

FOR LEASE

PARKWOOD OFFICE CENTRE

NAICommercial



9343/53/63 - 50 STREET | EDMONTON | MAIN FLOOR OFFICE UNIT

PROPERTY DESCRIPTION

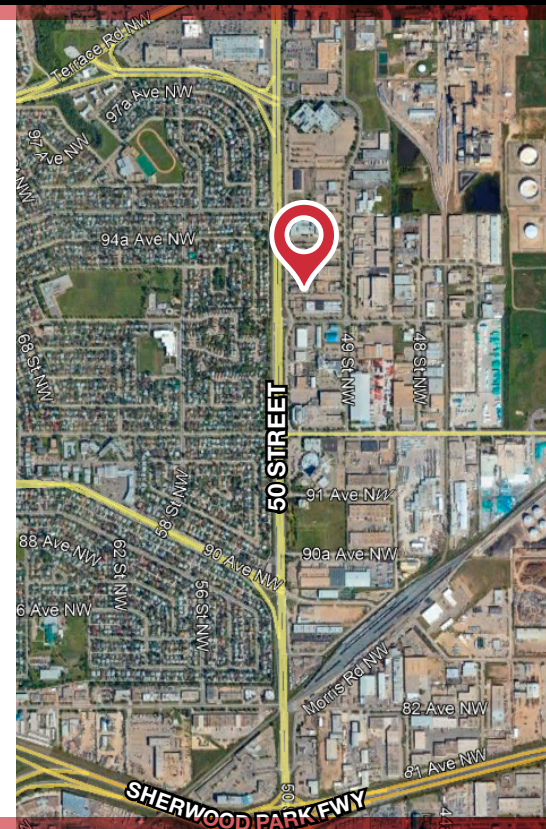
- Highly coveted opportunity to Lease space within the Parkwood Office Centre, a professional office complex comprised of three individual single storey buildings
- 1,679 sq.ft.± office unit with modern finishes throughout, located at front of building with direct exposure to 50th Street traffic
 - Layout consists of reception area, seven private offices, boardroom, bullpen area and kitchenette with sink
- Ideally located in the Eastgate Business Park with direct exposure to 50th Street traffic (25,500 vehicles per day)
- Abundance of surface parking (over 150 stalls) available at no charge
- Complex under new ownership with on-site management

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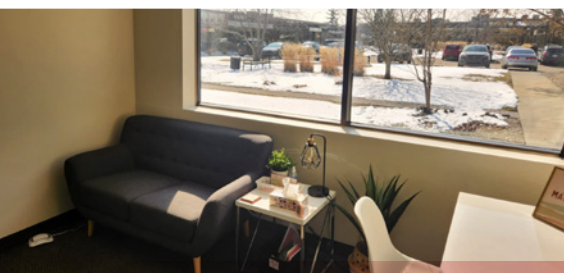
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ADDITIONAL INFORMATION

AREA AVAILABLE

Building 1 (9363 - 50 Street)

Unit 1 1,679 sq.ft.± Available June 1, 2025

Building 2 (9353 - 50 Street)

FULLY LEASED

Building 3 (9343 - 50 Street)

FULLY LEASED

PARKING

Ample surface stalls available free of charge

LEASE INFORMATION

NET RENTAL RATE

\$17.50/sq.ft./annum

OPERATING COSTS

\$16.31/sq.ft./annum (2025 estimate) includes Tenant's proportionate share of property taxes, building insurance, property management, common area maintenance, and utilities



