



# Covenant Wellness Community

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Senior Vice President

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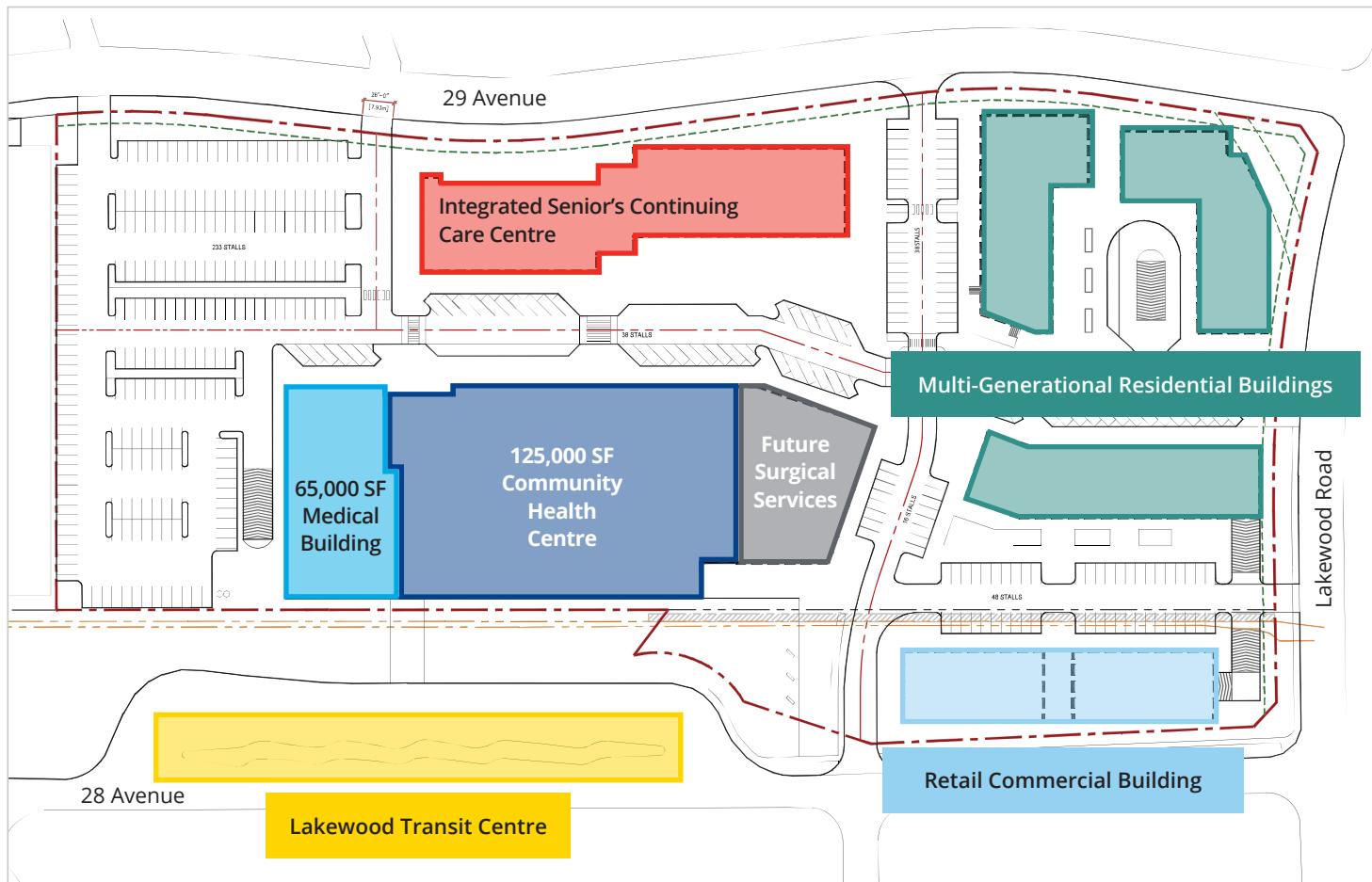
Accelerating success.



# Property Site Plan

Approximately 125,000 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.

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



\*Site Plan is subject to change.



