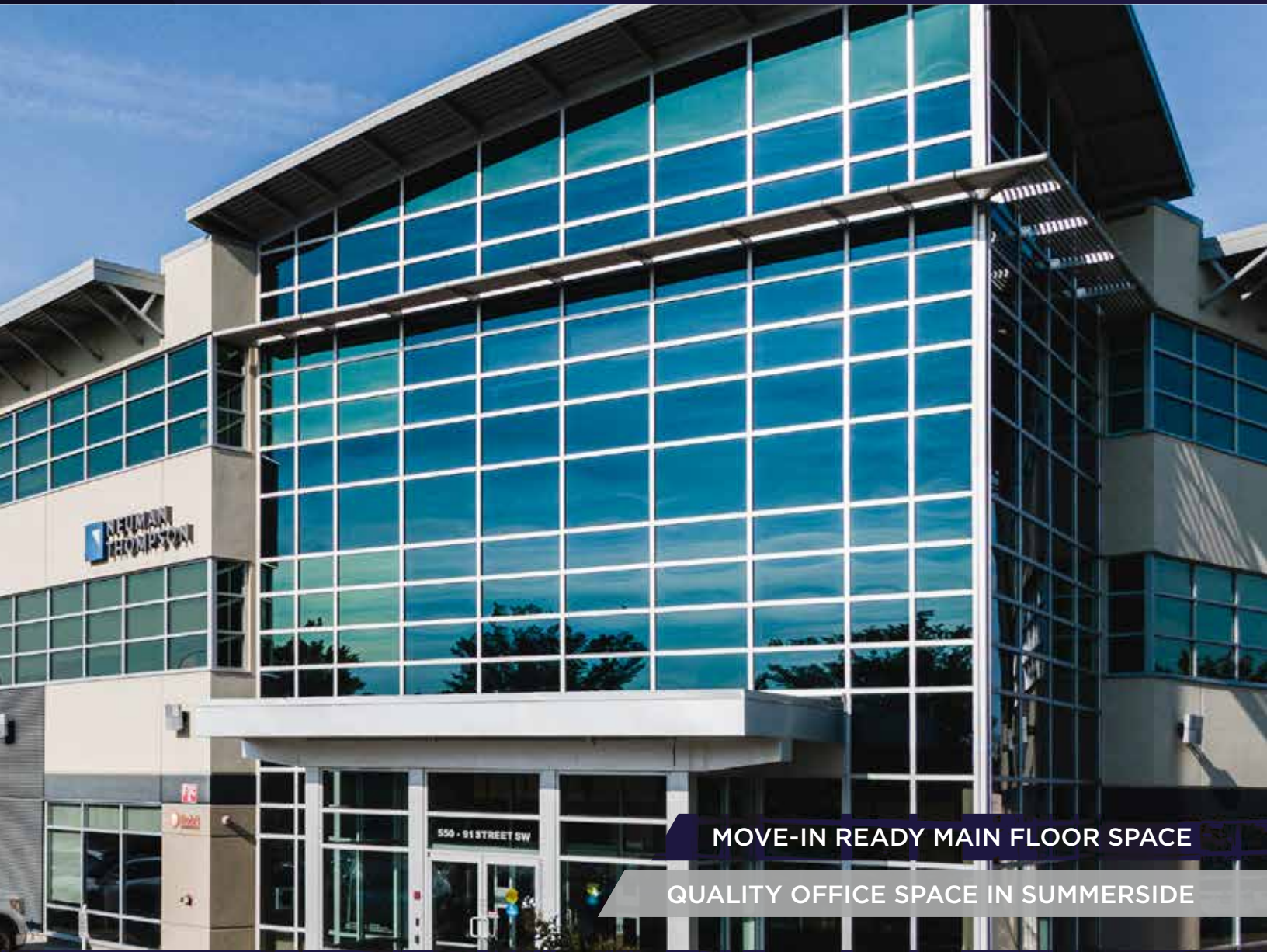


FOR LEASE

ELLWOOD BUSINESS CENTRE NORTH

550 91 Street SW, Edmonton, AB



MOVE-IN READY MAIN FLOOR SPACE

QUALITY OFFICE SPACE IN SUMMERSIDE

F4 LEASING TEAM

PRIMARY LISTING CONTACTS

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

Nick Mytopher
Associate
587 597 5475
nick.mytopher@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



THE OPPORTUNITY

- Professionally managed by Rohit Property Management
- High quality built-out office space
- 11 parking stalls available
- Excellent accessibility to 91 Street, Anthony Henday Drive and Ellerslie Road
- Outdoor patio
- Move-in ready, professionally designed

PROPERTY DETAILS

Municipal Address: 550 91 Street SW,
Edmonton, AB

Unit: 103

Size: 2,984 SF
(Area shaded in red)

Zoning: EIB (Ellerslie Industrial
Business Zone)

Asking Rent: \$22.00 /SF

Operating Costs: \$17.73 /SF

**Property
Management Fee:** 5% of Gross Rent

TI Allowance: As-is


Possesion: Immediately


FLOOR PLAN




INTERIOR PHOTOS

DEMOGRAPHICS

POPULATION	1km	3km	5km
	 4,185	66,130	176,297

HOUSEHOLDS	1km	3km	5km
	 996	17,529	45,375

AVERAGE INCOME	1km	3km	5km
	 \$161,278	\$149,773	\$134,024

VEHICLES PER DAY	25,700 VPD on 91 Street and 32,400 VPD on Ellerslie Road		
			



OUTDOOR PATIO



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