



**CUSHMAN &
WAKEFIELD**
Edmonton

MOVE-IN READY OFFICE SPACE



FOR LEASE

ELLWOOD MAIN FLOOR SPACE

#101, 2824 Ellwood Drive SW, Edmonton, AB

PROPERTY HIGHLIGHTS

- Move-in ready office space available
- Unit 101 includes 3 offices/rooms, reception area, washrooms
- Gross rent options available
- After hour security
- Ample nearby amenities

**CUSHMAN & WAKEFIELD
Edmonton**
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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AERIAL


SITE


PROPERTY DETAILS


Municipal Address:	2824 Ellwood Drive SW, Edmonton, AB
Zoning:	Ellerslie Industrial (EIB)
Lease Rate:	Contact Agent
TI Allowance:	Negotiable
Possession:	Immediate
Parking:	Surface Stalls
Availability:	Unit 101: 1,600 SF (Main Floor)

DEMOGRAPHICS

	POPULATION		
	1km	3km	5km
	3,048	54,745	161,398

	HOUSEHOLDS		
	1km	3km	5km
	942	19,525	58,029

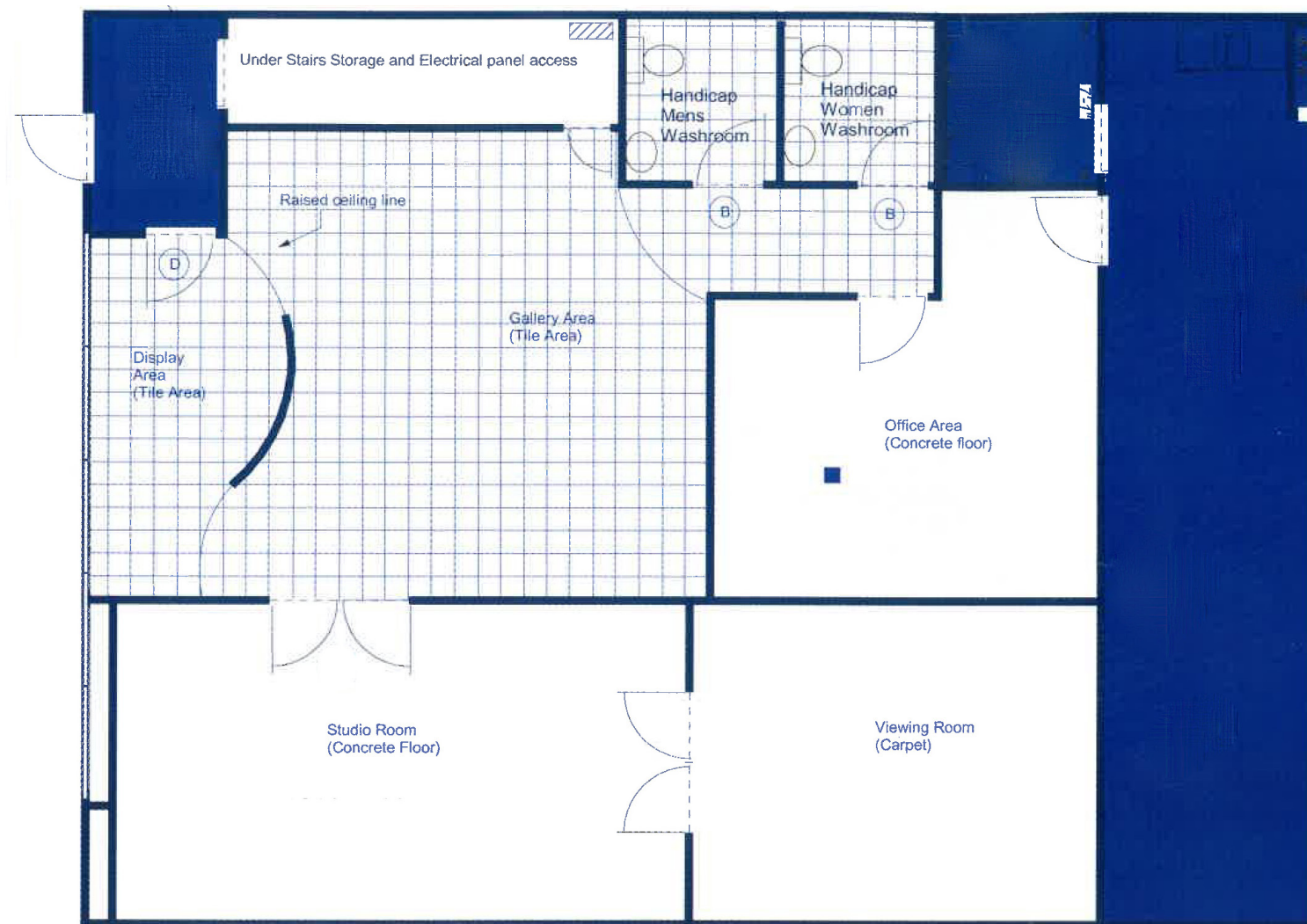
	AVERAGE INCOME		
	1km	3km	5km
	\$126,333	\$128,408	\$115,682

	VEHICLES PER DAY		
	5,700 on Ellwood Drive SW 15,500 on Parsons Road SW		

PHOTOS OF MAIN FLOOR



MAIN FLOOR PLAN



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