



PROPERTY HIGHLIGHTS

WHYTE AVENUE MEDICAL PROFESSIONAL BUILDING

LOCATION:

9950-82 AVENUE, EDMONTON, AB

FOR LEASE

- BRAND NEW MODERN HEALTHCARE PROFESSIONAL CENTRE
- AMPLE UNDERGROUND PARKING INCLUDING BOTH RESERVED AND PUBLIC STALLS
- DIRECT EXPOSURE TO WHYTE AVENUE
- BUILD-OUT OPTIONS AVAILABLE
- EXCELLENT ACCESS TO PUBLIC TRANSIT
- APPROXIMATELY 29,000 VEHICLES PER DAY

FOR LEASE

WHYTE AVENUE MEDICAL PROFESSIONAL BUILDING

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

PROPERTY INFORMATION

MUNICIPAL ADDRESS: 9950-82 Avenue, Edmonton, AB

LEGAL: Lot 1-5, Block 71, Plan I

ZONING: CB2 (General Business Zone)

SIZE: 67,400 Sq.Ft (+/-)

- Main Floor: 15,500 Sq.Ft **(\$34/Sq.Ft)**
- Second Floor: 17,000 Sq.Ft **(\$28/Sq.Ft)**
- Third Floor: 17,000 Sq.Ft **(\$28/Sq.Ft)**
- Fourth Floor: 17,000 Sq.Ft **(\$28/Sq.Ft)**

OP COST: TBD

PARKING: 3 levels of underground parking - both public and reserved stalls available

- Level 1: 52 Stalls Public/Tenant Parking
- Level 2: 54 Stalls Tenant Designated
- Level 3: 54 Stalls Tenant Designated
- Surface Stalls: 13 Public Parking

