

OFFICE FOR LEASE



MONTROSE HEALTH CENTRE

6011 120 Avenue, Edmonton, AB

- **Brand new three story medical hub in Montrose neighborhood with ±2,532 SF vacancy**
- Existing women's health practice on first and second floor
- Security system in place to ensure secure and private floors between tenants
- Bright windows throughout overlooking neighborhood park
- Elevator accessible and ample street parking nearby

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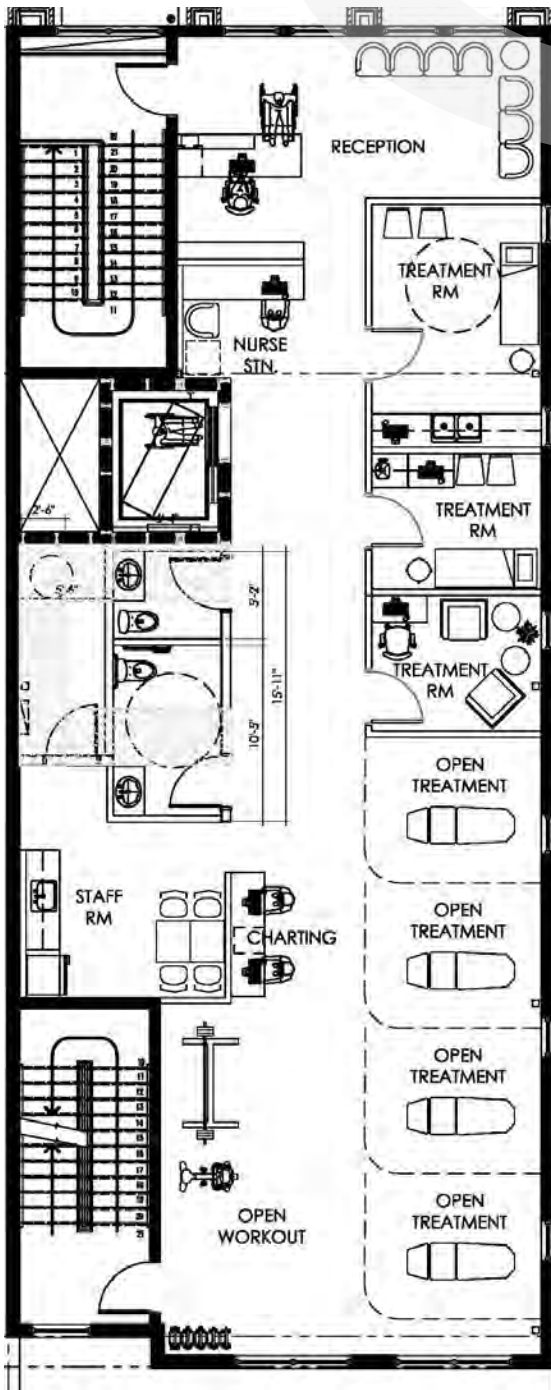
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FLOOR PLAN

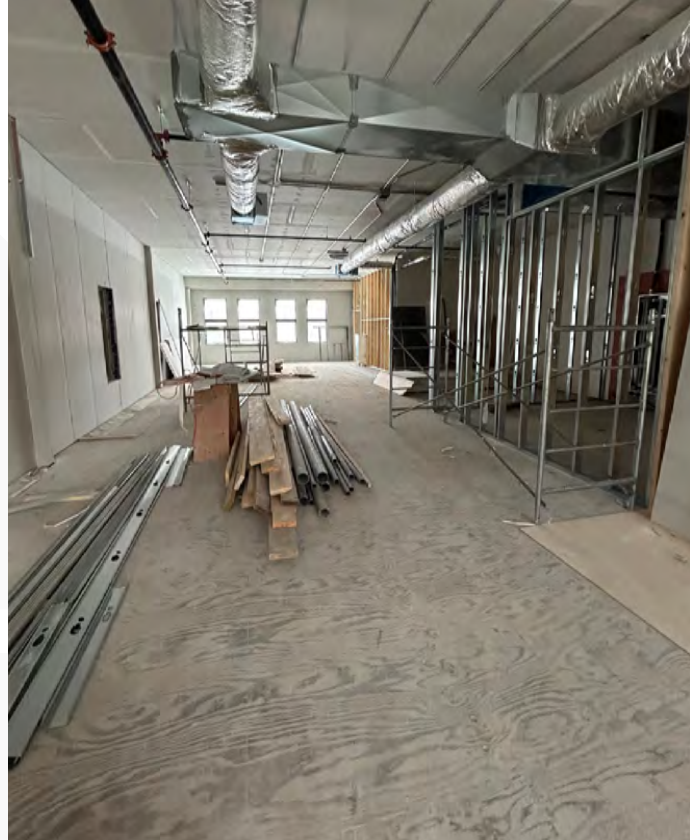


Conceptual floor plan shown for planning purposes only. Space will be provided in shell condition



