

FOR LEASE

±912-3,775 Sq. Ft.

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



15379 Castle Downs Road, Edmonton, AB

PRIME OFFICE IN LAKESIDE LANDING

Property Highlights

- Secure entry, with fob and/or camera buzzer
- Regular security patrol
- Bright space with abundant natural light
- Free on site parking - Lot freshly paved in 2024
- Scenic walking trails and beautiful outdoor area with direct access to Beaumaris Lake
- Elevator access to the second floor
- Demisable options available



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

FOR LEASE

Unit 202

LIZOTTE
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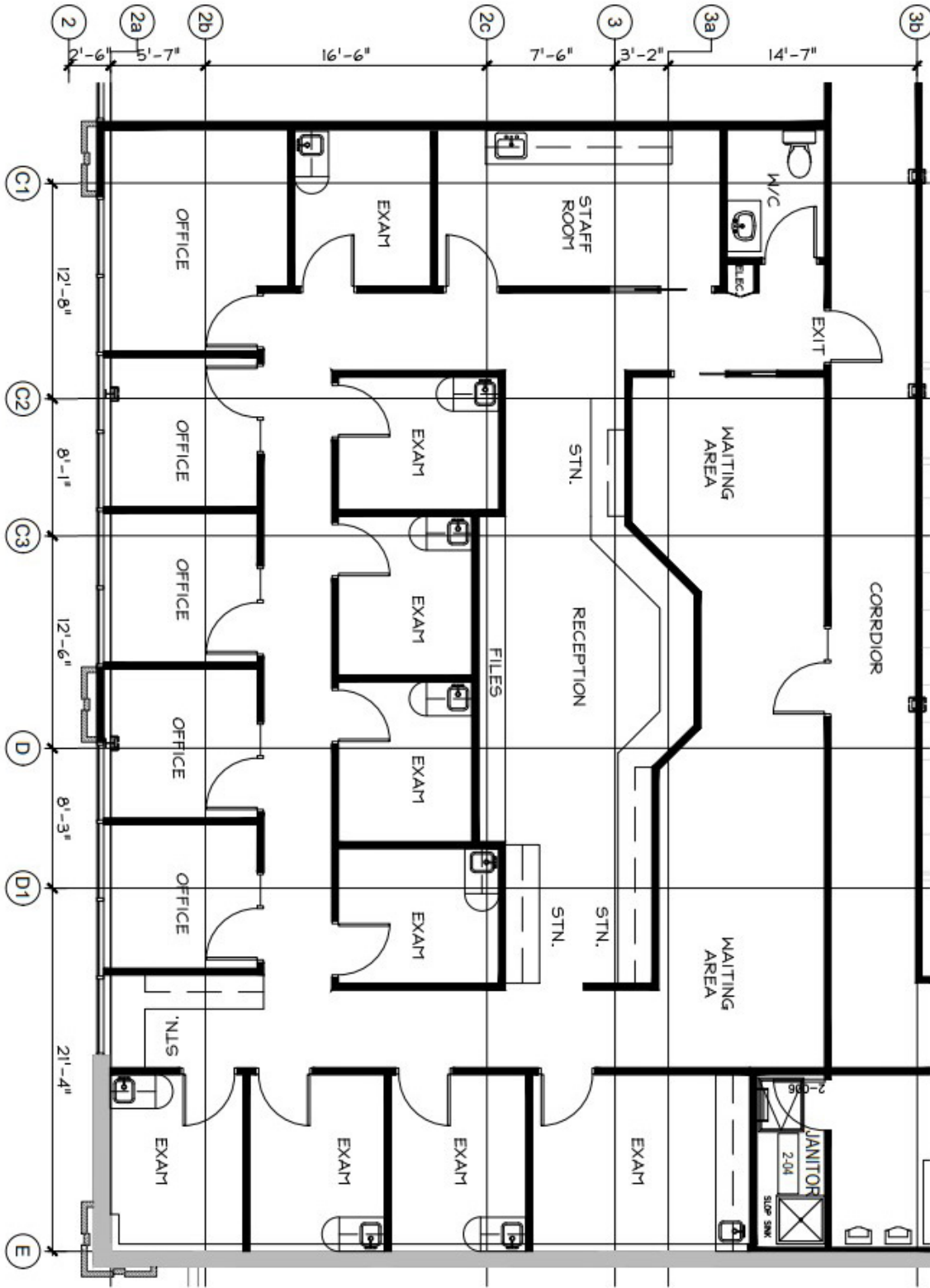
FOR LEASE

