

FOR LEASE

ELLWOOD BUSINESS CENTRE NORTH

550 91 Street SW, Edmonton, AB

UP TO 11,168 SF AVAILABLE



QUALITY OFFICE SPACE IN SUMMERSIDE

VARIOUS SIZES AND CONFIGURATIONS AVAILABLE

CUSHMAN & WAKEFIELD
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THE OPPORTUNITY

- Professionally managed by Rohit Property Management
- Various sizes and layouts available, including full second floor
- High quality built-out office space (furniture negotiable)
- Above average parking ratio (3.8 stalls/ 1,000 SF)
- Excellent accessibility to 91 Street, Anthony Henday Drive and Ellerslie Road
- Outdoor patio

PROPERTY DETAILS

Municipal Address: 550 91 Street SW,
Edmonton, AB

Zoning: EIB (Ellerslie Industrial
Business Zone)

Lease Rate: \$18.00 - \$21.00 per SF

Operating Costs: \$16.45 (including janitorial)

**Property
Management Fee:** 5% of total rents

TI Allowance: Negotiable

Possession: Q4 2023

Parking: 3.8 surface stalls per 1,000 SF

Available Area: Main Floor: 1,506 SF
2,984 SF
4,252 SF
Total: 8,742 SF
Third Floor: 2,426 SF (TBC)