PROPERTY FEATURES

Vacancy	±2,532 SF
Available	Q3 2026
Municipal	6011 120 Avenue NW, Edmonton
Legal	Plan 2693HW, Blk S, Lot 6
Access	120 Avenue, 61 Street
Zoning	DC2 1248
Basic Rent	Negotiable
Op Costs	\$15.04 (2026 est. – includes utilities)
Year Built	2026
Internet	Fibre available
Fire	Sprinklered
Elevator Access	Yes
Security	Fob system
Parking	Scramble
Signage	Fascia & building directory



ELEVATOR ACCESS



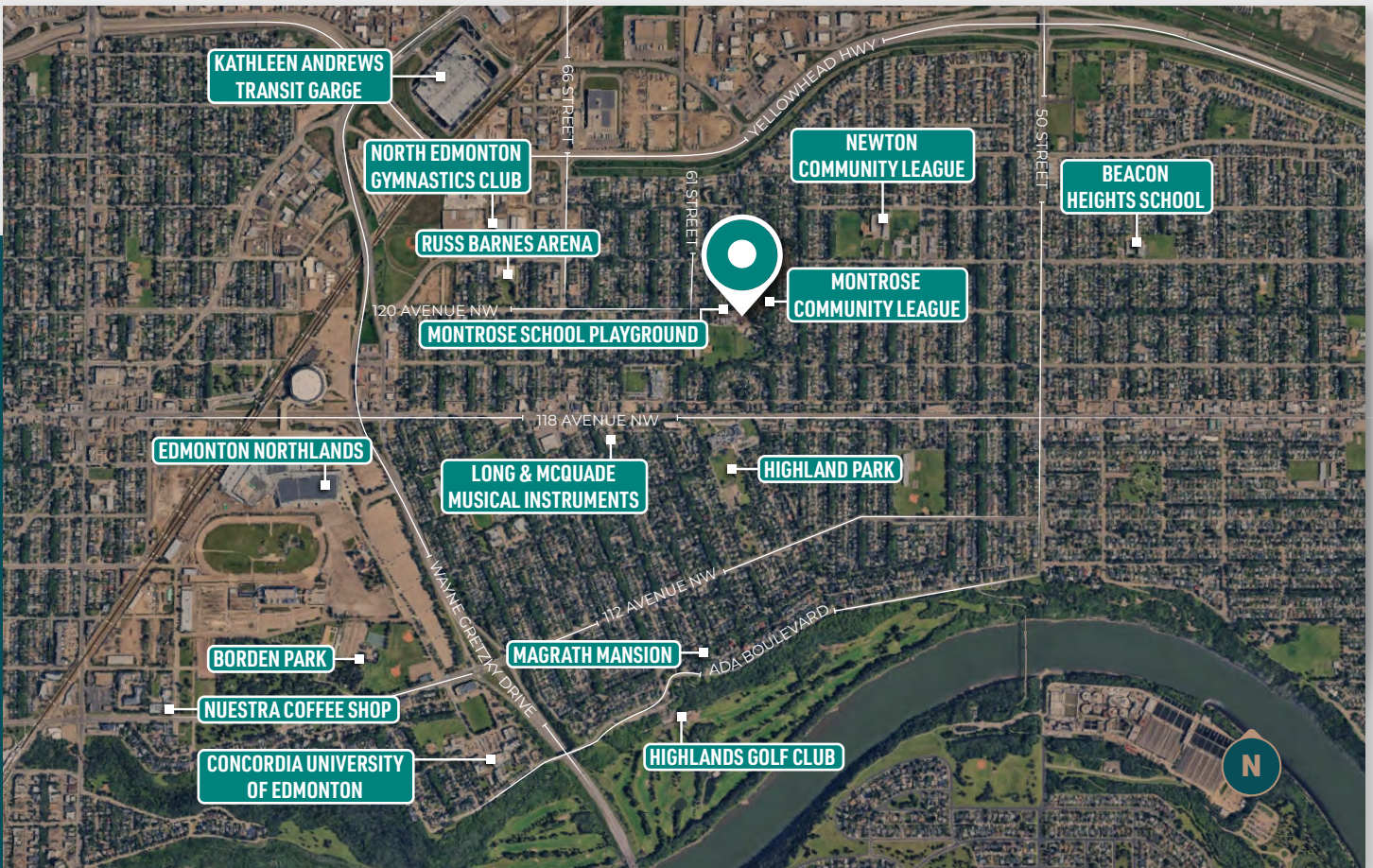
WOMEN'S HEALTH
