

FOR LEASE

NORTHLAND CENTRE II

NAI Commercial

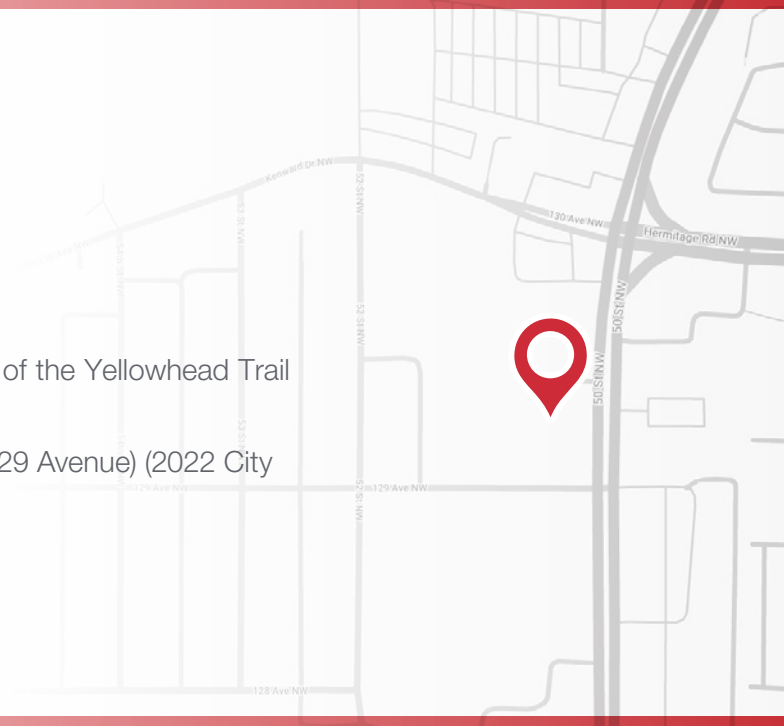


203/205, 12930 - 50 STREET | EDMONTON, AB | 2ND FLOOR OFFICES

PROPERTY HIGHLIGHTS

- Unit 203: 1,226 sq.ft.±
Unit 205: 1,331 sq.ft.±
*Can be combined for a total of 2,557 sq.ft.±
- Air conditioned, second floor offices
- Elevator in building
- Located in Northland Centre on 50th Street blocks north of the Yellowhead Trail and minutes south of Manning Freeway
- Exposure to 33,700 vehicles per day (50 Street North of 129 Avenue) (2022 City of Edmonton)

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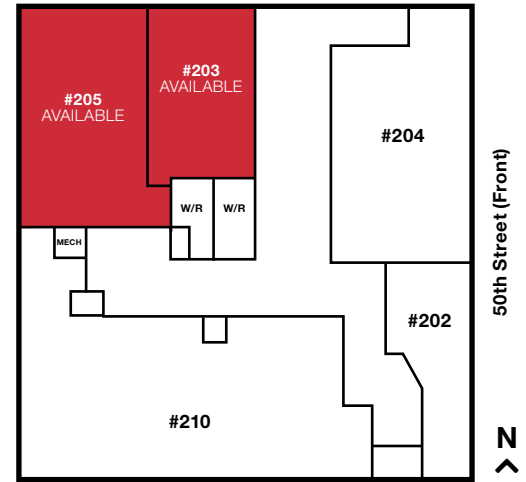
NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

ADDITIONAL INFORMATION

AVAILABLE SPACE	Unit 203: 1,226 sq.ft.± Unit 205: 1,331 sq.ft.± Unit 203/205: 2,557 sq.ft.±
LEGAL DESCRIPTION	Lot 2, Block Z, Plan 8267ET
AVAILABLE	Immediately
LEASE TERM	Negotiable
PARKING	Surface parking stalls included at no extra charge
NET RENTAL RATE	\$8.00/sq.ft./annum (negotiable)
OPERATING COSTS	\$14.50/sq.ft./annum (2023 estimate) Includes property taxes, building insurance, common area maintenance, management fees, gas, power and water
OTHER TENANTS	Salvation Army, Queen Donair, Winners Chapel, Sana Dental, Dr. Doan's Dental Office and more
NEIGHBOURS	Within minutes of Northlands: Costco, Home Depot, Petsmart, Real Canadian Superstore, Staples and more

 **33,700 VPD**
50 ST N OF 129 AVE

 **182,479**
DAYTIME POPULATION

 **3.1%**
ANNUAL GROWTH
2023 - 2033

 **28,782** **2,930**
EMPLOYEES **BUSINESSES**

 **\$4.79B**
TOTAL CONSUMER
SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS