

OFFICE/RETAIL FOR LEASE

# Capilano Centre

9945 - 50 Street, Edmonton, Alberta



Get more information

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**AVISON  
YOUNG**

For Lease

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**Capilano Centre** boasts a prime location adjacent to Capilano Mall, offering seamless access to an extensive range of retail shops, professional services, and dining options. The building features a diverse tenant mix, including retail businesses and professional service providers. It offers a selection of office and retail spaces, ranging from move-in-ready units to customizable undeveloped areas, allowing you to tailor the space to your business needs.

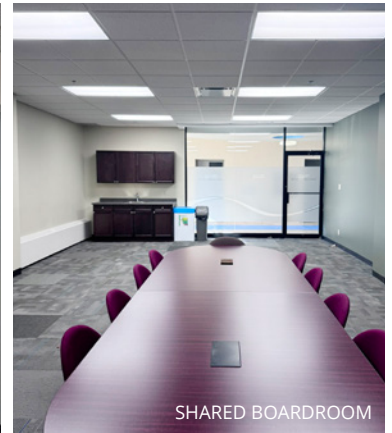
**Ideally situated with quick access to downtown, southeast Edmonton and Sherwood Park.**



MAIN FLOOR LOBBY



MOVE-IN READY AVAILABLE



SHARED BOARDROOM

# Property Details

9945 - 50 Street  
Edmonton, AB

## Space Available:

Suite	Size (sf)	Description	Available
102	1,097	Office	Immediately
104B	1,829	Office	Immediately
105	645	Retail/Office	Immediately
106	1,070	Retail/Office	Immediately
210	6,853	Office	Immediately
404	971	4 offices	Immediately
418	3,137	Office	Dec 1, 2025
501	1,471	Raw space	Immediately
515	2,005	5 offices, boardroom, and kitchenette	Immediately
514B	809	Office	Immediately

Base Rent:	Market
Additional Rent: (includes utilities)	Office: \$14.94 psf Retail: \$11.30 psf
Parking:	Surface parking: \$25/month/stall Covered parking: \$35/month/stall



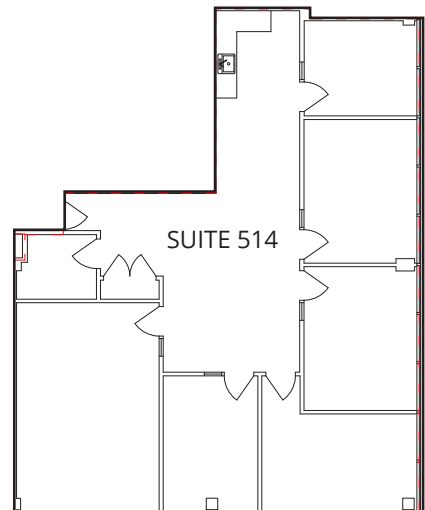
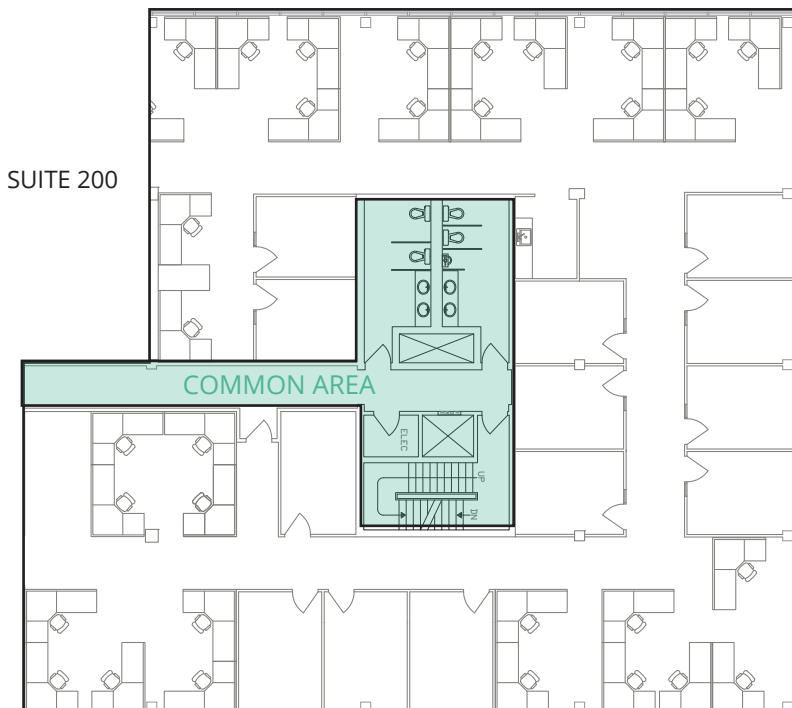
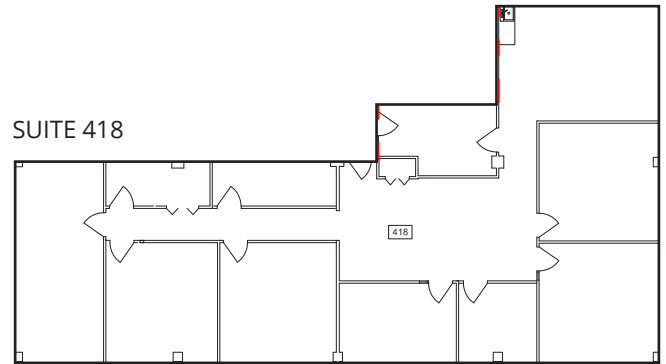
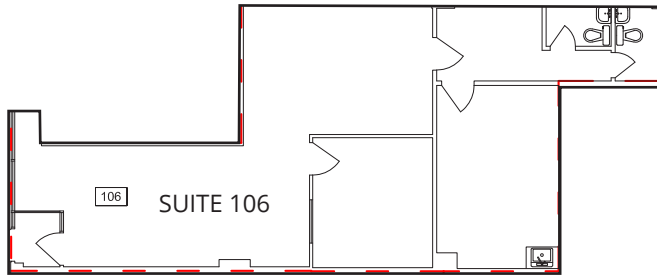
Tenant improvement packages available