Unit 202

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Floor Plan

Unit 202 2,863 Sq. Ft.



FOR LEASE

Unit 202 and 204

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Space Highlights

Unit 202 2,863 Sq. Ft. MEDICAL OFFICE SPACE

- Former doctor's office space, fully developed
- Ideal for various medical/dental uses
- Space can be divided into smaller units
- Plumbing throughout space and exam rooms
- One washroom in unit and common area washroom access

Unit 204 912 SQ. FT. OFFICE SPACE *Can be Contiguous

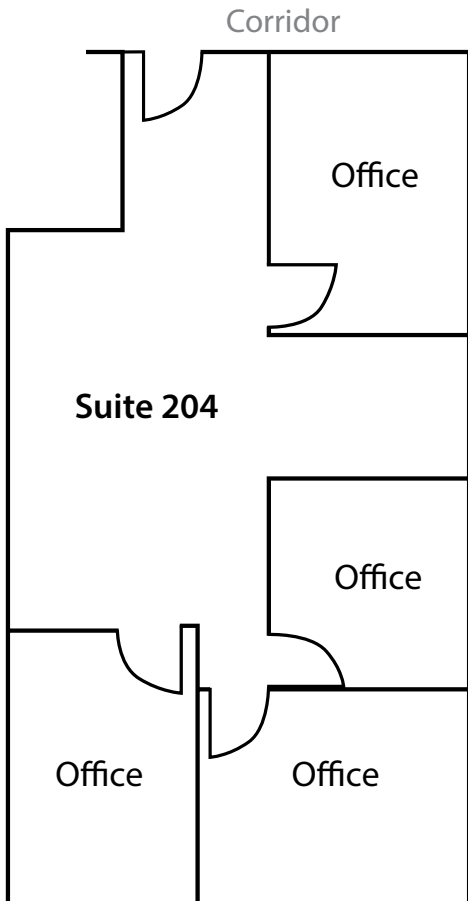
- Former law office
- Bright space with abundant natural light
- Common area washroom



FOR LEASE

Unit 204 ±912 Sq. Ft.

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FOR LEASE

Prime Office in Lakeside Landing

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Property Information

Municipal Address: 15379 Castle Downs Road, Edmonton, AB

Size: #202 ±2,863 Sq. Ft.

#204 ±912 Sq. Ft.

Zoning: MU (Mixed Use)

Parking: Ample Free Scramble Parking

Possession: Immediate/negotiable

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Lease Rate: \$20-\$24/Sq. Ft.

Op Costs: \$18.59 (2024)

- [New 1,300 student high school being constructed 2 blocks west of Lakeside Landing.](#)
- [\\$9.1M Beaumaris Lake Park Rehabilitation adjacent to Lakeside Landing completed in 2022.](#)
- [Future LRT station 1 block west of Lakeside Landing as part of the Metro Line Northwest Extension.](#)
- [Griesbach redevelopment just southeast of Lakeside Landing. Approx. 160 AC to be redeveloped which will include higher density housing.](#)
- [Castle Downs Transit Centre adjacent to Lakeside Landing was fully redeveloped in 2019.](#)
- Entire parking lot redone in 2024
- New daycare at Lakeside Landing opens in September with space for approximately 100 kids

Contact

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