

FOR LEASE

MERIDIAN PLACE

7605 - 50 Street, Edmonton, AB



HIGHLIGHTS

- 8,900 sq ft (+/-) of executive office space with flexible floor plan
- Demising options available
- Well managed and maintained building
- Ample surface parking
- Opportunity for exterior building signage as well pylon signage
- Great exposure to a high traffic area
- Excellent southside location, just off Sherwood Park Fwy and 50 St

CONTACT

DAVE QUEST

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REALTY™

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RECEPTION AREA



OFFICE



BOARDROOM



KITCHEN

PROPERTY DETAILS

MUNICIPAL ADDRESS	7605 50 Street NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 2196RS; Lots: Q & S
ZONING	BE (Business Employment)
SITE SIZE	8,900 sq ft (+/-) (plus 1,100 sq ft mezzaine and warehouse)
TYPE OF SPACE	Office
PARKING	3 stalls/1,000 sq ft surface
SIGNAGE	Building and pylon
HEATING	HVAC



OFFICE SPACE



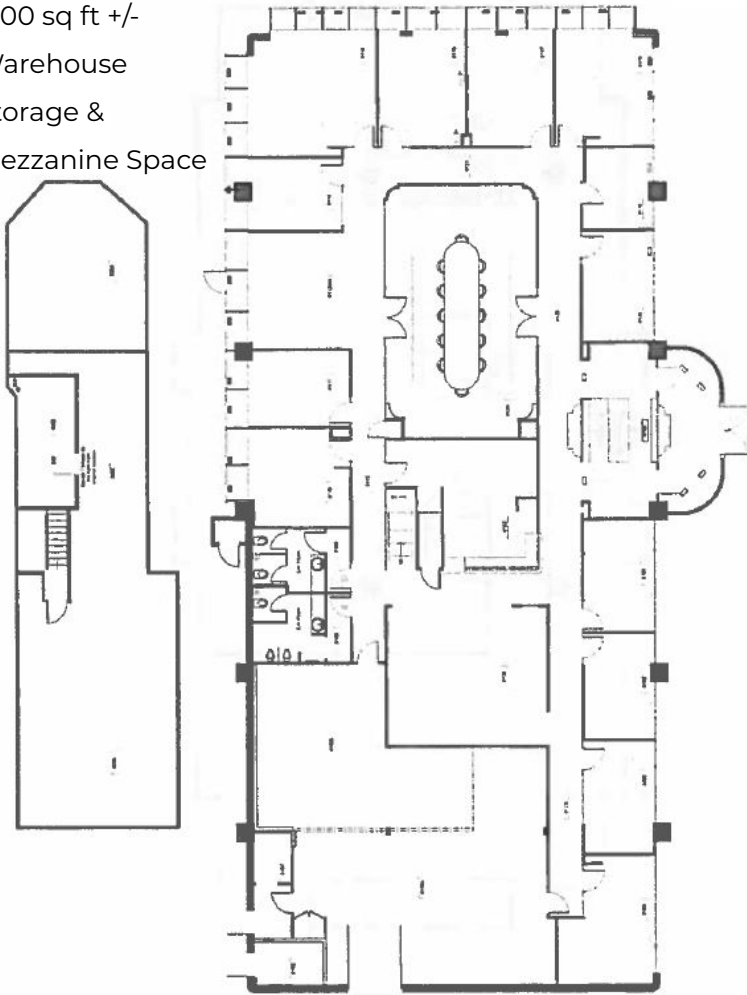
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FLOOR PLAN