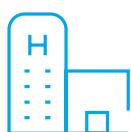
One-of-a-kind  
 mixed-use  
 development



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

**7319 - 29 Avenue NW,  
Edmonton**

Unit Sizes Available  
**1,500 SF - 3,800 SF**

## Zoning

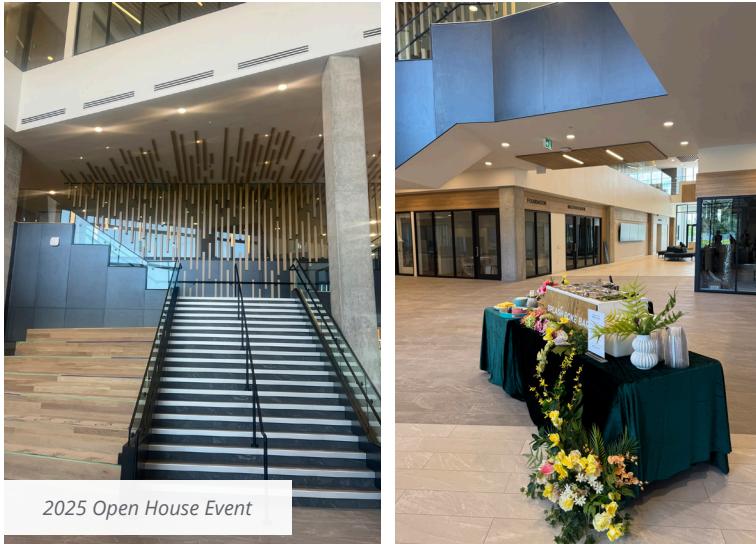
**DC2 – Site Specific  
Development Control**

Occupancy Date  
**Q3 2025**

Asking Net Rent  
**Contact Listing Agent**

Operating Costs  
**\$18.75 per SF**

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



# Property Features

- Brand new 65,000 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
- Strategically situated just minutes away from the Grey Nuns Hospital
- Site will be a hub for senior care, with an assisted living facility and multi-generational housing
- Located within Edmonton's most populated and diverse residential neighborhood – Mill Woods



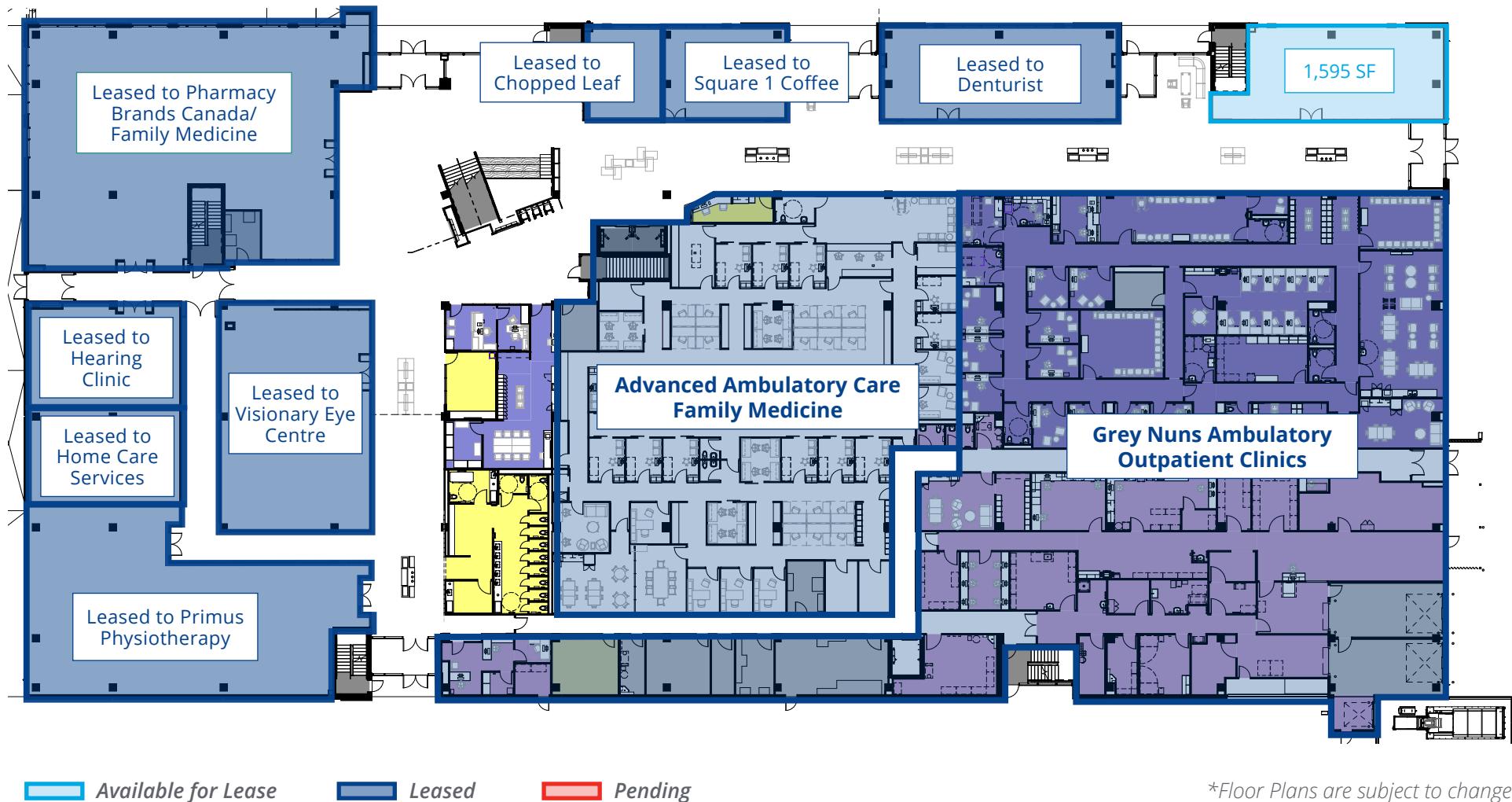
**1,000 expected visitors  
per day at the Covenant  
Wellness Community**



