FOR LEASE 2,085 Sq. Ft. (+/-)

AND ASSOCIATES REAL ESTATE INC



#105 6055 Andrews Way, Edmonton, AB

WINDERMERE RETAIL/MEDICAL SPACE

Property Highlights

- Plans in place for a psychology office
- 2,085 Sq. Ft. of raw space ready for build-out
- Located in the affluent Windermere Area ٠
- Medical/office building with a strong mix of tenants including general • practitioners, medical specialists, pharmacy, and physiotherapy
- Professionally managed medical building •

AB T5 I 1W/8

Strong parking in the building, with underground parking available



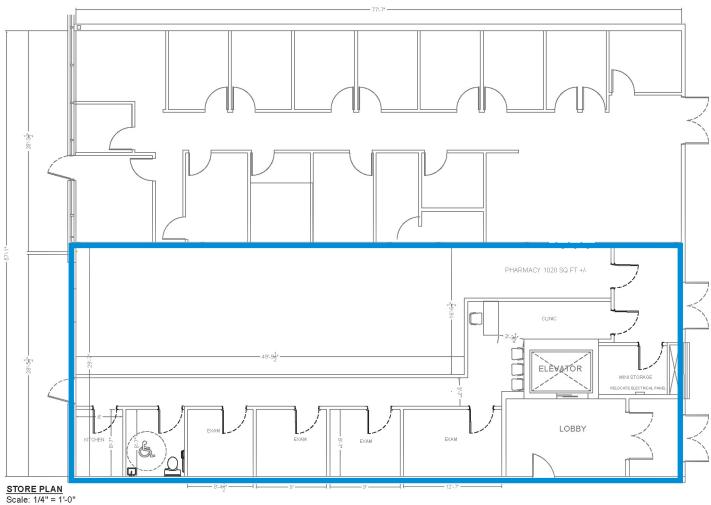


780.488.088

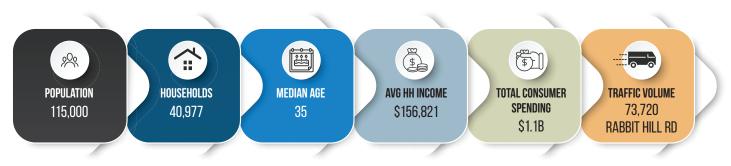
FOR LEASE Windermere Retail/Medical Space



Floor Plan



Demographics within 5KM



FOR LEASE Windermere Retail/Medical Space



Municipal Address:	#105 6055 Andrews Way, Edmonton, AB		
Size:	Size: 2,085 Sq. Ft. (+/-)		
Zoning:	DC1 - suitable for most commercial uses		
Parking:	Ample free on-site parking with a ratio of 4/1,000 Sq. Ft.		
	Underground parking available at monthly rent ~\$150		
Signage:	: Fascia and pylon signage available		
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Possession: Immediate/negotiable

Contact

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AND ASSOCIATES REAL ESTATE INC

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Vada Giguere

From they Date 5

Unlicensed Assistant Direct: 780.784.6556 vada@lizotterealestate.com

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Lease Rate:	\$35.00/Sq. Ft.		
Op Costs:	\$22.47/Sq. Ft. + Power		
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	Cor	nputerwerks.	Andrews Way
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