

FOR LEASE

NAI Commercial

GATEWAY 56 - 2,977 TO 14,732 SF±



5613 GATEWAY BLVD | EDMONTON, AB | HIGH EXPOSURE / FLEX SPACE

Ideally positioned for businesses seeking visibility, accessibility, and functionality, this property offers:

-  High-traffic exposure with 35,000+ VPD
-  Excellent pylon signage opportunities along Gateway Blvd
-  Rear-grade loading with a convenient marshalling area
-  Flexible configurations – office/showroom & warehouse layouts available
-  Easy access to Whitemud (1.2 km) & Anthony Henday (5 km)
-  Modernized curb appeal – building façade upgrades completed in 2024
-  Landlord to update flooring, paint, ceiling tiles, and LED lighting in units where required

Take advantage of this prime flex retail/warehouse space with exceptional exposure on **Gateway Boulevard**.

Ideal for retail, light industrial, or service-based businesses.

Don't miss out on this strategic leasing opportunity!

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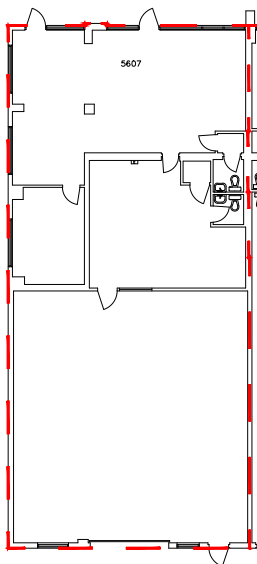
NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



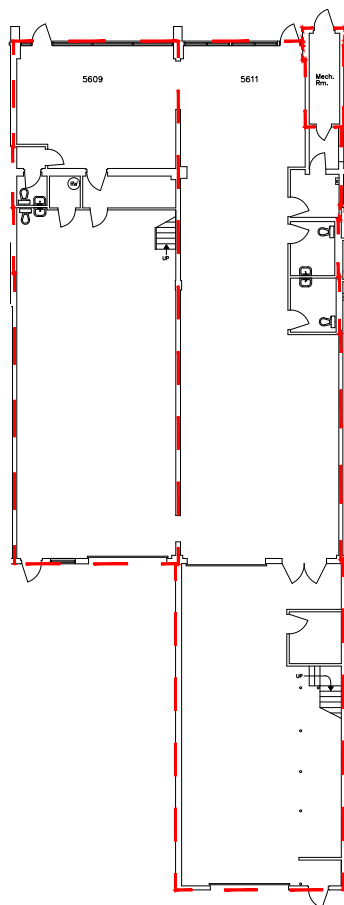
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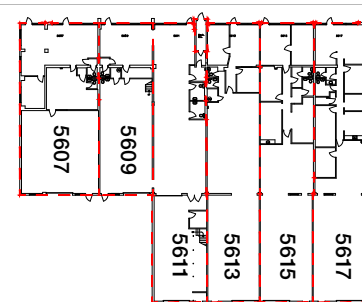
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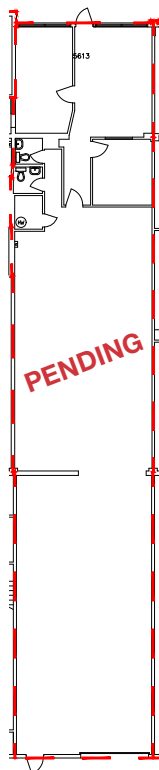
**UNIT 5607**

SIZE	2,977 sq.ft.±
CEILING	13' (clear); 15' to deck
YARD	Small fenced compound with large turning radius at rear of building
LOADING	12'x12' grade overhead door
HEATING	Forced air furnace (office) and overhead unit heater (warehouse)
SUMP	Dual compartment sump
POWER	200 amp, 3 phase power (TBC)
DESCRIPTION	Open showroom with single office
NET RENTAL RATE	\$15.00/sq.ft./annum
OPERATING COSTS	\$6.76/sq.ft./annum (2025 estimate) includes property tax, common area maintenance, building insurance and management fees
UTILITIES	All utilities separately metered
NOTES	5607 and 5609 can be combined

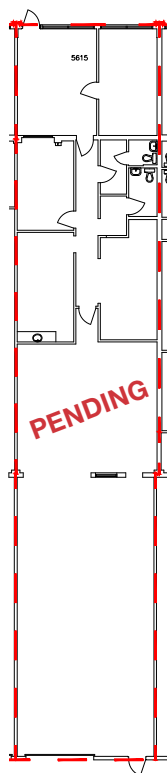
**UNIT 5609-5611**

SIZE	5,242 sq.ft.±
AVAILABLE	September 1, 2025
LOADING	Double wide man door and 12'x10' overhead door
DESCRIPTION	Large showroom area
NET RENTAL RATE	\$15.00/sq.ft./annum
OPERATING COSTS	\$6.76/sq.ft./annum (2025 estimate) includes property tax, common area maintenance, building insurance and management fees
UTILITIES	All utilities separately metered
NOTES	<ul style="list-style-type: none"> 5609/5611 can be split 5607 and 5609 can be combined



**UNIT 5613**

SIZE	3,228 sq.ft.±
AVAILABLE	Immediately
LOADING	12'x12'
HEATING	Forced air furnace (office) and overhead unit heater (warehouse)
DESCRIPTION	Reception with offices and open showroom leading to the warehouse
NET RENTAL RATE	\$15.00/sq.ft./annum
OPERATING COSTS	\$6.76/sq.ft./annum 2025 estimate) includes property tax, common area maintenance, building insurance and management fees
UTILITIES	All utilities separately metered

**UNIT 5615**

SIZE	3,285 sq.ft.±
AVAILABLE	Immediately
CEILING HEIGHT	15' clear warehouse
LOADING	12'x12' grade
HEATING	OH Unit heater (warehouse) and force air furnace (office)
LIGHTING	LED lighting in warehouse
DESCRIPTION	3 offices, open work area and washrooms
NET RENTAL RATE	\$15.00/sq.ft./annum
OPERATING COSTS	\$6.76/sq.ft./annum 2025 estimate) includes property tax, common area maintenance, building insurance and management fees
UTILITIES	All utilities separately metered



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