

**FOR LEASE**

**WEST END MEDICAL PROFESSIONAL BUILDING**

**NAICommercial**



**9509 - 156 STREET | EDMONTON, AB | MEDICAL/PROFESSIONAL**

#### PROPERTY DESCRIPTION

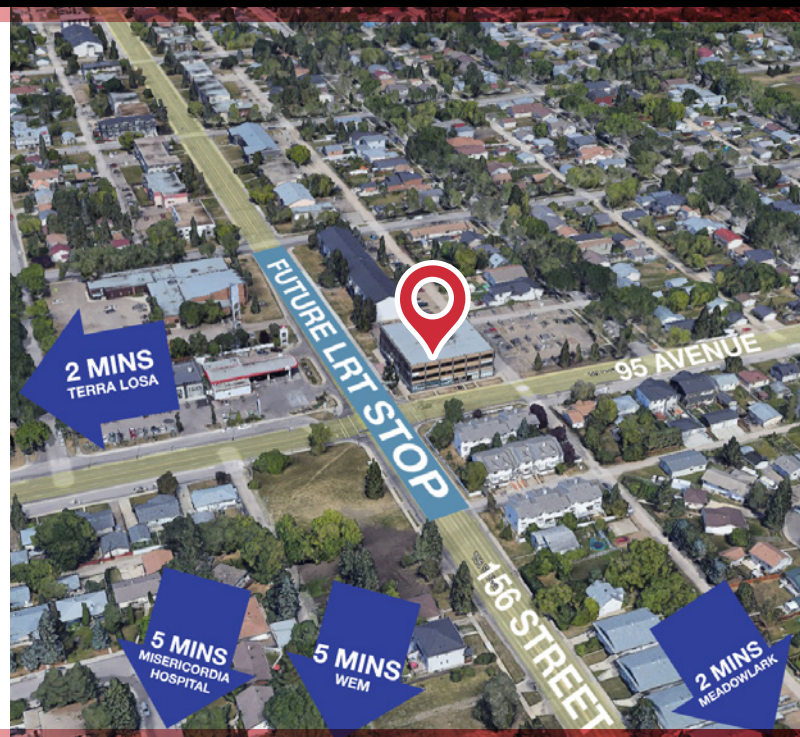
- Busy medical professional building fronting 156 Street
- Newly renovated
- Surrounding high density residential area
- 5 minutes to Misericordia Hospital
- Directly on Valley Line LRT
- Free surface parking for patients
- Energized parking stalls available
- 2 elevators
- Exposure to average of 10,400 vehicles/day on 95 Ave W of 156 Street (2022 - City of Edmonton)

#### **DON ROBINSON**

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#### **HARRIS VALDES**

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



780 436 7410



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UNIT 301/302



UNIT 301/302



LOBBY

|                              |                                                                                                                                         |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| SIZES AVAILABLE              | 743-2,524 sq.ft.                                                                                                                        |
| LEGAL DESCRIPTION            | Plan 6530ET Block 7 Lots 3-6                                                                                                            |
| ZONING                       | Mixed Use (MU h16 f3.5 cf)                                                                                                              |
| BUILDING SIZE                | 49,400 sq.ft.±                                                                                                                          |
| SIGNAGE                      | Directory                                                                                                                               |
| TENANT IMPROVEMENT ALLOWANCE | Negotiable                                                                                                                              |
| INTERNET                     | Shaw high speed fibre optics                                                                                                            |
| NET RATE                     | Upper floors: \$12.00/sq.ft./annum<br>Main floor: \$15.00/sq.ft./annum                                                                  |
| OPERATING COSTS              | \$16.58/sq.ft./annum (2024 estimate) includes property tax, building insurance, common area maintenance, management fees and utilities. |

## OTHER TENANTS



## West End Medical Clinic

Denture Clinic  
Physiotherapy  
Massage Therapy  
Psychologists  
Dental Clinic  
and Other Professional uses

