



FOR LEASE

# ELLWOOD BUSINESS CENTRE NORTH

550 91 Street SW, Edmonton, AB

FULLY FURNISHED OPTIONS AVAILABLE



QUALITY OFFICE SPACE IN SUMMERSIDE

VARIOUS SIZES AND CONFIGURATIONS AVAILABLE

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# THE OPPORTUNITY

- Professionally managed by Rohit Property Management
- 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

**Parking:** 3.8 surface stalls per 1,000 SF

**Available Area:** Main Floor: 1,506 SF  
4,252 SF

**Total:** 5,758 SF

Third Floor: 1,880 SF







MAIN FLOOR RECEPTION AREA

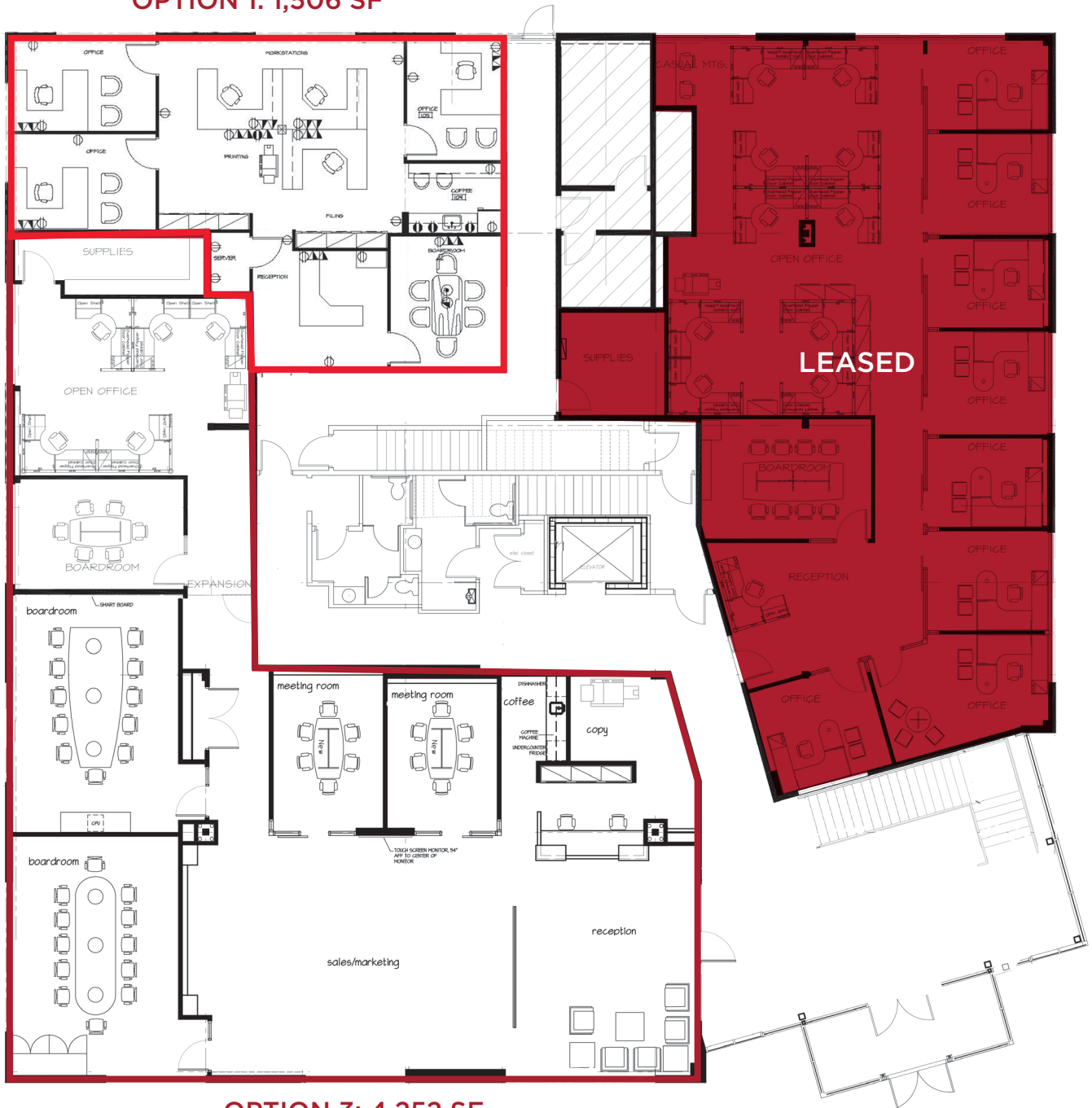


COMMON AREA | LOBBY



# FIRST FLOOR

OPTION 1: 1,506 SF

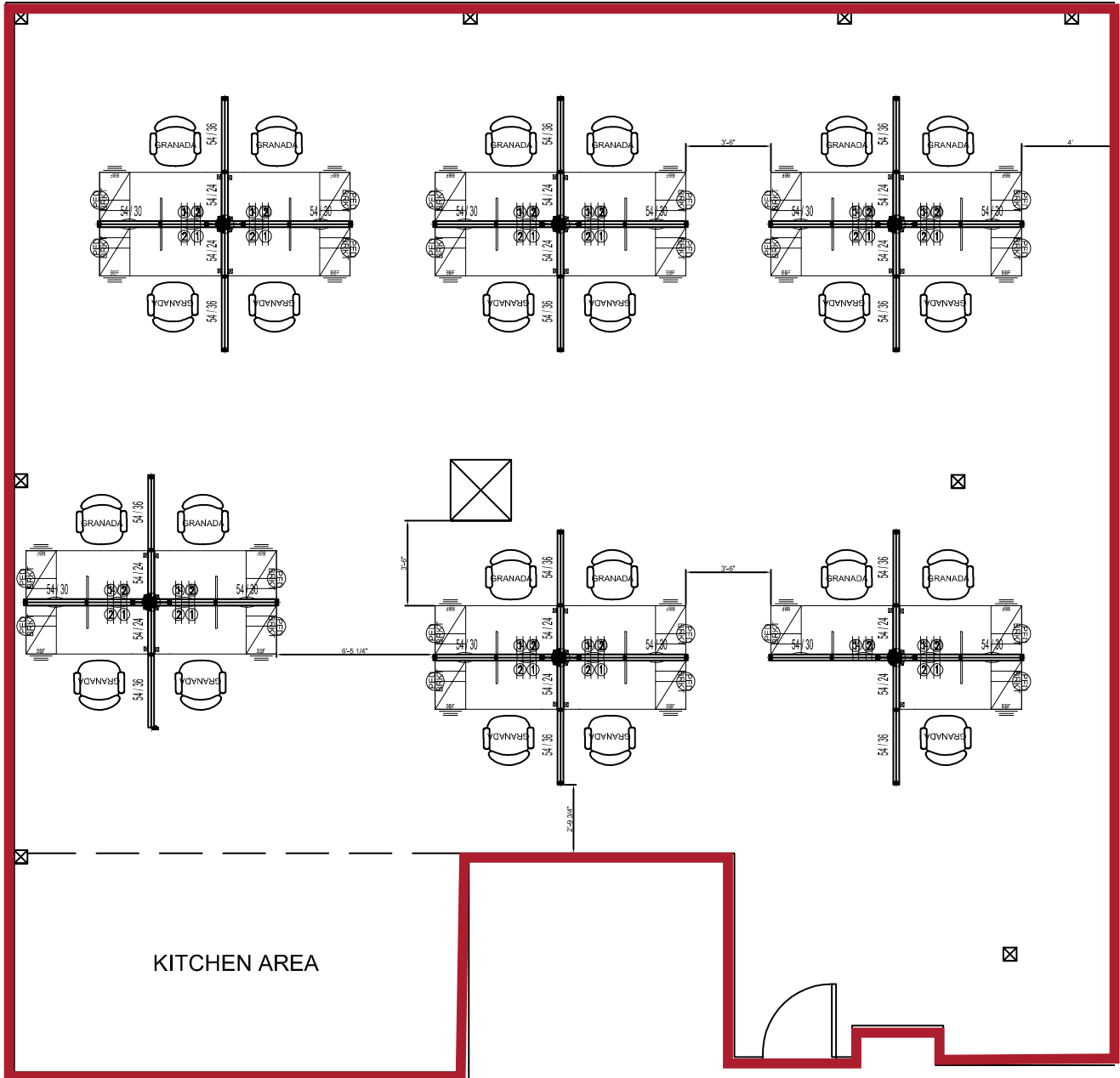


OPTION 3: 4,252 SF

- 1,506 - 5,758 SF available
- Floor to ceiling windows
- Outdoor patio
- Option 3 offers high-end reception area
- Full floor opportunity



# THIRD FLOOR



- 1,880 SF available
- 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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