



Meadowlark Professional Building

MEDICAL | OFFICE

8702 MEADOWLARK ROAD, EDMONTON, AB

FOR LEASE



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

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NAICommercial

Property Highlights



Prime Location:

- High exposure along 87 Avenue and 159 Street
- Easily accessible west end location
- Future Valley Line West LRT route, just a 3-minute walk to the nearest stop
- Bus stop directly in front of the building for added convenience



Versatile Vacancy:

- Office and retail spaces available with high exposure signage opportunities
- Ideal for medical professionals, professional office users and retailers
- Flexible floor plan allowing up to 4,928 sq.ft.±



Additional Information

SUITES AVAILABLE

MAIN FLOOR		SECOND FLOOR		THIRD FLOOR	
Unit 8704B	1,761 sq.ft.±	Unit 202	1,226 sq.ft.±	Unit 300	582 sq.ft.±
Unit 8704C	2,082 sq.ft.±	Unit 203	533 sq.ft.±	Unit 301	1,560 sq.ft.±
Unit 100	1,923 sq.ft.±	Unit 205	1,468 sq.ft.±	Unit 302	1,747 sq.ft.±
Max Contiguous	3,843 sq.ft.±	Unit 250	1,565 sq.ft.±	Unit 310	1,150 sq.ft.±
		Unit 275	920 sq.ft.±	Unit 320	1,449 sq.ft.±
		Unit 280	658 sq.ft.±	Unit 380F	449 sq.ft.±
				Unit 390	651 sq.ft.±
				Max Contiguous	4,928 sq.ft.±

LEGAL DESCRIPTION Lot 109, Block 8, Plan 6151KS

ZONING Neighbourhood Commercial (CN)

PARKING 2 stalls: 1,200 sq.ft.

AVAILABLE Immediately

LEASE TERM 3 - 10 years

NET RENTAL RATE \$12.00/sq.ft./annum

OPERATING COSTS \$16.15/sq.ft./annum (2025)
Includes the Tenant's proportionate share of property taxes, property maintenance, management fees, building insurance, power, water and gas