1,100 sq ft +/-
Warehouse
Storage &
Mezzanine Space



8,900 sq ft +/- Office Space

FINANCIALS

LEASE RATE	\$12.00/ sq ft
POSSESSION	Immediate
OP COSTS	\$7.00/ sq ft

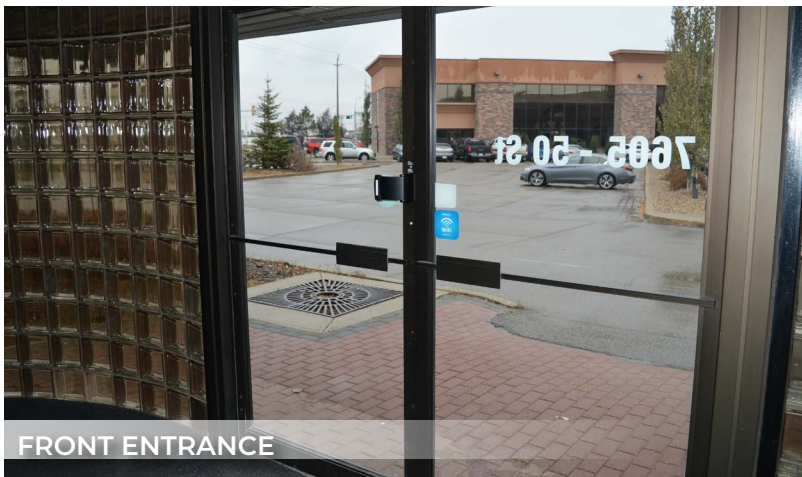
PHOTOS



WAREHOUSE



CATERING COUNTER



FRONT ENTRANCE



CATERING AREA

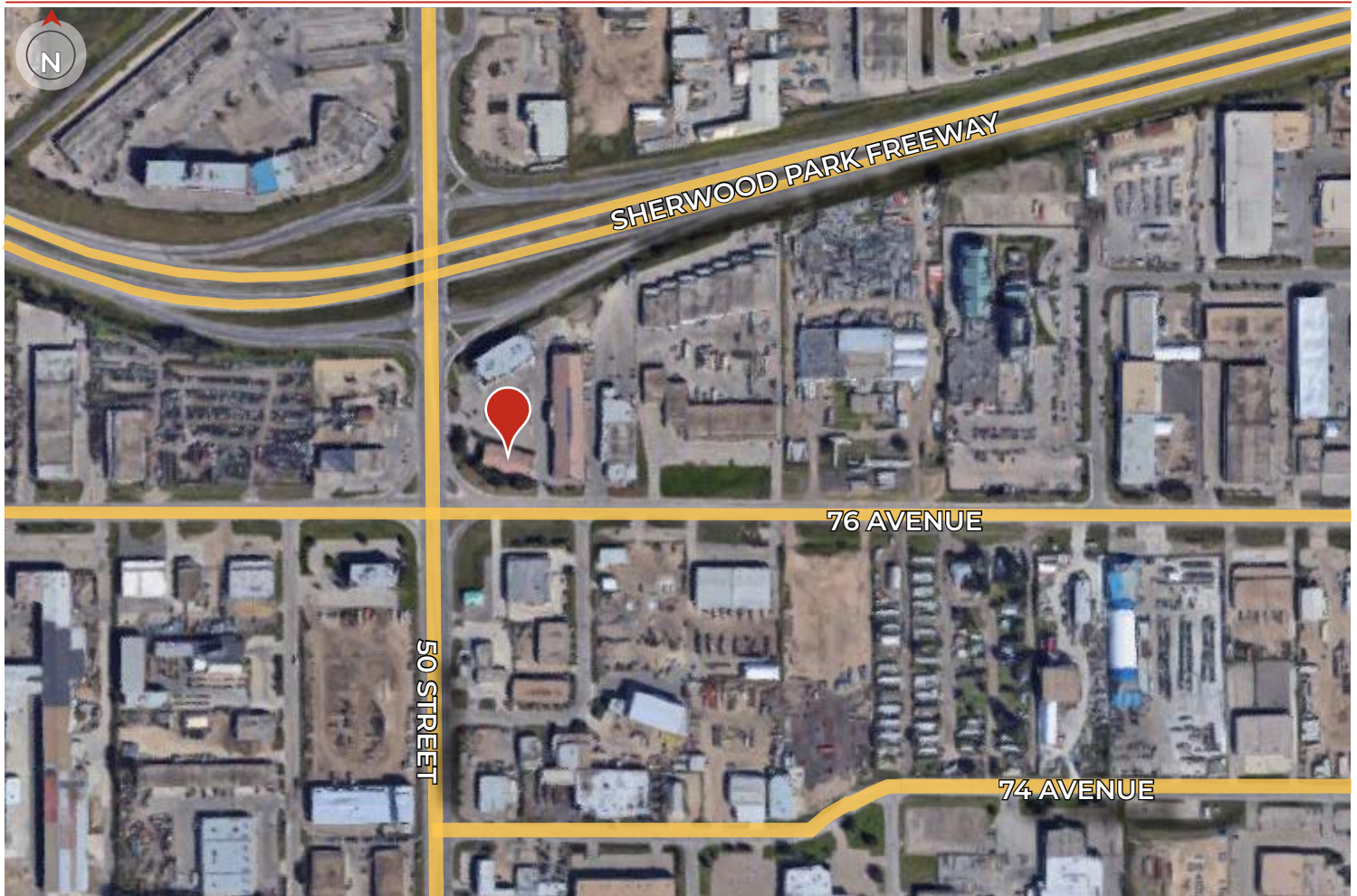


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PROPERTY LOCATION



AERIAL



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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.