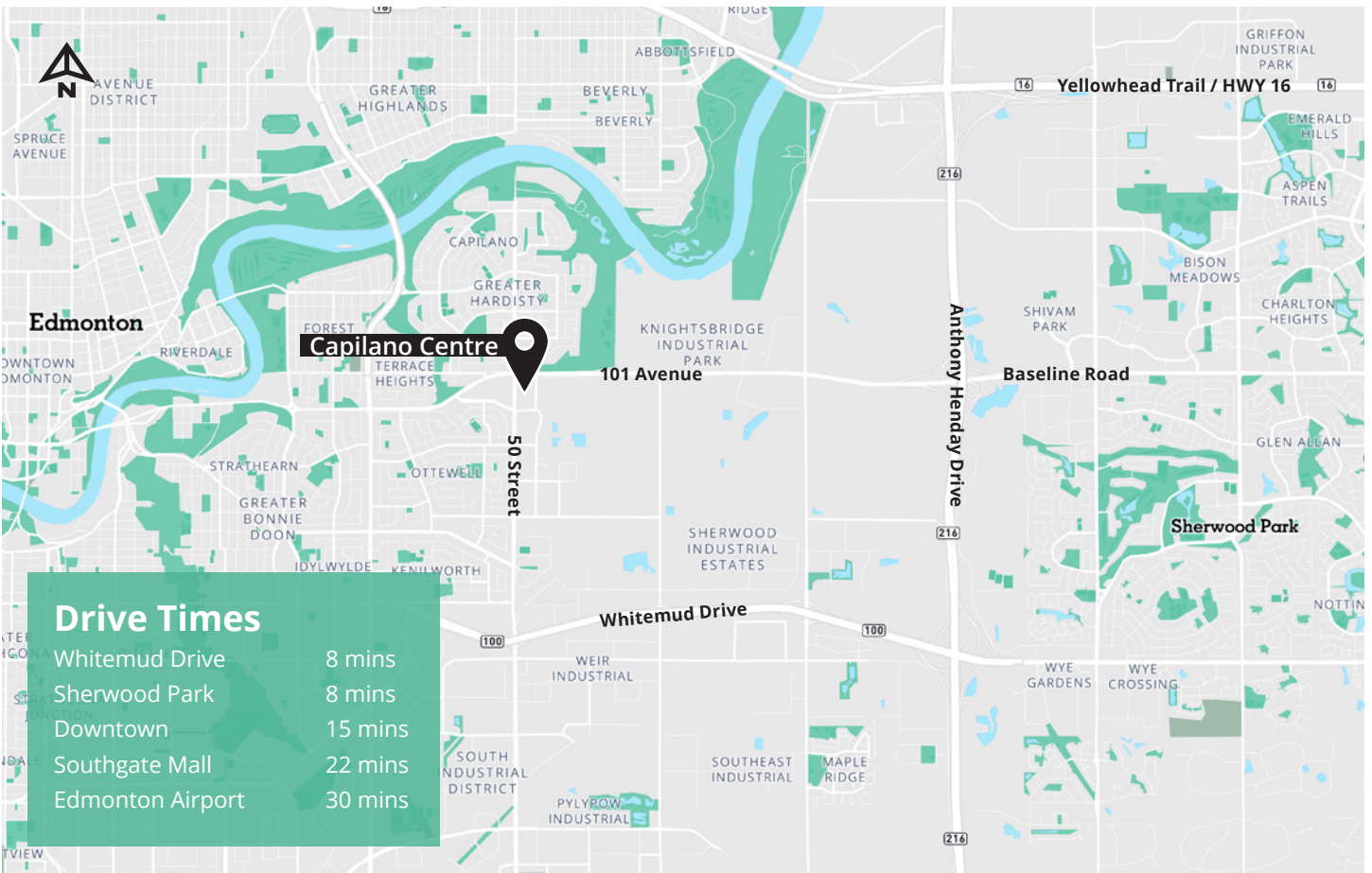


Abundance of amenities in the immediate area



Onsite parking available





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