

### MEDICAL & PROFESSIONAL SPACE FOR LEASE

## PROPERTY HIGHLIGHTS

- · Medical/professional building within walking distance of the Grey Nuns Hospital and Millwoods Town Centre Mall
- Easy access to public transit
- · Underground and surface parking available
- · Great mix of professional and medical tenants



**MEDICAL** 



START-UP



#### Will Harvie

Associate Partner 780 902 4278 will.harvie@cwedm.com

Kurt Paull, sion Associate Partner 780 702 4258 kurt.paull@cwedm.com

#### **Nick Mytopher**

Associate 587 597 5475 nick.mytopher@cwedm.com

### Max McPeak

Associate 780 700 5038 max.mcpeak@cwedm.com CUSHMAN & WAKEFIELD Edmonton Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1

www.cwedm.com

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## **PROPERTY DETAILS**

Municipal Address: 6203 28 Avenue,

Edmonton, AB

Zoning: DC1

Parking: Surface: Free

Underground: available at

market rates

Base Rent: Market

Operating Costs: \$19.98 per SF

Tenant Improvement: Negotiable

Availabilities: Suite 200: 1,340 SF

Suite 200A: 986 SF Suite 208: 706 SF Suite 304: 1,292 SF Suite 306: 1,164 SF

# PROPERTY PHOTOS





## **DEMOGRAPHICS**



POPULATION

1km 3km 5km 9,234 89,853 165,786



**HOUSEHOLDS** 

 1km
 3km
 5km

 3,558
 30,658
 55,063



### **AVERAGE INCOME**

1km 3km 5km \$85,650 \$99,206 \$107,386



VEHICLES PER DAY

10,700 VPD on 28 Avenue NW



# **SUITE 304 PHOTOS**









## **AERIAL**





Will Harvie

Associate Partner 780 902 4278 will.harvie@cwedm.com **Nick Mytopher** Associate

587 597 5475 nick.mytopher@cwedm.com Kurt Paull, SIOR

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