

FOR LEASE

ELLWOOD BUSINESS CENTRE NORTH

550 91 Street SW, Edmonton, AB
UP TO 21,209 SF AVAILABLE



QUALITY OFFICE SPACE IN SUMMERSIDE

FULL FLOOR OPPORTUNITY 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

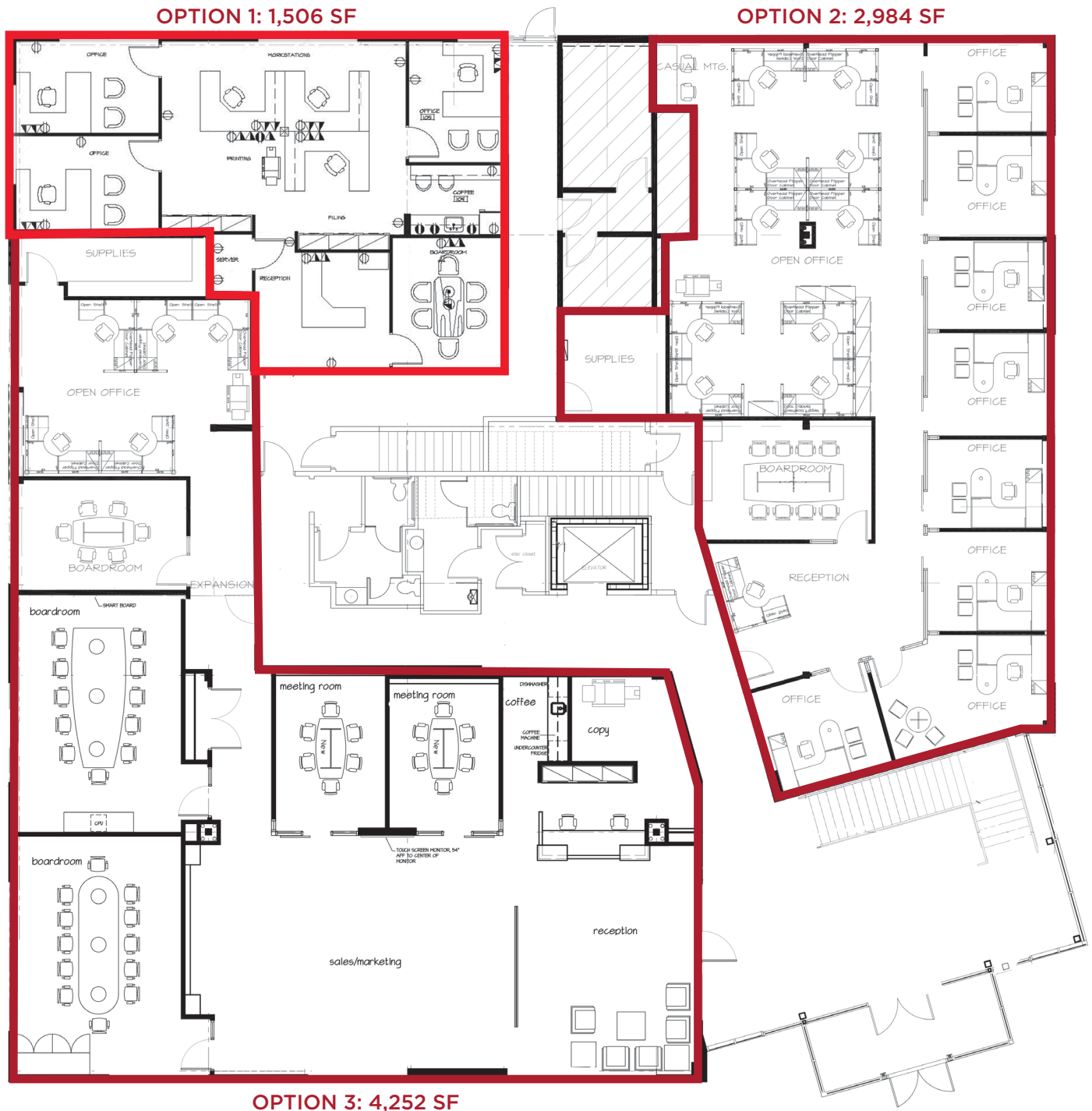
Parking: 3.8 surface stalls per 1,000 SF

Available Area: Main Floor: 8,742 SF
(Demisable)
Second Floor: 10,041 SF
Third Floor: 2,426 SF (TBC)
Total Contiguous Availability:
21,209 SF





