

Retail | For Sublease

CBRE

Meadowlark Health and Shopping Centre

Unit 141, 8713 - 156 Street
Edmonton, Alberta

Fixtured Medical Space | Available Immediately



Meadowlark Health and Shopping Centre

Unit 141, 8713 - 156 Street | Edmonton, Alberta



Fixtured Medical Space

- Well appointed, interior-only access medical space with 6 offices, reception area, waiting room, storage room and washroom
- Ample scramble parking, direct access to several bus stops, and direct access to the future Valley LRT Line / Meadowlark LRT Station
- Located in a large medical focused building with 20+ medical tenants, anchored by Walmart, Safeway and Shoppers Drug Mart

Property Details

Address	Unit 141, 8713 - 156 Street
Legal Address	Plan 9924575; Block 10, Lot 2
Zoning	Shopping Centre Zone (CSC)
Available Area	1,416 SF
Parking	Surface scramble
Additional Rent (2026 Est.)	\$31.92 / SF
Sublease Rate	\$16.00 - \$19.00
Sublease Expiry	July 31 st , 2029
Available	Immediately

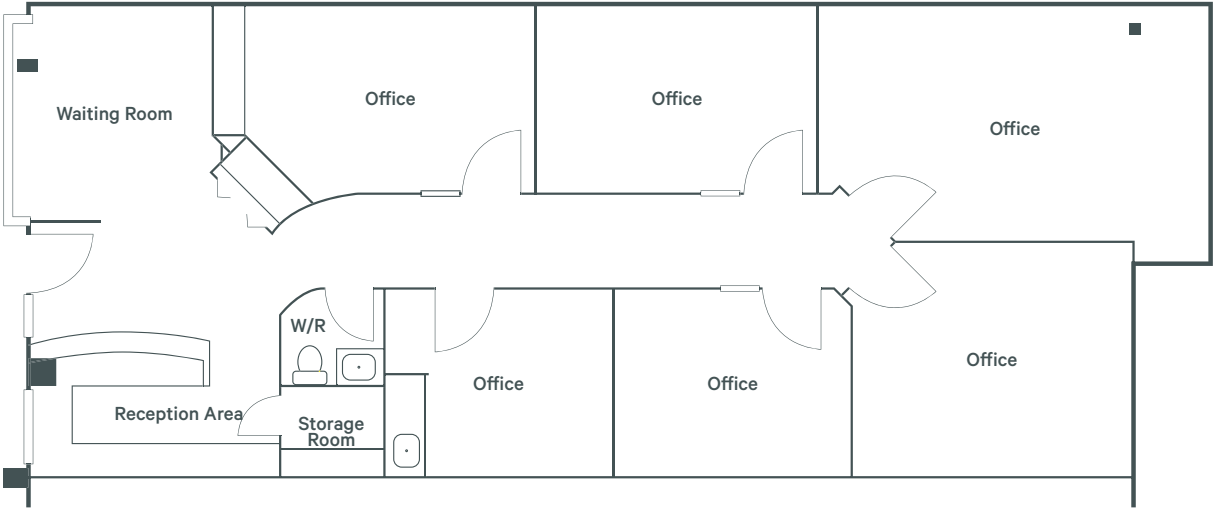
Site Plan

20+ Medical Tenants On Site!