**400 anticipated staff  
on site per day**

# Building Floor Plans

**Main Floor (1,595 square feet) - Last Main Floor Unit Available!**



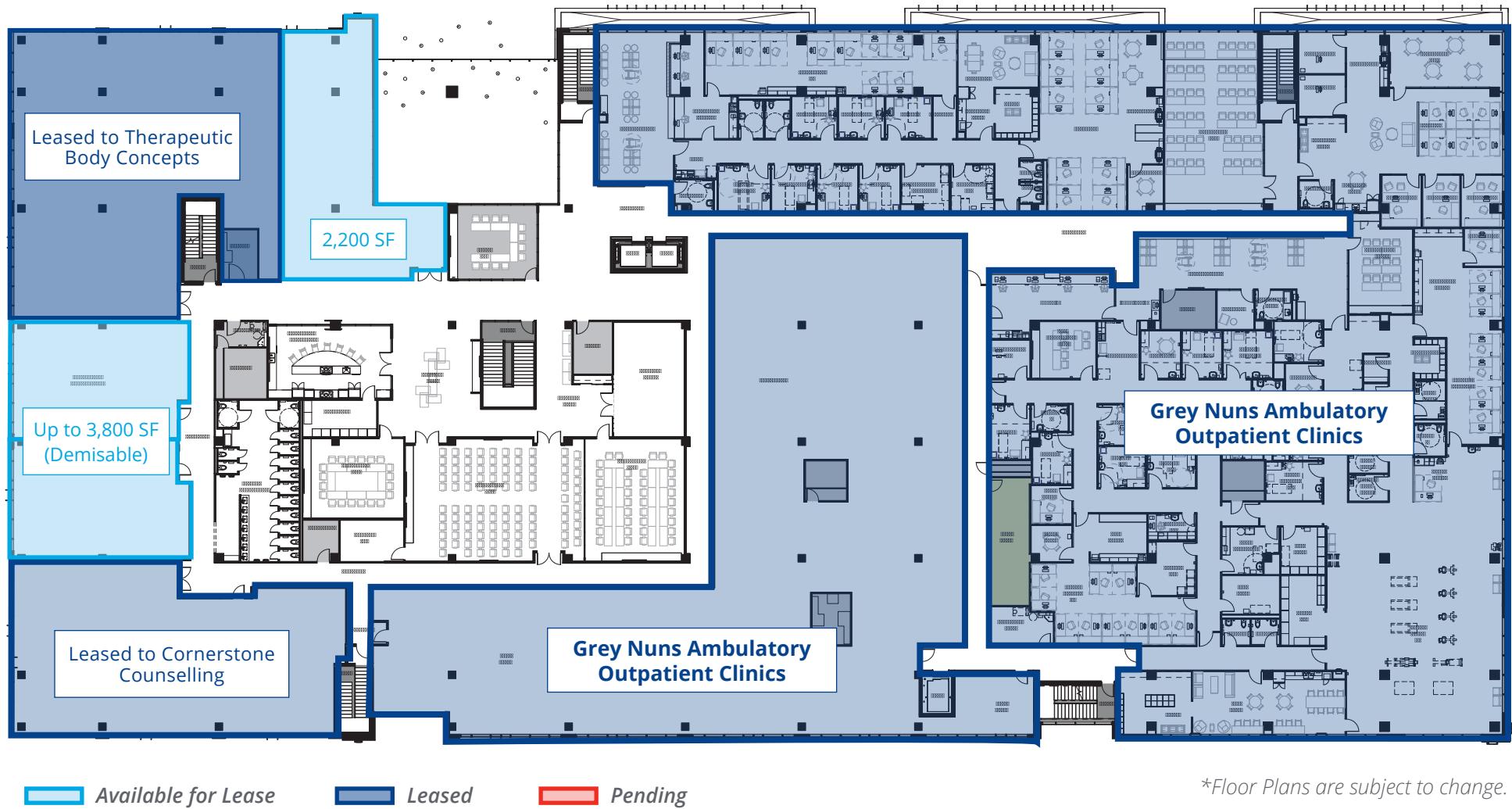
# Building Floor Plans

## 2nd Floor (1,525 - 3,500 square feet)



# Building