90,598
DAYTIME POPULATION



14,335
87 AVENUE WEST
OF 159 STREET



2.8%
ANNUAL GROWTH 2023-2033



\$112,807
AVERAGE HOUSEHOLD
INCOME



28,388
EMPLOYEES



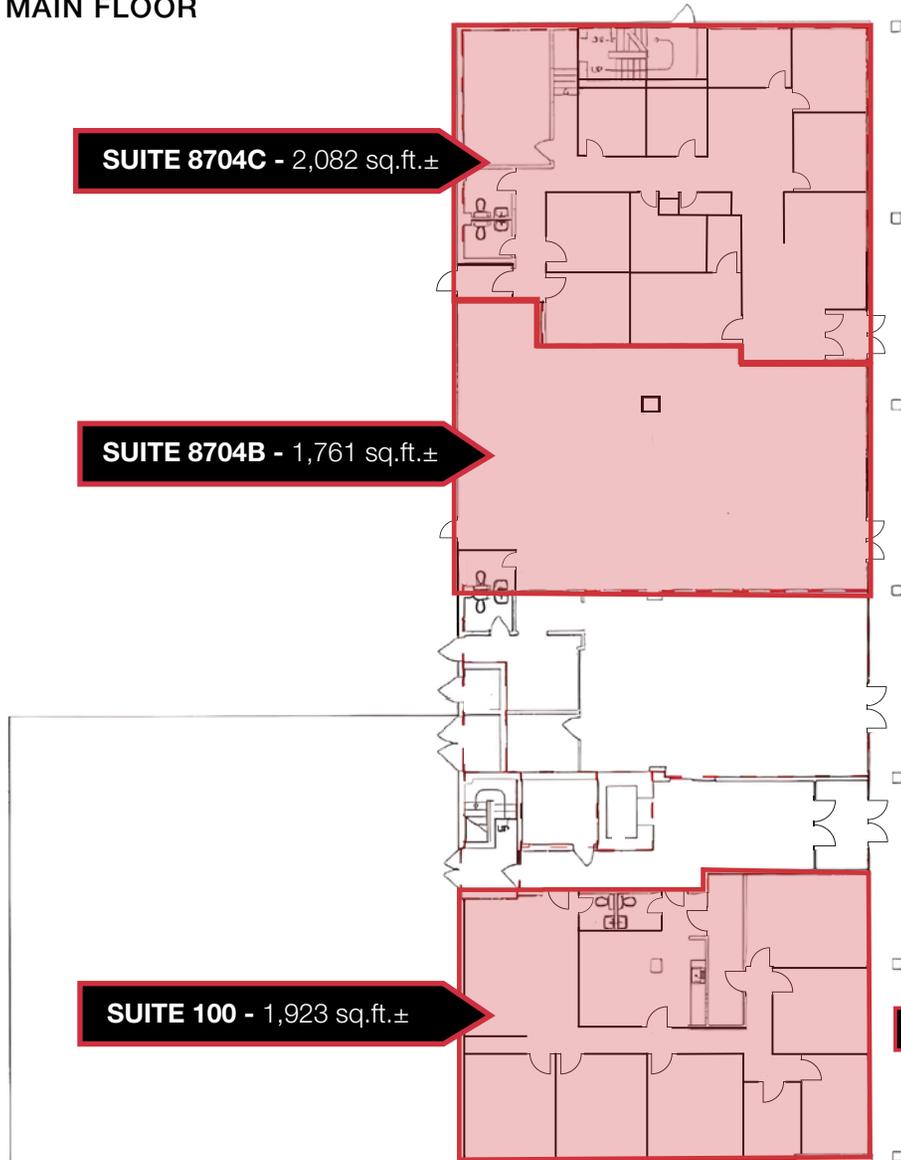
\$2.50B
CONSUMER SPENDING