Total: 173 Stalls

POSSESSION: Q4 2017/Q1 2018

- Turn-key options

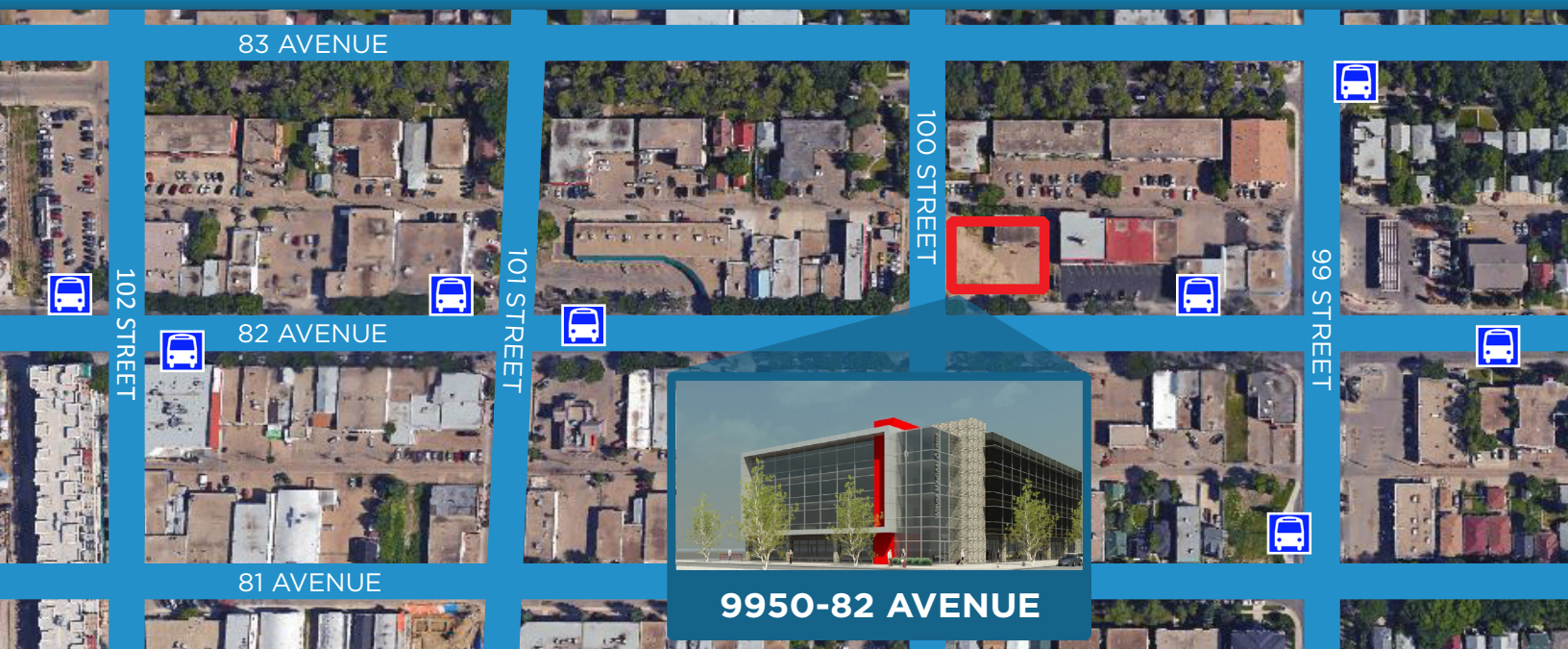
LOCATION AMENITIES

With other medical buildings, clinics and the University of Alberta hospital close by, Whyte Avenue and neighbourhood is quickly becoming a desirable area for medical professionals, creating great synergy opportunity within the building and surrounding area.

Being on Whyte Avenue clients and tenants can enjoy ease of access to many stores and restaurants in the neighbourhood.

Excellent public transportation system with ETS/LRT allowing easy access for clients and employees from any part of the city.

Quick access to other major arterial roadways such as the Anthony Henday, Gateway Boulevard and Calgary Trail.



LIZOTTE
AND ASSOCIATES REAL ESTATE INC

780.488.0888

WWW.LIZOTTEREALESTATE.COM

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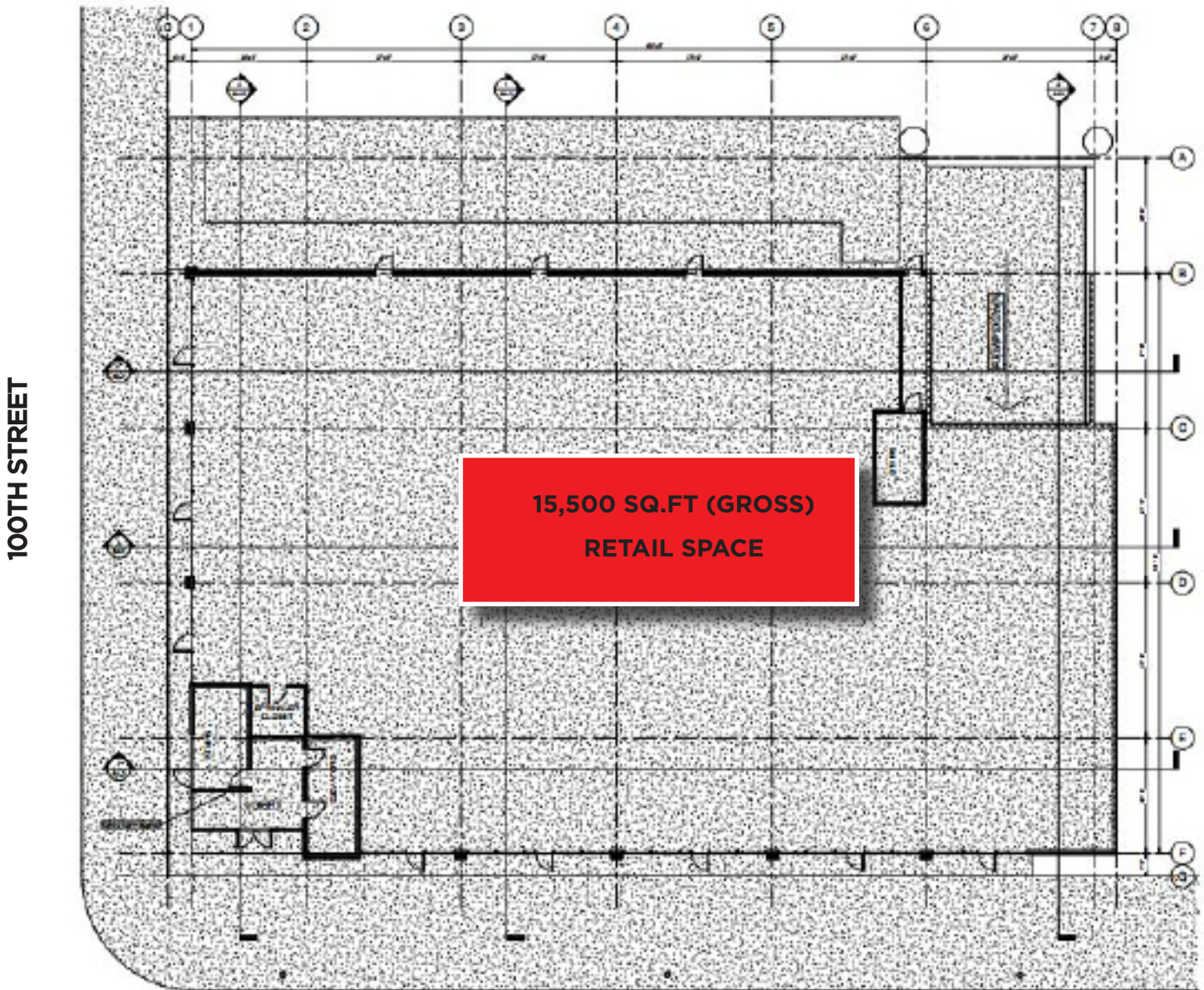
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FOR LEASE

