

FOR SALE OR LEASE

WINDERMERE GATE PLAZA - OFFICE

NAI Commercial



201, 6271 ANDREWS LOOP SW | EDMONTON, AB | SECOND FLOOR OFFICE SPACE

PROPERTY HIGHLIGHTS

- A-Class office development in Windermere Gate Business Park with excellent exposure
- Elevator access to second-floor unit
- Excellent access to Rabbit Hill Road and Anthony Henday Drive
- Surrounded by strong residential density and daytime population
- Immediate proximity to Currents of Windermere shopping and service amenities

CONOR CLARKE

Senior Associate

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An excellent opportunity to lease a high-quality, 2nd-floor commercial unit in the heart of Windermere Gate Business Park, one of Southwest Edmonton's premier mixed-use nodes. The property is currently occupied by The Little Gym, a well-established children's fitness operator, and is ideally suited for a wide range of professional, medical, educational, and service-oriented users



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



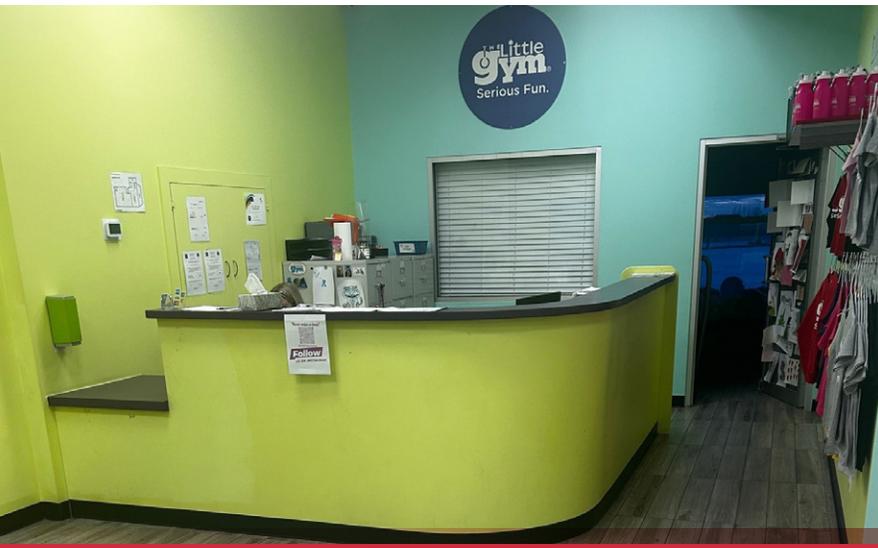
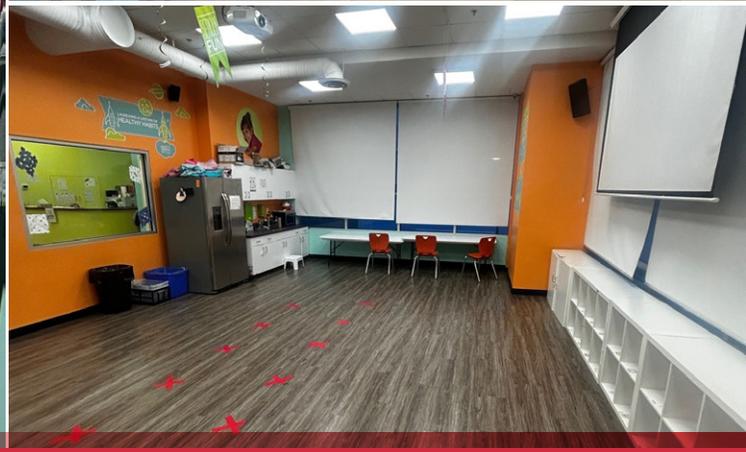
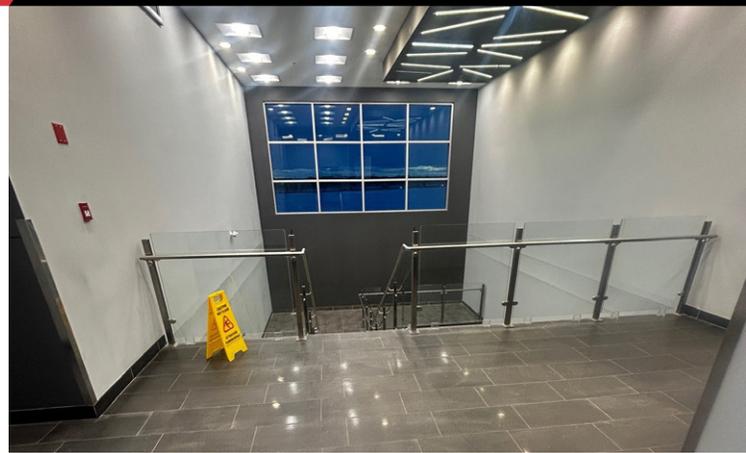
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ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Condominium Plan 1623758 Unit 11
ZONING	DC1 Zoning (Direct Control)
AVAILABLE	July 1, 2026
SIZE	3,839.49 sq.ft.±
YEAR BUILT	2016
CONSTRUCTION	Steel
ELEVATOR	Yes to second floor
HEATING	Central forced air
PROPERTY TAXES	\$19,847.21 (2025)
CONDO FEES	\$12.26/sq.ft. (2025)
SALE PRICE	\$1,900,000
LEASE TERM	5-10 years
NET LEASE RATE	\$30.00/sq.ft./annum
OPERATING COSTS	\$22.10/sq.ft./annum (2025 estimate) includes common area maintenance, property taxes, building insurance, management fees and utilities (gas, power, water)
NOTES	The business assets of The Little Gym are FOR SALE to interested parties. Details available upon request.





2 Second Floor Level
A801 3/32" = 1'-0"