2025 COSTAR DEMOGRAPHICS
WITHIN 3 KM RADIUS

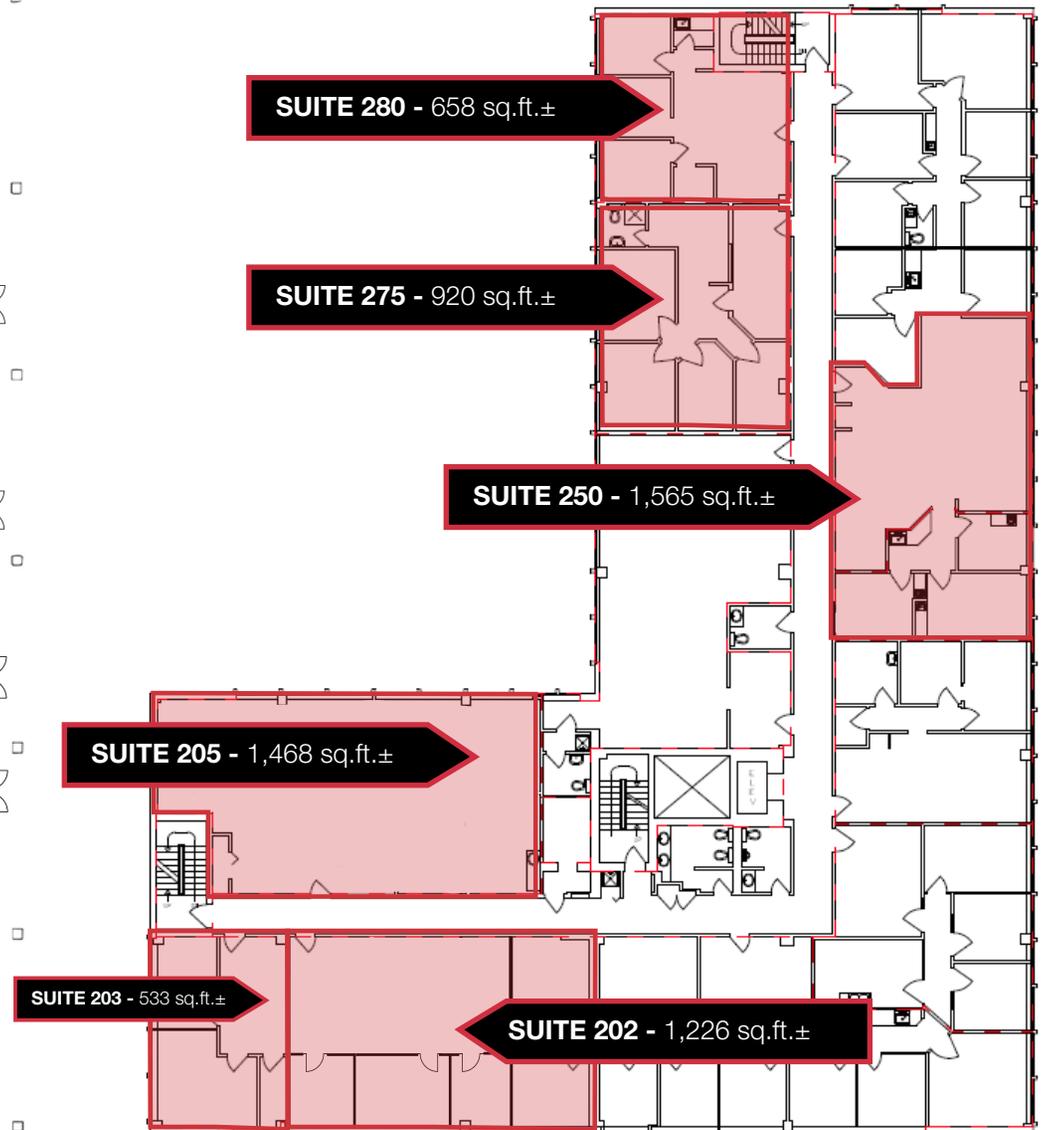
Floor Plans



MAIN FLOOR

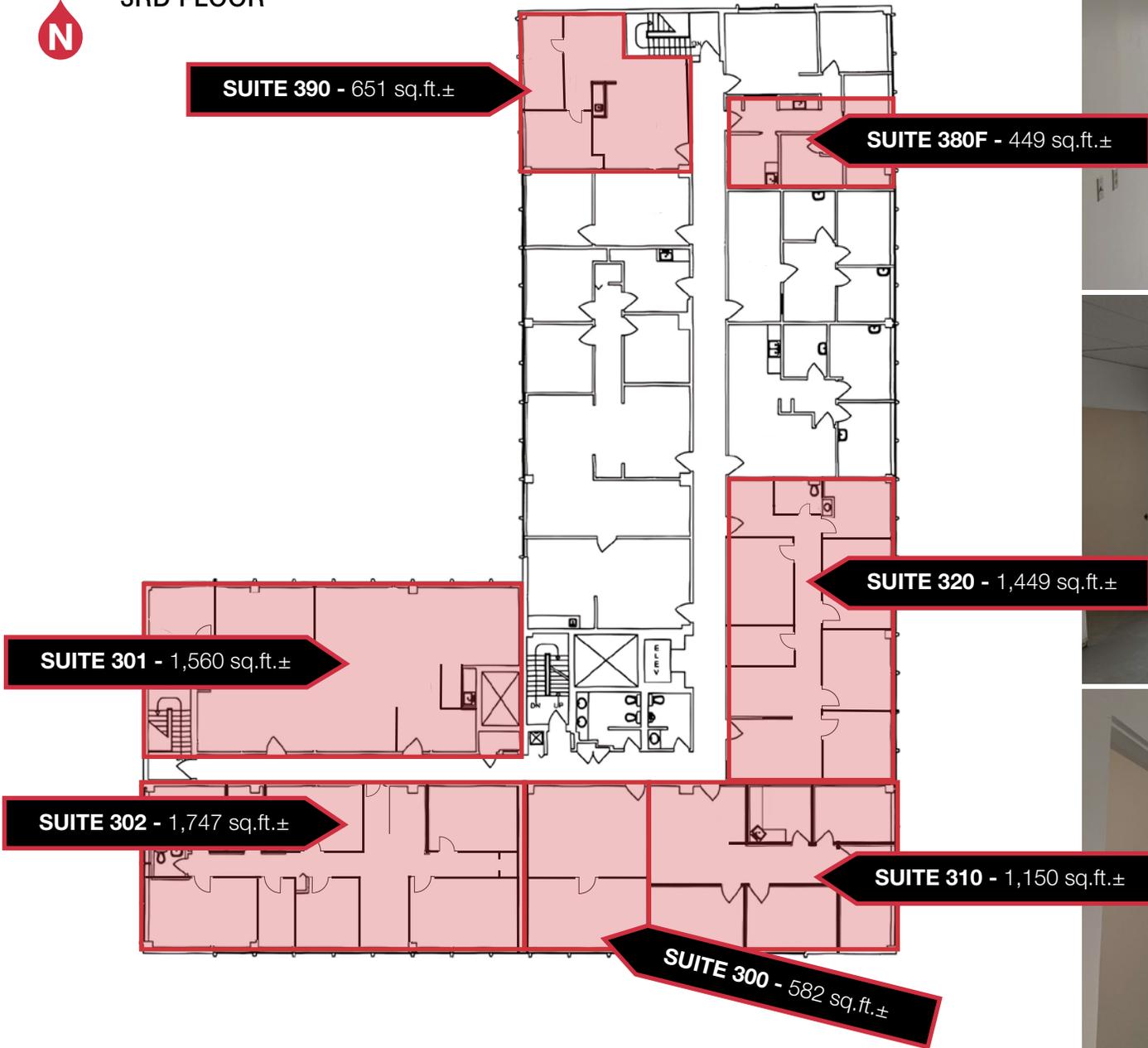


2ND FLOOR



Floor Plans

3RD FLOOR



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