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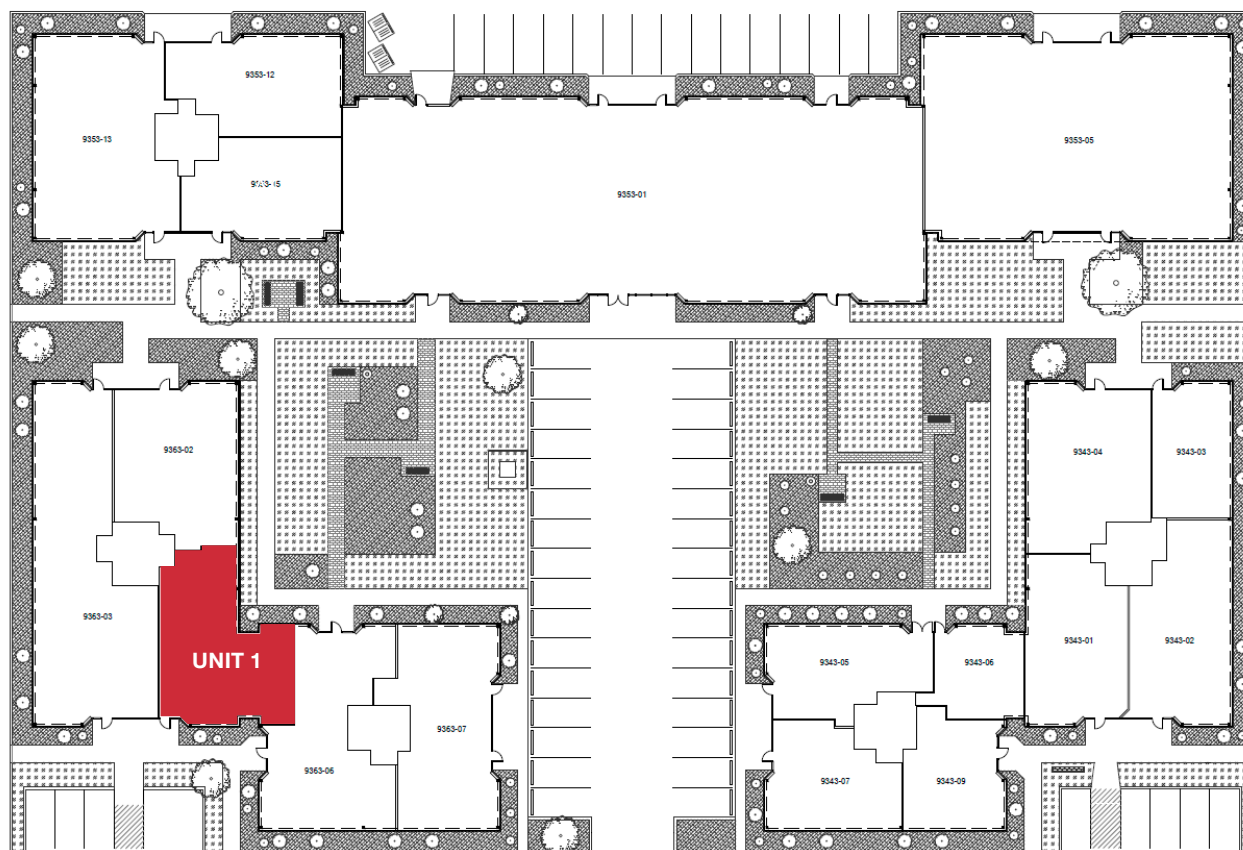


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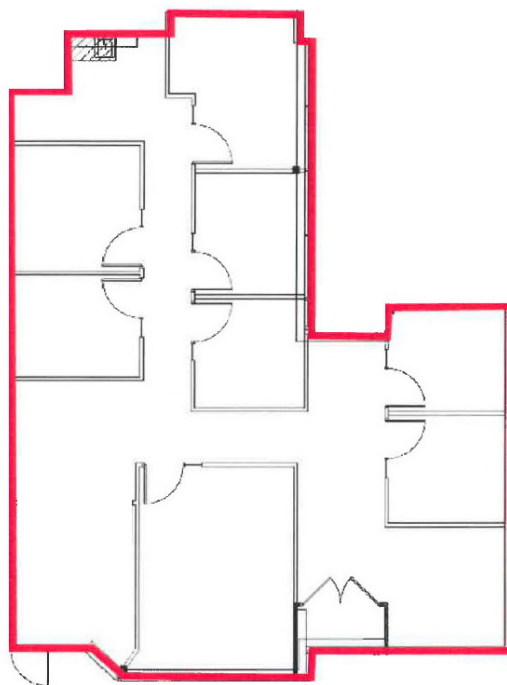
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FOR ILLUSTRATIVE PURPOSES ONLY • NOT TO SCALE • MAY NOT BE EXACT

UNIT 1



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