FIRST FLOOR



- 1,506 SF - 8,748 SF available
- Floor to ceiling windows
- Outdoor patio

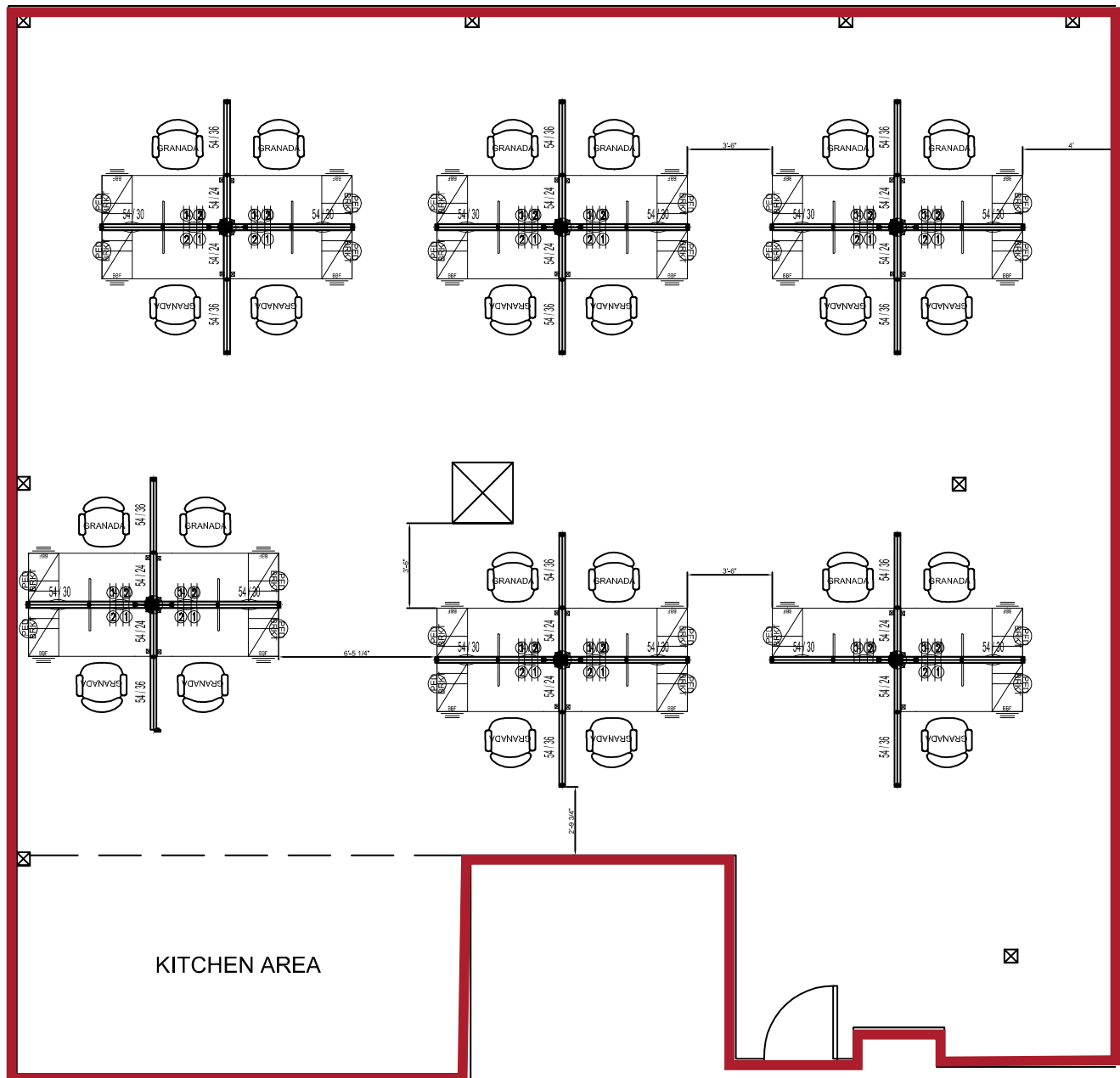
- Option 3 offers high-end reception area
- Full floor opportunity

SECOND FLOOR



- Full floor opportunity
- Above average T-Bar height at over 9'
- High end furnishings
- Abundant natural lighting
- Access to outdoor patio

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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