior building signage as well pylon signage
- Great exposure to a high traffic area
- Excellent southside location, just off the Sherwood Park Freeway and 50 St.

CONTACT

DAVE QUEST

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ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6X 5X4

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PROPERTY DETAILS

MUNICIPAL ADDRESS	7657 50 Street NW, Edmonton, AB
LEGAL DESCRIPTION	2196RS Lots Q & S
ZONING	IB (Industrial Business)
SITE SIZE	8,000 sq ft (+/-) undeveloped
TYPE OF SPACE	Office
PARKING	3 stalls/1,000 sq ft surface
SIGNAGE	Building and pylon
HEATING	HVAC

PHOTOS



ADDITIONAL INFORMATION

- Located on a major bus route
- Ample parking space
- High traffic location



FINANCIALS

LEASE RATE	\$16.00/ sq ft
POSSESSION	Immediate
OP. COSTS	\$9.00/ sq ft

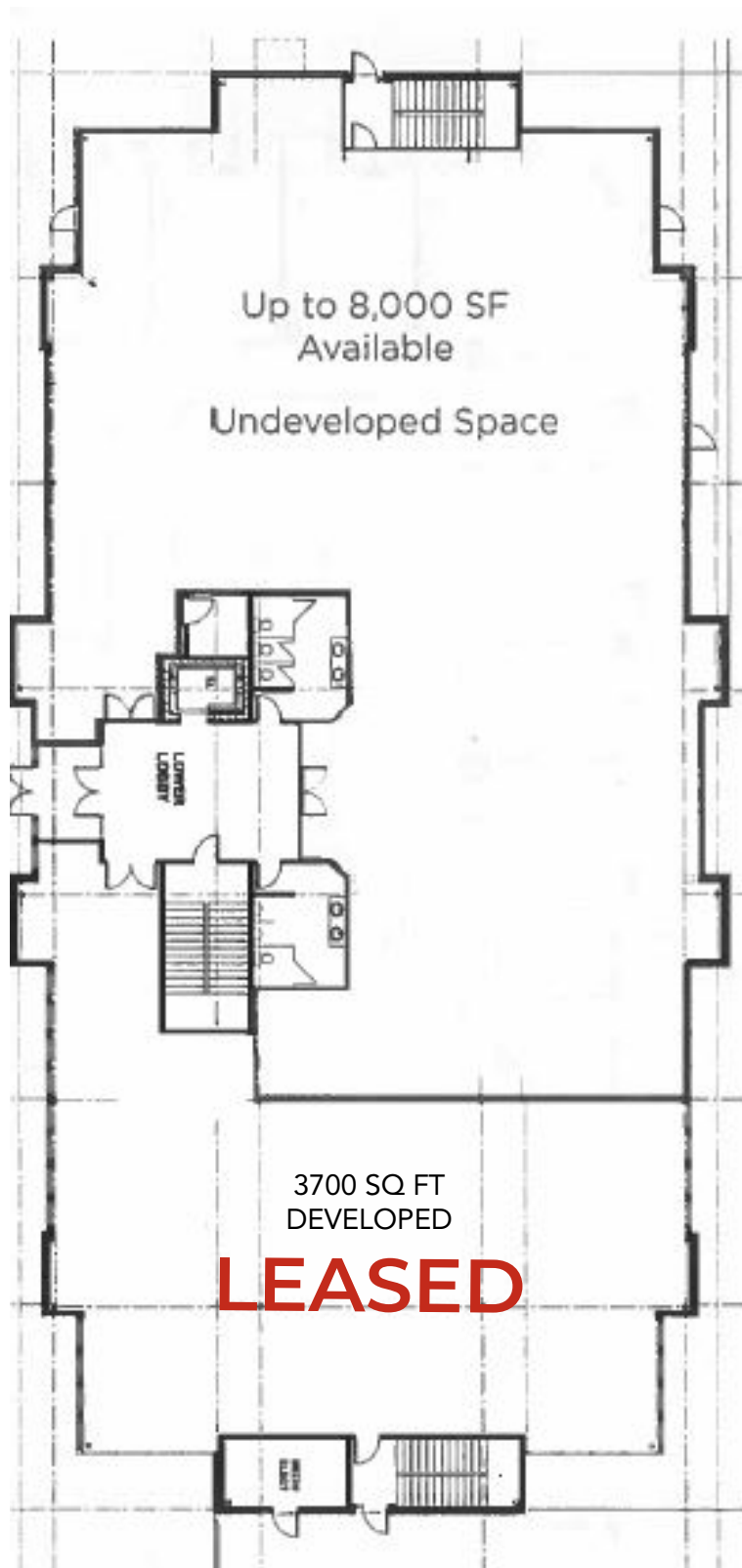


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FLOOR PLAN



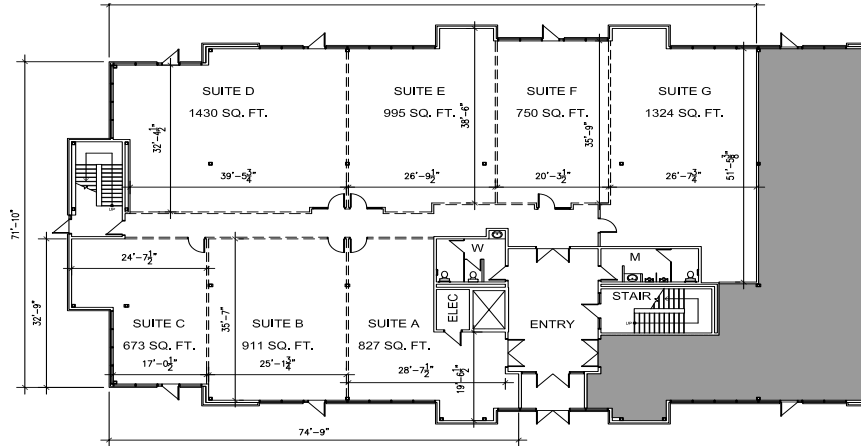
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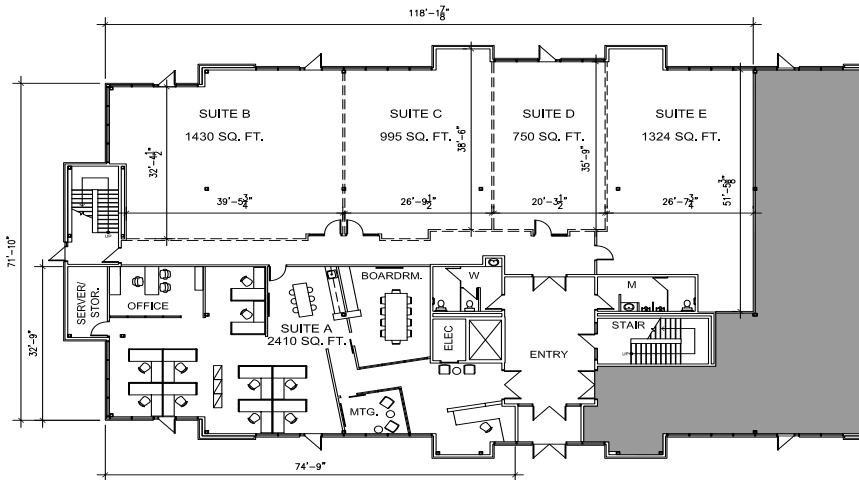
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LEASE OPTIONS (For illustration purposes only. Exact measurements and layout to be confirmed by tenant)