- Medical Tenant
- Retail Tenant



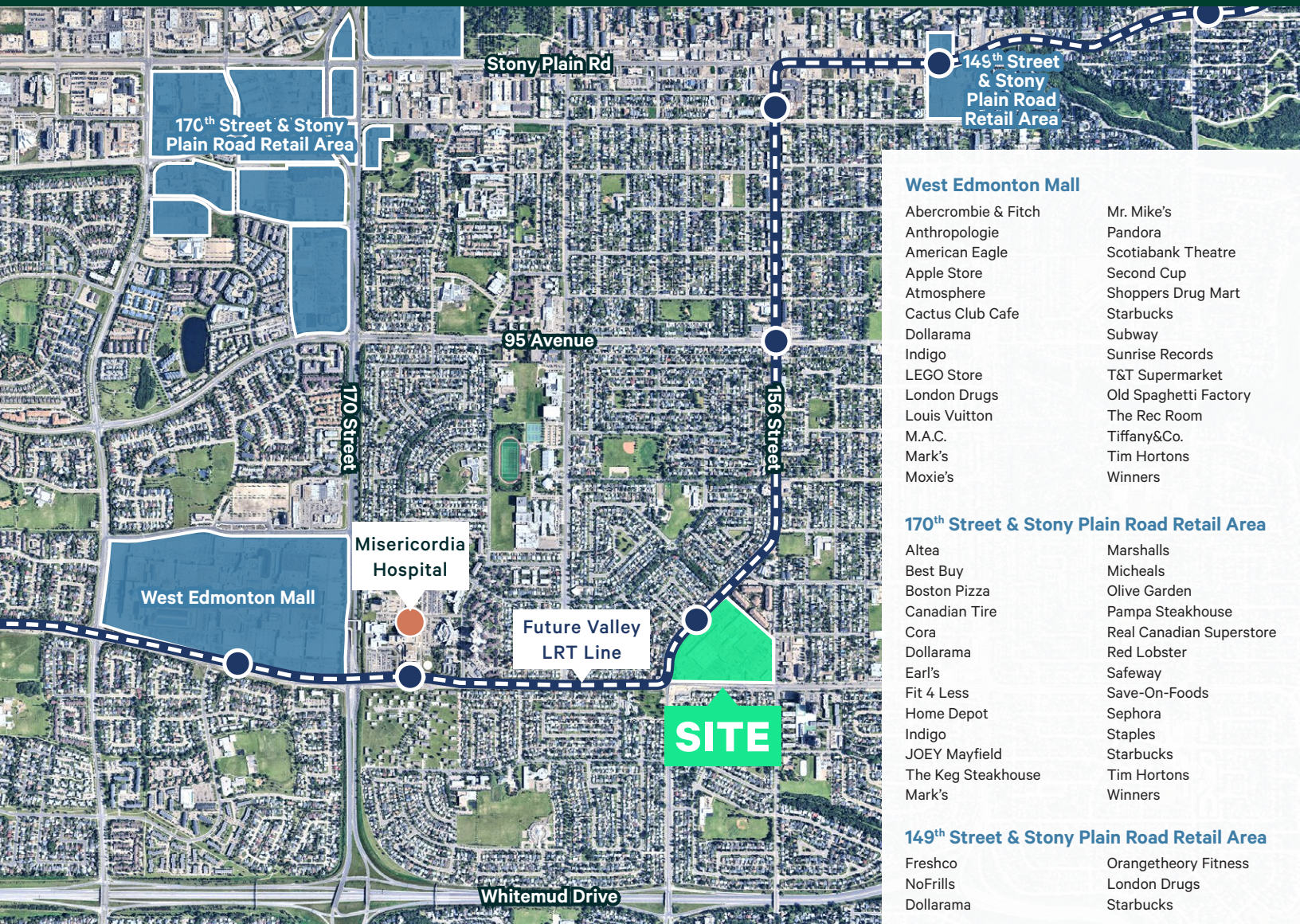
Floor Plan



Meadowlark Health and Shopping Centre

Unit 141, 8713 - 156 Street | Edmonton, Alberta

For Sublease



West Edmonton Mall

- | | |
|---------------------|-----------------------|
| Abercrombie & Fitch | Mr. Mike's |
| Anthropologie | Pandora |
| American Eagle | Scotiabank Theatre |
| Apple Store | Second Cup |
| Atmosphere | Shoppers Drug Mart |
| Cactus Club Cafe | Starbucks |
| Dollarama | Subway |
| Indigo | Sunrise Records |
| LEGO Store | T&T Supermarket |
| London Drugs | Old Spaghetti Factory |
| Louis Vuitton | The Rec Room |
| M.A.C. | Tiffany&Co. |
| Mark's | Tim Hortons |
| Moxie's | Winners |

170th Street & Stony Plain Road Retail Area

- | | |
|--------------------|--------------------------|
| Altea | Marshalls |
| Best Buy | Micheals |
| Boston Pizza | Olive Garden |
| Canadian Tire | Pampa Steakhouse |
| Cora | Real Canadian Superstore |
| Dollarama | Red Lobster |
| Earl's | Safeway |
| Fit 4 Less | Save-On-Foods |
| Home Depot | Sephora |
| Indigo | Staples |
| JOEY Mayfield | Starbucks |
| The Keg Steakhouse | Tim Hortons |
| Mark's | Winners |

149th Street & Stony Plain Road Retail Area

- | | |
|-----------|----------------------|
| Freshco | Orangetheory Fitness |
| NoFrills | London Drugs |
| Dollarama | Starbucks |

Contact Us

Matthew Hanson Lead
Sales Associate
+1 780 917 4637
matthew.hanson@cbre.com

This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.