

PLAZA 50 | BUILDING 400

UNIT 402 FOR LEASE

2,700 SF RETAIL OPPORTUNITY

23' CEILINGS | 3 WASHROOMS | DRAMATIC OPEN SPACE

2,700 SF

23' CEILINGS

3 WASHROOMS

RETAIL

A RETAIL SPACE WITH REAL PRESENCE

Unit 402 combines a large, bright open floor with exceptional ceiling height, substantial glazing and an existing service core. The volume of the space creates a strong setting for showroom, specialty retail, experiential retail, fitness or other customer-facing concepts, subject to approvals.



KEY FEATURES

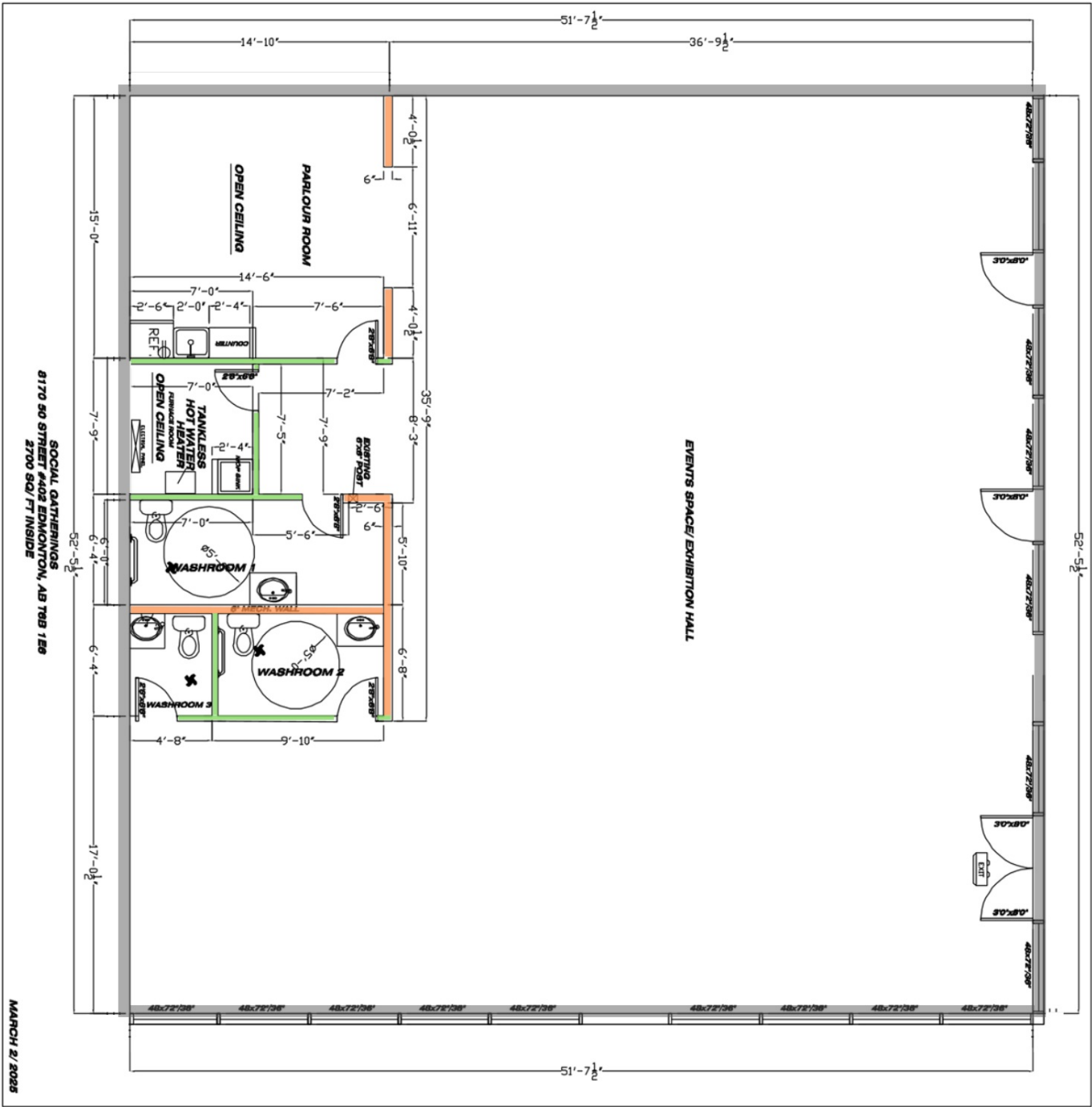
- Large predominantly open floor area
- Demisable into 2 or 3 separate units



PLAZA 50 - 8170 50 STREET, EDMONTON, ALBERTA

UNIT 402 - FLOOR PLAN

Existing configuration - supplied floor plan



PLAN HIGHLIGHTS

The drawing shows the large open exhibition/retail area, perimeter openings, three washrooms, additional enclosed rooms and the existing / 4-inch / 6-inch wall configuration.

All dimensions and features should be independently verified by prospective tenants.



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VISIBLE. FLEXIBLE. READY FOR A NEW RETAIL CONCEPT.

WHY UNIT 402?

EXCELLENT VISIBILITY

Excellent visibility from 50th Street and the Sherwood Park Freeway intersection, with exposure to more than 35,000 vehicles per day.

IMPROVED 50TH STREET ACCESS

The 50th Street railroad overpass is virtually complete. No more waiting for the train!

HIGH-IMPACT VOLUME

Approximately 23-foot ceilings give the premises a scale rarely found in a 2,700 SF retail unit.

BRIGHT, OPEN INTERIOR

Large glazed openings bring natural light into a predominantly open floor plate.

FLEXIBLE DEMISING

The premises can be demised into two or three separate units, allowing a range of tenant sizes and configurations.

EXISTING AMENITIES

Three washrooms and an existing enclosed service/core area reduce the amount of space devoted to back-of-house functions.

FLEXIBLE RETAIL POTENTIAL

Well suited to concepts that benefit from display height, openness and a visually distinctive customer environment.



FOR LEASING INFORMATION

Contact Plaza 50 ownership / management

Lease terms and availability subject to change.