



**CUSHMAN &
WAKEFIELD**
Edmonton

MOVE-IN READY OFFICE SPACE



FOR LEASE

ELLWOOD MAIN FLOOR & SECOND FLOOR OFFICE SPACE

#101, #201, 2824 Ellwood Drive SW, Edmonton, AB

MAIN AND SECOND FLOOR OFFICE SPACE - CONTIGUOUS UP TO 4,400 SF

PROPERTY HIGHLIGHTS

- Move-in ready office space available
- Unit 201 includes 7 offices, boardroom, kitchen and reception area
- Furniture is negotiable
- After hour security
- Ample nearby amenities

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Edmonton**
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AERIAL


SITE


PROPERTY DETAILS

Municipal Address:	2824 Ellwood Drive SW, Edmonton, AB
Zoning:	Ellerslie Industrial (EIB)
Lease Rate:	Market
Operating Costs:	\$7.00 per SF (includes utilities)
TI Allowance:	Negotiable
Possession:	Immediate
Parking:	Up to 7 stalls
Availability:	Unit 101: 1,600 SF (Main Floor) Unit 201: 2,800 SF (Second Floor) Total Contiguous Availability: 4,400 SF

DEMOGRAPHICS

	POPULATION		
	1km	3km	5km
	3,048	54,745	161,398

	HOUSEHOLDS		
	1km	3km	5km
	942	19,525	58,029

	AVERAGE INCOME		
	1km	3km	5km
	\$126,333	\$128,408	\$115,682

	VEHICLES PER DAY		
	5,700 on Ellwood Drive SW 15,500 on Parsons Road SW		

PHOTOS OF MAIN FLOOR

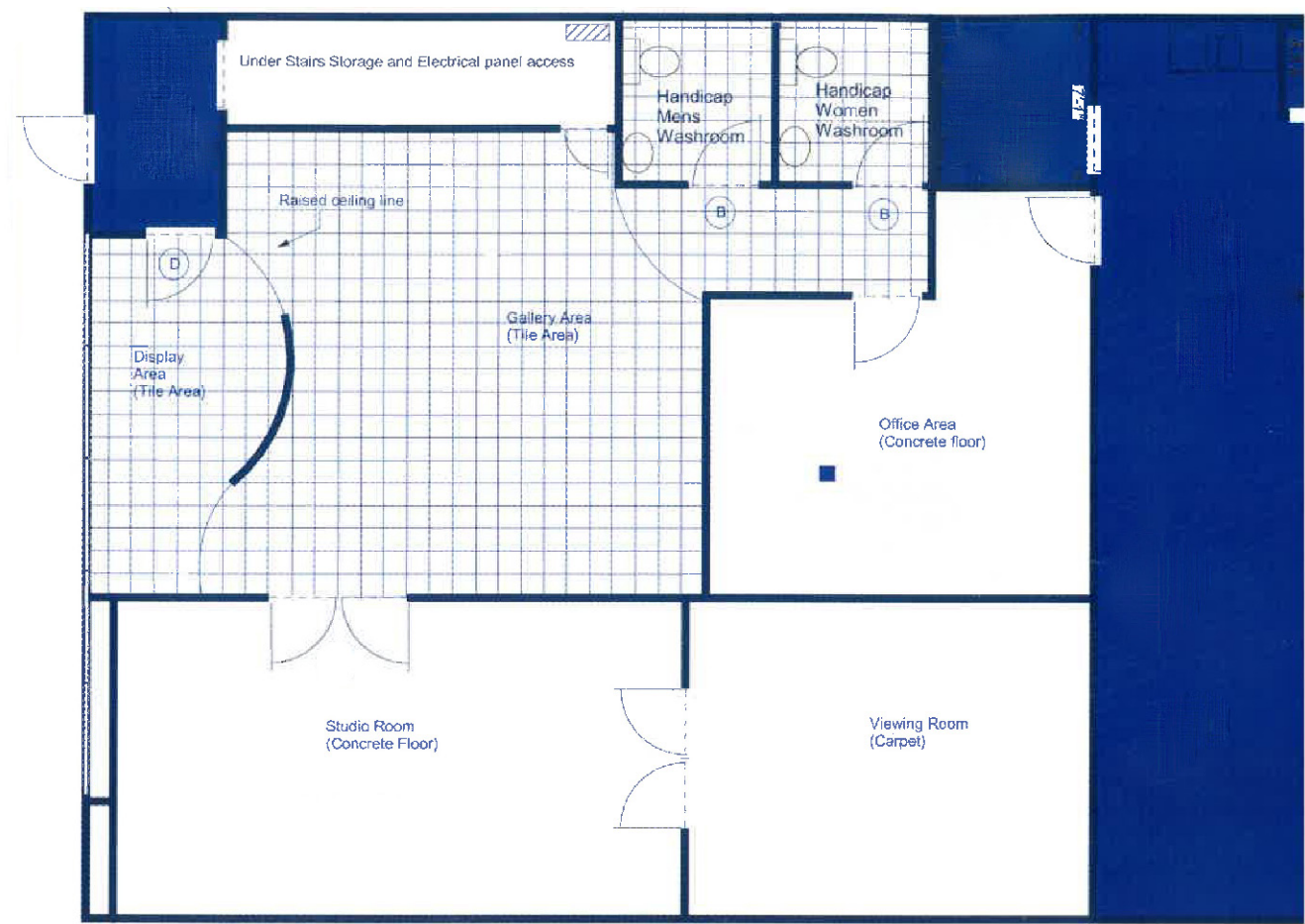


PHOTOS OF SECOND FLOOR



FLOOR PLAN

MAIN FLOOR PLAN



SECOND FLOOR PLAN