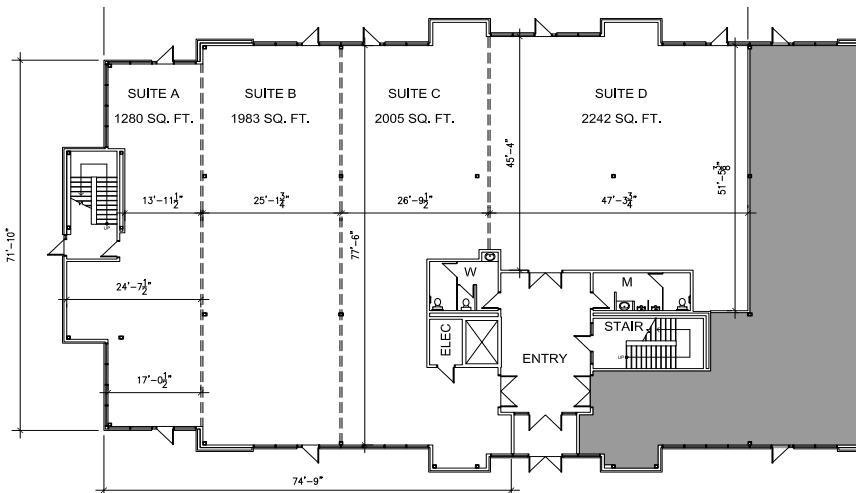
BUILD OUT EXAMPLE A



BUILD OUT EXAMPLE B



BUILD OUT EXAMPLE C

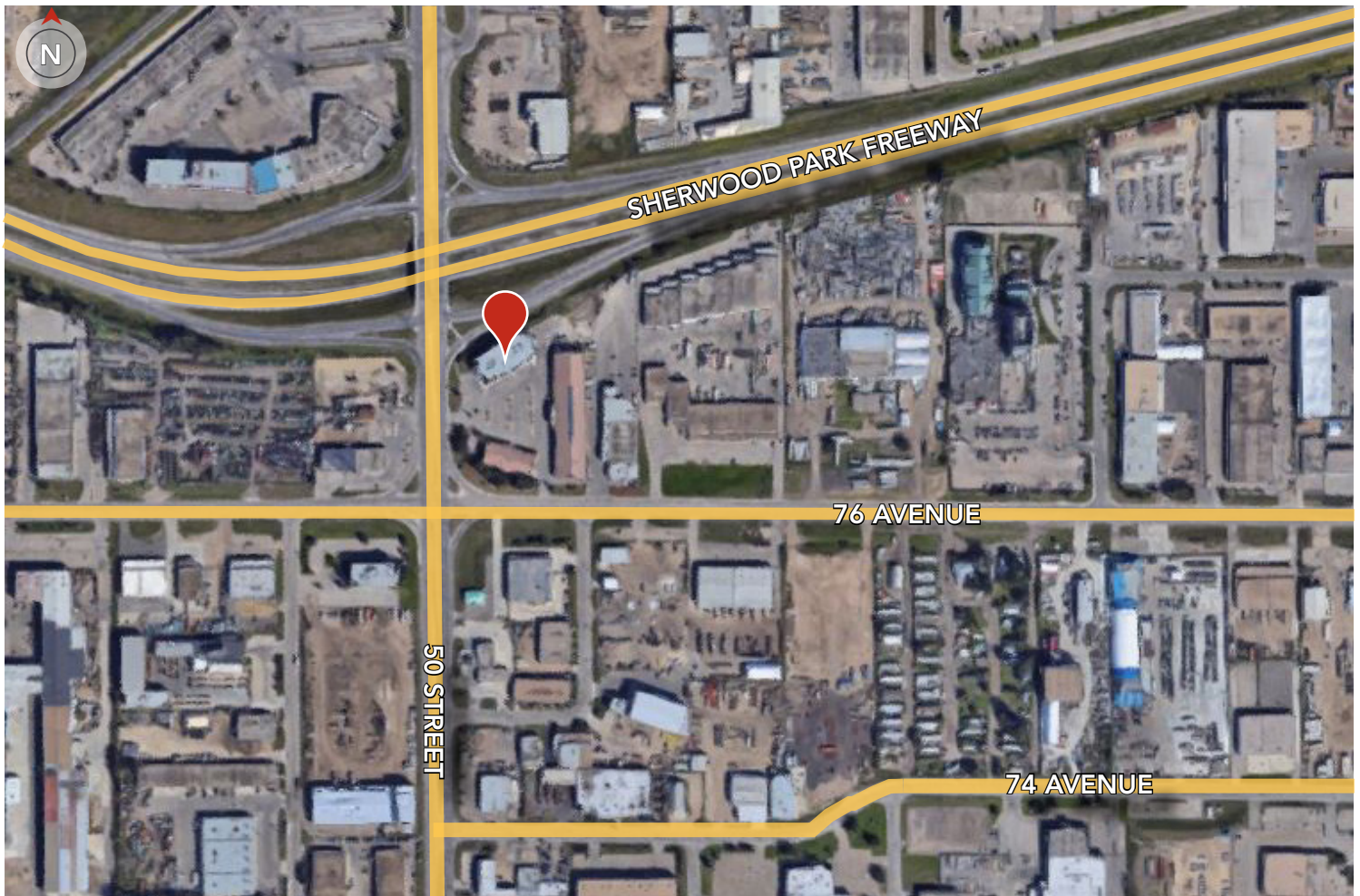


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PROPERTY LOCATION



AERIAL



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