

FOR LEASE

NAI Commercial

HEWES MEDICAL CENTRE - 4,000 SF MAIN FLOOR



2551 HEWES WAY | EDMONTON, AB | MEDICAL OFFICE

PROPERTY HIGHLIGHTS

- Fully developed medical facility
- Established Mill Woods population of 156,133 residents (5 km radius)
- Close proximity to Grey Nuns Hospital
- Direct exposure to Hewes Way
- Close proximity to future Davies LRT Station, part of Valley Line extension
- Across the street from Mill Woods Transit Centre
- Major access: 23rd Avenue, 50th Street, 66th Street, 34th Avenue, Whitemud Freeway, Anthony Henday Drive

JULIE LAM

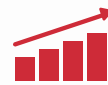
Senior Associate
780 436 7412
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12,000 VPD
HEWES WAY



159,281
POPULATION



2.9%
ANNUAL GROWTH 2022 - 2032



56,494 EMPLOYEES 4,048 BUSINESSES



Jasper Ave
\$5.2B
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



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



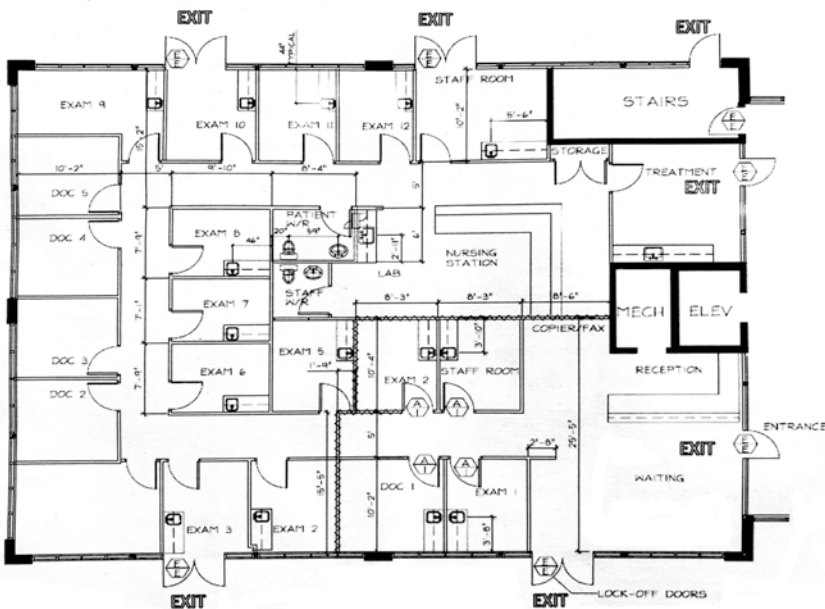
780 436 7410



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ADDITIONAL INFORMATION

SIZES AVAILABLE	4,000 sq.ft.±
LEGAL DESCRIPTION	Plan 9622445, Block 7, Lot 13
ZONING	DC-2.240
AVAILABLE	Immediately
PARKING	Onsite parking
LEASE RATE	Starting at \$19.00/sq.ft./annum net
OPERATING COSTS	To be determined



FOR ILLUSTRATIVE PURPOSES - MAY NOT BE EXACT

JULIE LAM
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