



**CUSHMAN &  
WAKEFIELD**  
Edmonton



**FOR LEASE**

# **MILL WOODS TOWN CENTRE PROFESSIONAL BUILDING**

6203 28 Avenue, Edmonton, AB

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

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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

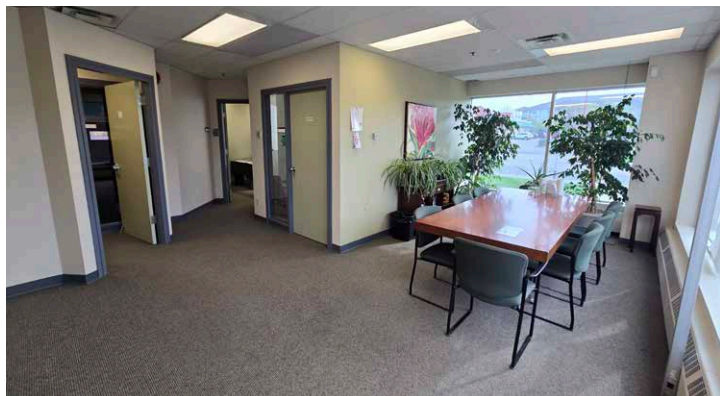
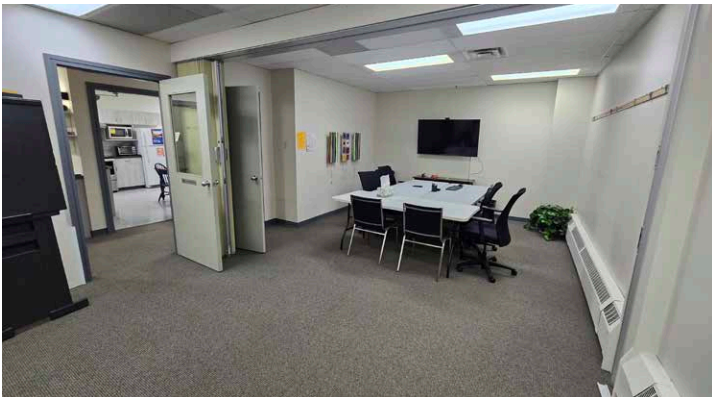
THIRD FLOOR:  
Suite 304: 1,292 SF  
Suite 306: 1,164 SF

# MAIN FLOOR FLOORPLAN

SCHEDULE "A"  
OUTLINE SKETCH OF PREMISES



# MAIN FLOOR PHOTOS





# SECOND FLOOR PHOTOS



# THIRD FLOOR PHOTOS



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