WHYTE AVENUE MEDICAL PROFESSIONAL BUILDING

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MAIN FLOOR - Flexible demising options available



WHYTE AVENUE (82 AVENUE)

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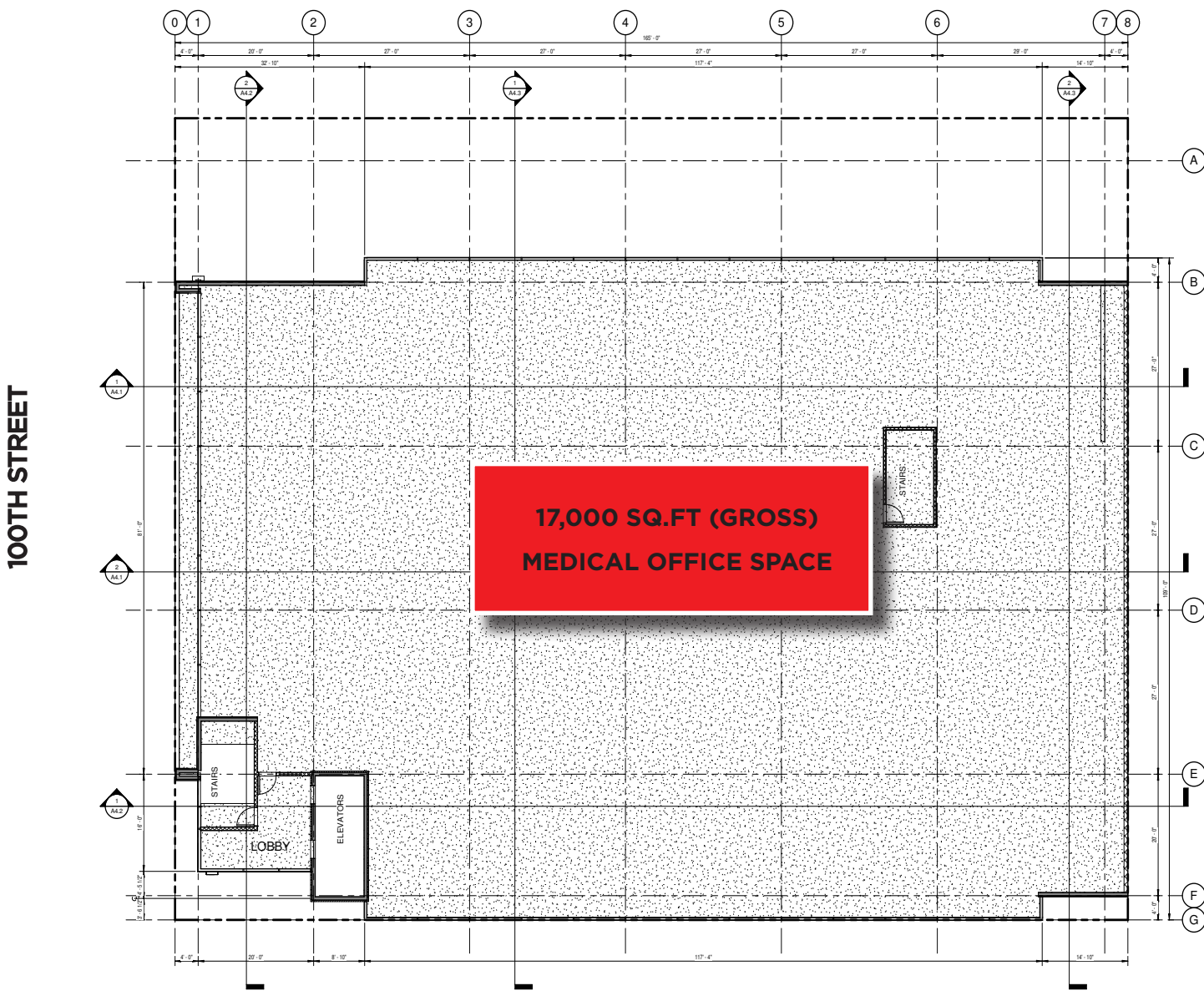
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FOR LEASE