Floor Plans

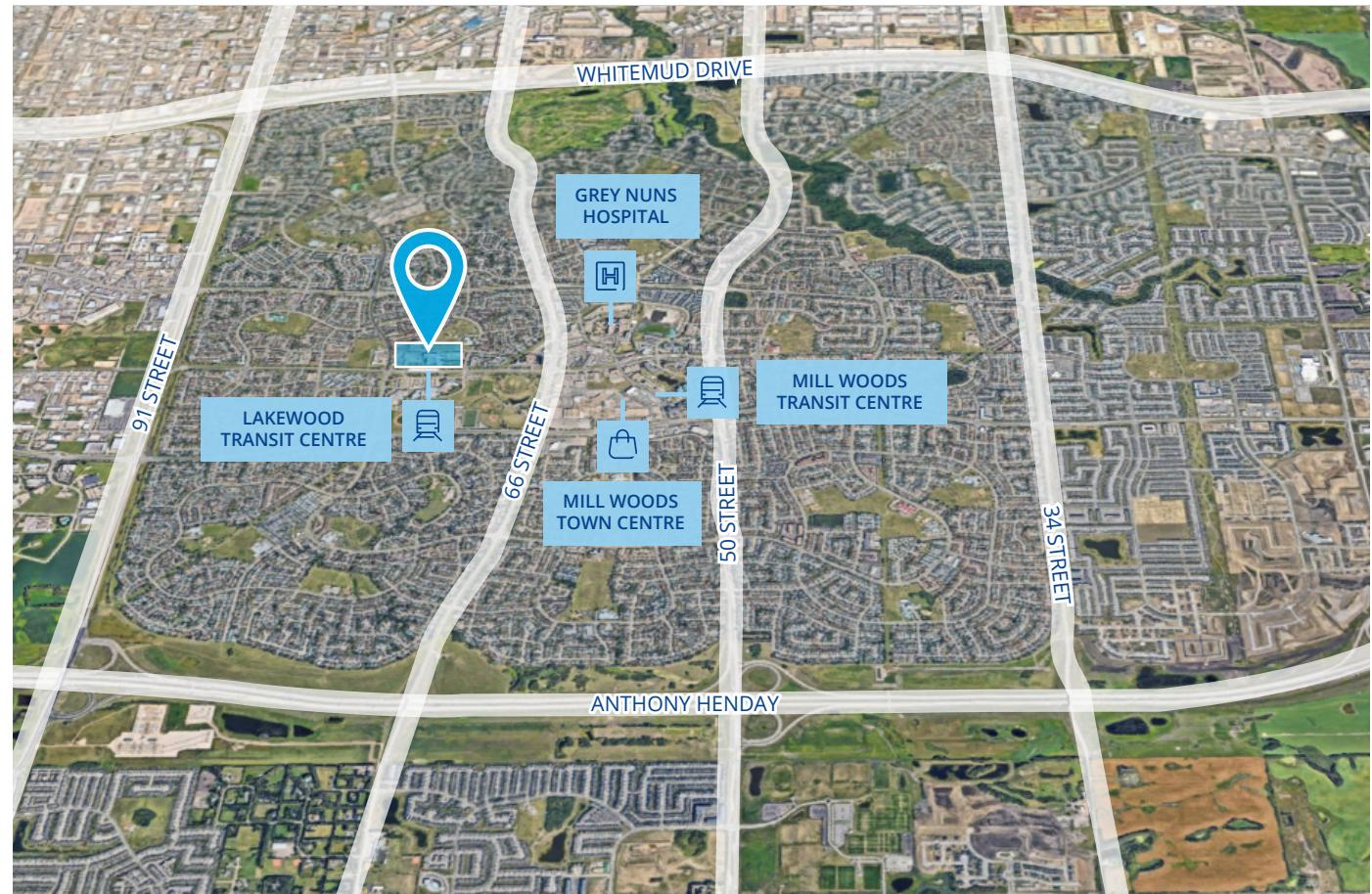
## 3rd Floor (1,900 - 3,800 square feet)



# 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%)**



Accelerating success.

**Colliers**



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