

NEW LEASING PROMOTION
EXPIRES NOVEMBER 30, 2026



6 TO 16 MONTHS OF FREE BASE RENT FOR TERMS OF 5 TO 10 YEARS

\$2.00 PER SF MOVING ALLOWANCE AVAILABLE TO QUALIFIED TENANTS

MILLBOURNE MARKET

3699 MILL WOODS ROAD
EDMONTON, AB

F4 LEASING TEAM

PRIMARY LISTING CONTACTS

Nick Mytopher

Associate
587 597 5475
nick.mytopher@cwedm.com

Will Harvie

Associate Partner
780 902 4278
will.harvie@cwedm.com

Kurt Paull, SIOR®

Partner
780 932 0578
kurt.paull@cwedm.com

Max McPeak

Associate
780 700 5038
max.mcpeak@cwedm.com

Lucy Lee

Team Coordinator, Unlicensed
780 420 1177
lucy.lee@cwedm.com



7,062 SF

Property Highlights

- fully built out office space
- ample free on-site parking
- plenty of nearby amenities
- surrounded by high density residential
- on-site property management
- Up to 14,000 SF can be made available

POPULATION (3KM): 48,226

EXISTING TENANT/AMENITIES:

- Shoppers Drug Mart, FreshCo, Dollarama, Food Court, 2 child care services, Petro Canada, Subway, TD Canada Trust, Tim Hortons, Millbourne Liquor, Pet Valu, and more.

Up to 14,000 SF can be made available

Property Details

<i>MUNICIPAL ADDRESS</i>	3699 Mill Woods Road, Edmonton, AB
<i>ZONING</i>	CG - General Commercial
<i>PARKING</i>	Ample Free Surface
<i>OPERATING COSTS</i>	\$9.84 per SF (CAM's), \$4.01 per SF (Property Taxes)
<i>LEASE RATE</i>	Starting at \$12.00 per SF
<i>FLOOR #</i>	2
<i>AVAILABILITY</i>	Tower 2 - Suite 201 - 7,062 SF
<i>TI ALLOWANCE</i>	Market

NEW LEASING PROMOTION

Qualified tenants receive between 6 and 16 months of free base rent based on lease term, covenant strength, and overall deal structure. Incentives are available for lease terms ranging from 5 to 10 years, with longer lease commitments eligible for greater rental incentives.

In addition, qualified tenants are eligible for a moving allowance of up to \$2.00 per square foot.

All incentives are offered by the landlord and are subject to landlord approval. Promotion expires November 30, 2026.



FREE BASE RENT



MOVING ALLOWANCE

Why Millbourne Market



CONNECTIVITY



AMMENITIES



AFFORDABILITY



FULL FLOOR OPPORTUNITY



BUILDING SIGNAGE



SECURITY & PEACE OF MIND

F4 LEASING TEAM

PRIMARY LISTING CONTACTS

Nick Mytopher

Associate

587 597 5475

nick.mytopher@cwedm.com

Will Harvie

Associate Partner

780 902 4278

will.harvie@cwedm.com

Kurt Paull, SIOR®

Partner

780 932 0578

kurt.paull@cwedm.com

Max McPeak

Associate

780 700 5038

max.mcpeak@cwedm.com

Lucy Lee

Team Coordinator, Unlicensed

780 420 1177

lucy.lee@cwedm.com