WHYTE AVENUE MEDICAL PROFESSIONAL BUILDING

SECOND FLOOR - Flexible demising options available

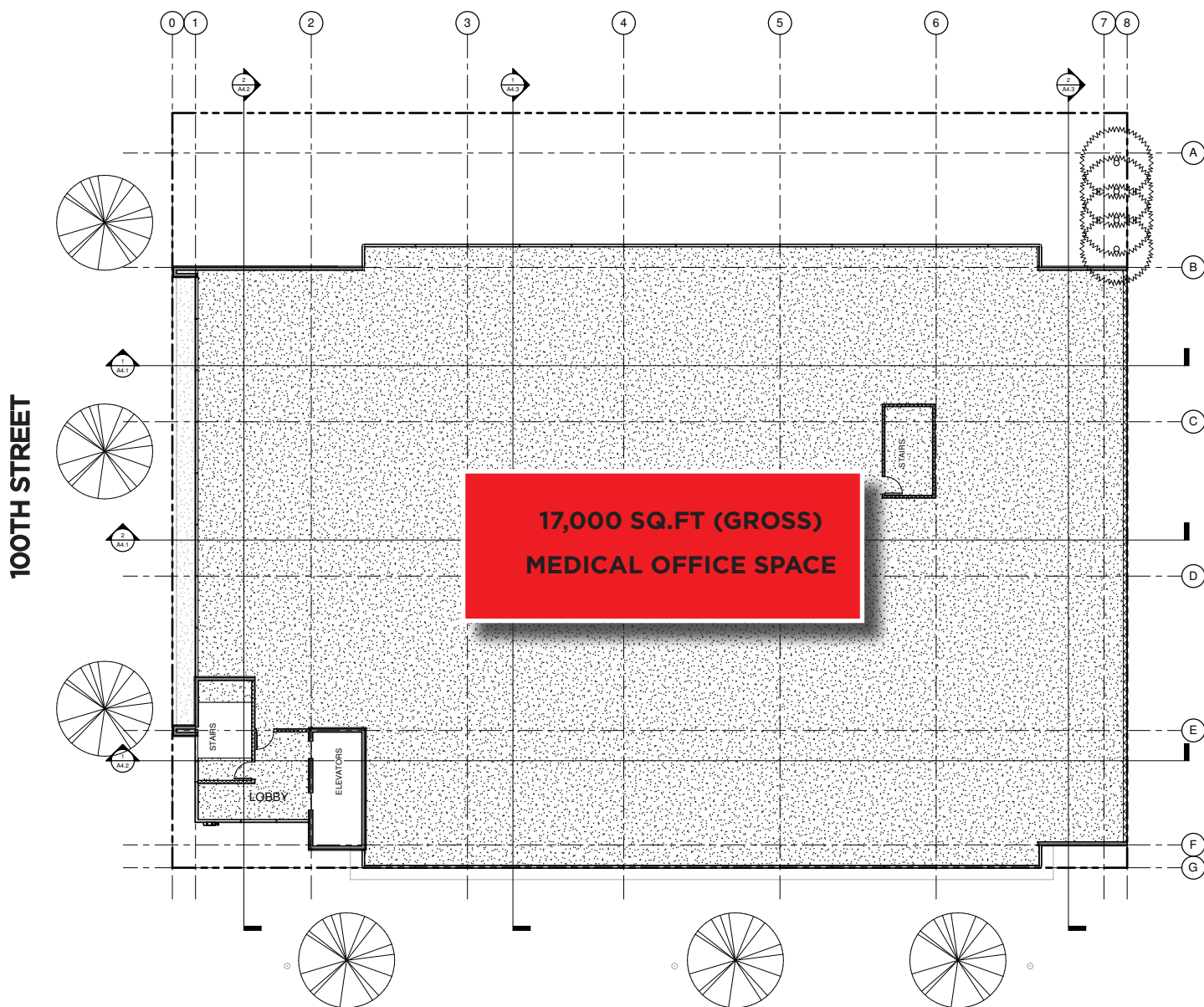


WHYTE AVENUE (82 AVENUE)