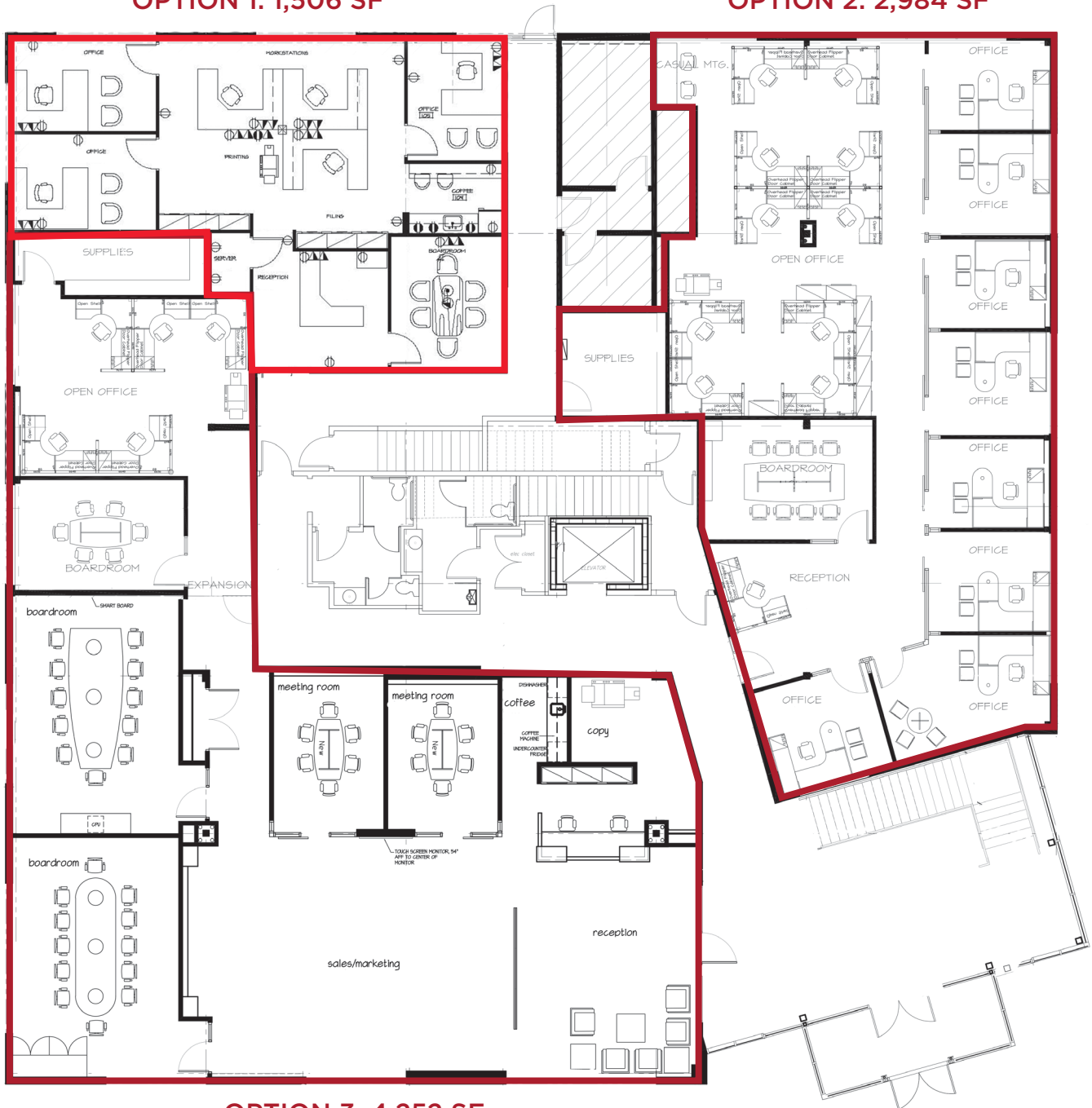




FIRST FLOOR

OPTION 1: 1,506 SF

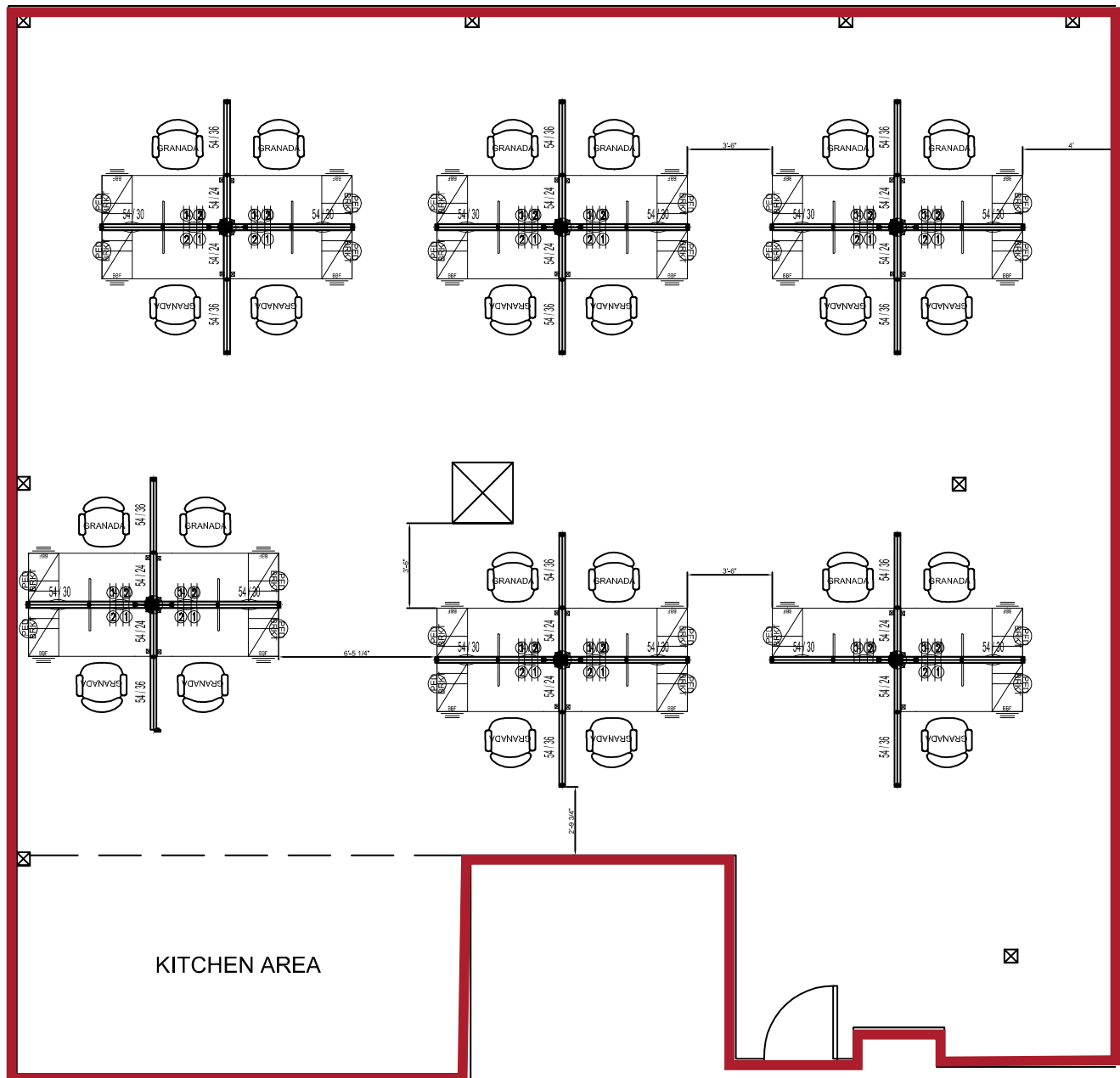
OPTION 2: 2,984 SF



OPTION 3: 4,252 SF

- 1,506 - 8,748 SF available
- Floor to ceiling windows
- Outdoor patio
- Option 3 offers high-end reception area
- Full floor opportunity

THIRD FLOOR



- 2,426 SF available (to be confirmed)
- Functional layout
- One large office, kitchen area and open bullpen
- Access to outdoor patio

DEMOGRAPHICS



POPULATION

| 1km | 3km | 5km |
|-------|--------|---------|
| 4,413 | 53,087 | 158,267 |



HOUSEHOLDS

| 1km | 3km | 5km |
|-------|--------|--------|
| 1,331 | 18,528 | 56,753 |



AVERAGE INCOME

| 1km | 3km | 5km |
|-----------|-----------|-----------|
| \$138,634 | \$129,060 | \$115,358 |



VEHICLES PER DAY

25,700 VPD on 91 Street and
32,400 VPD on Ellerslie Road



OUTDOOR PATIO



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