



**CUSHMAN &
WAKEFIELD**
Edmonton



FOR LEASE

MILL WOODS TOWN CENTRE PROFESSIONAL BUILDING

6203 28 Avenue, Edmonton, AB

**MOVE-IN READY
MEDICAL/
OFFICE SPACE**

Will Harvie
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MEDICAL & PROFESSIONAL SPACE FOR LEASE

OPPORTUNITY

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



MEDICAL



START-UP



PROFESSIONAL

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:

MAIN FLOOR:
7,800 SF

SECOND FLOOR:
Suite 200: 1,340 SF
Suite 200A: 986 SF
Suite 208: 706 SF

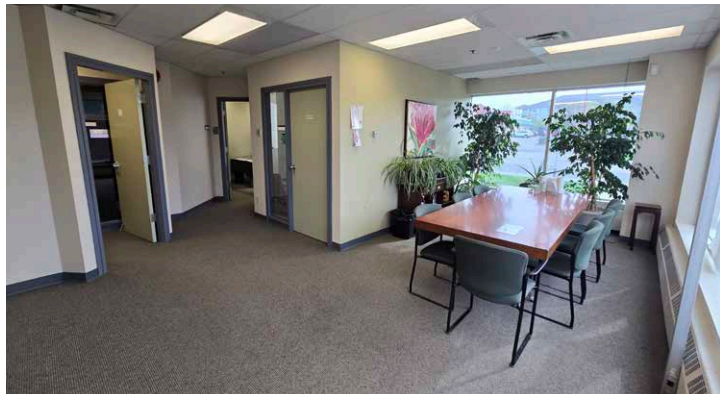
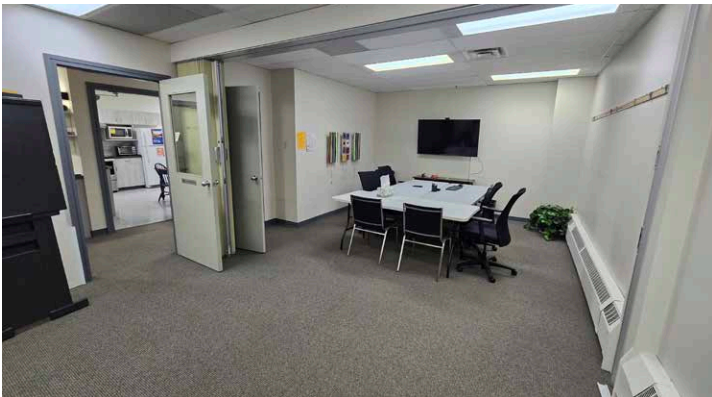
THIRD FLOOR:
Suite 304: 1,292 SF
Suite 306: 1,164 SF

MAIN FLOOR FLOORPLAN

SCHEDULE "A"
OUTLINE SKETCH OF PREMISES



MAIN FLOOR PHOTOS



SECOND FLOOR PHOTOS



THIRD FLOOR PHOTOS



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