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WHYTE AVENUE MEDICAL PROFESSIONAL BUILDING

THIRD FLOOR - Flexible demising options available



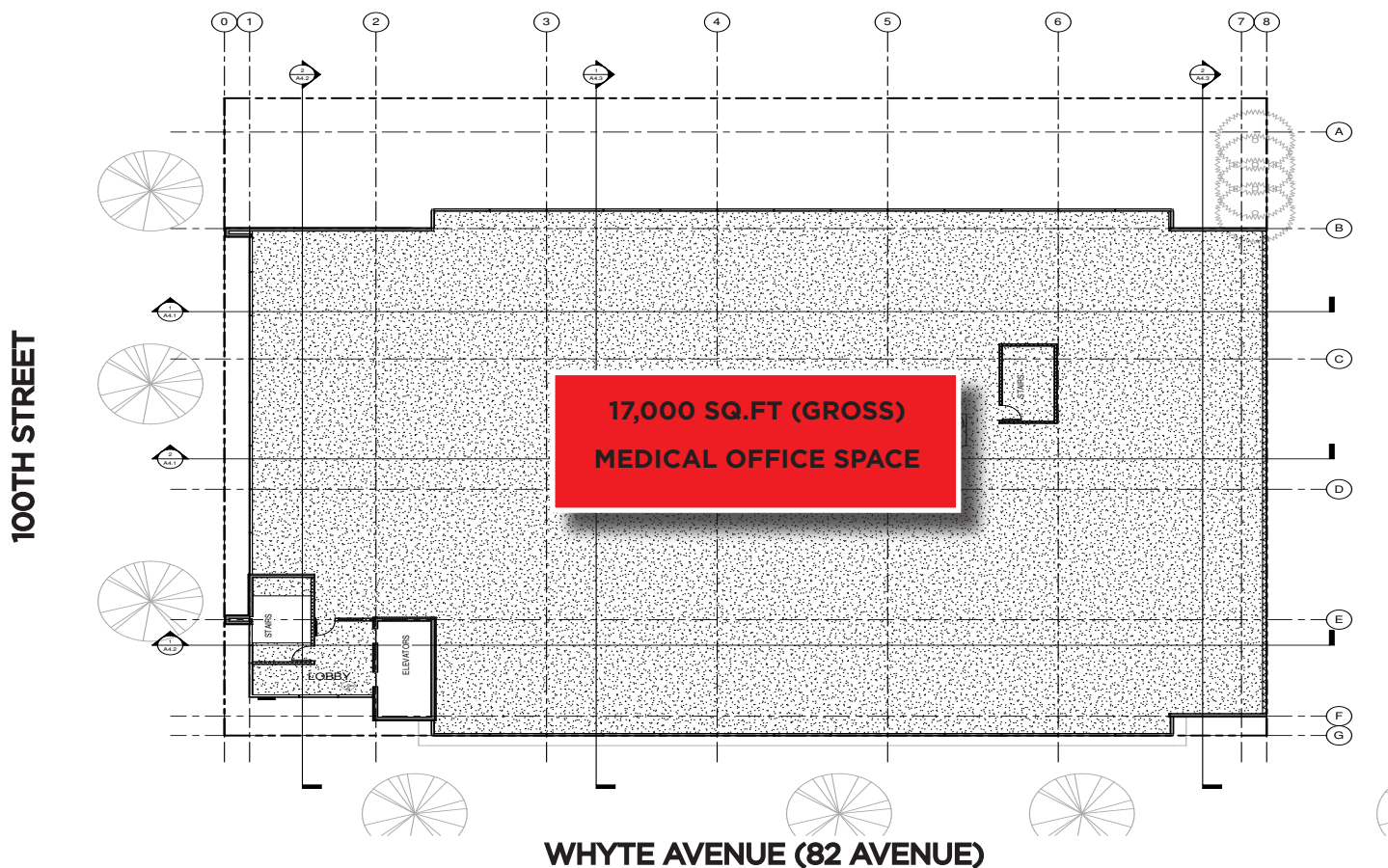
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FOR LEASE

WHYTE AVENUE MEDICAL PROFESSIONAL BUILDING

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FOURTH FLOOR - Flexible demising options available



MORE INFORMATION

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