MEDICAL HUB

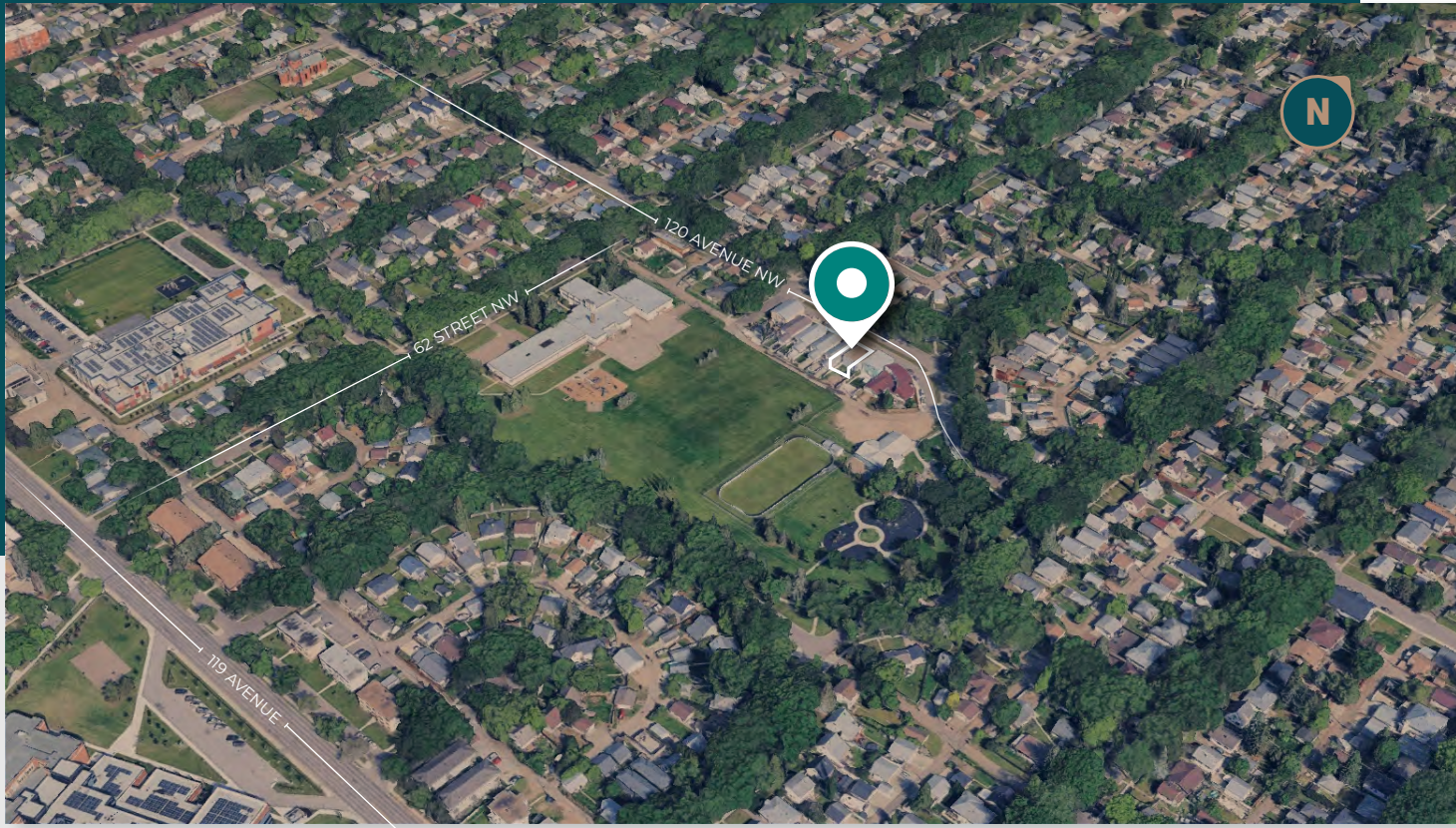


READY FOR
TENANT FITOUTING



BRAND NEW
DEVELOPMENT





AREA DEMOGRAPHICS

2 KM RADIUS

20,211

DAYTIME POPULATION

21,759 residents
 5.9% growth (2013-2018)
 6.7 % projected growth (2018-2023)

28.4%

20-39 YRS

0-19 yrs = 19.6%
 40-59 yrs = 26.3%
 60+ yrs = 25.7%

\$93,254

AVERAGE HOUSEHOLD INCOME

25.2% earn \$60-100,000
 33.4% earn \$100,000+

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