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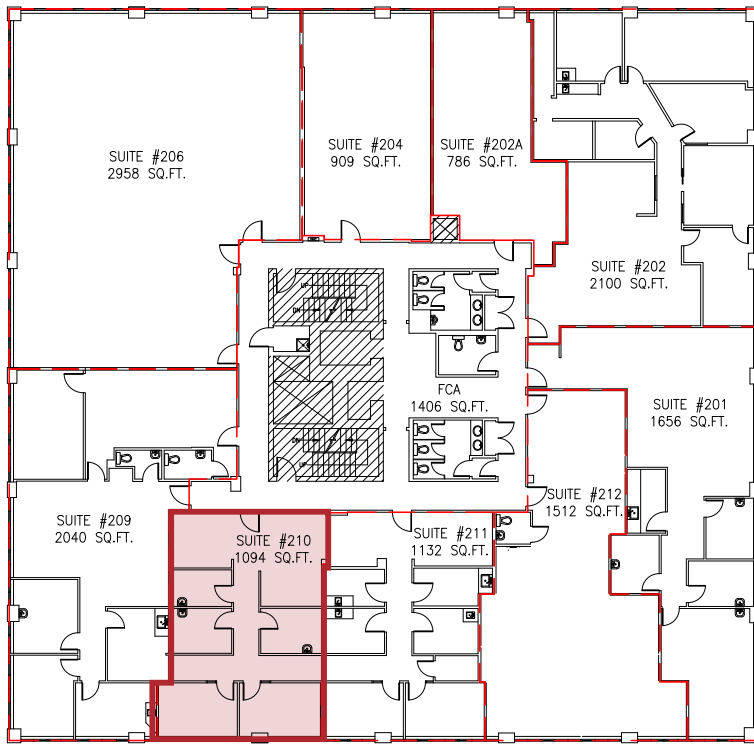
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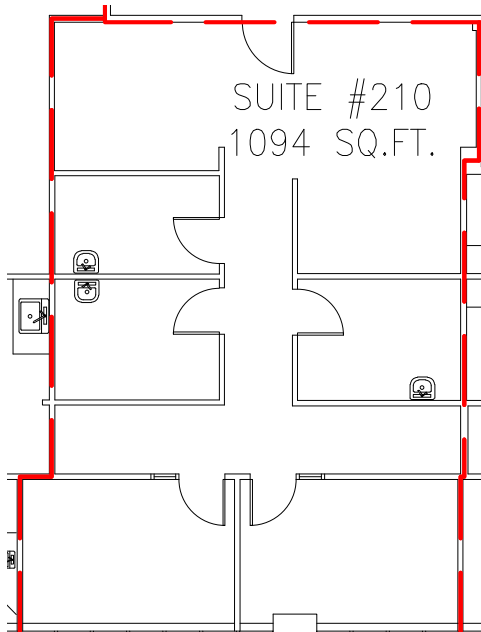
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7179 DR24

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NOTE - RENTABLE AREAS SHOWN

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| 2ND FLOOR UNITS | SIZE         |
|-----------------|--------------|
| 210             | 1,094 sq.ft. |



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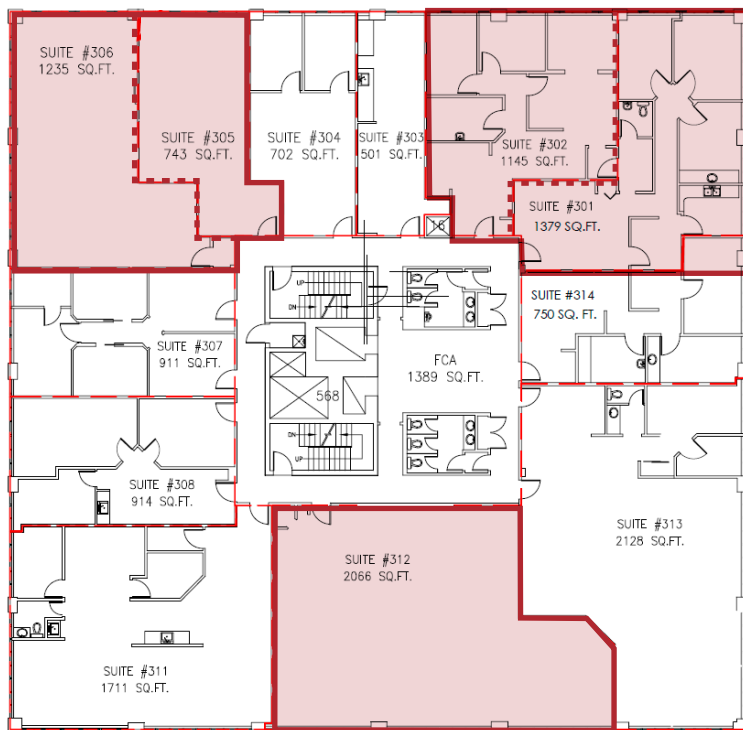


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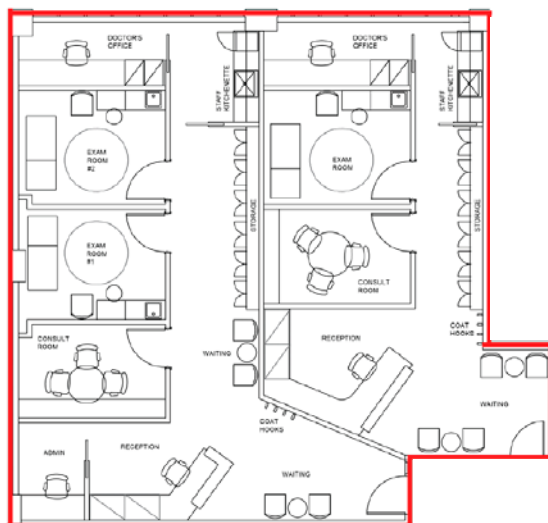
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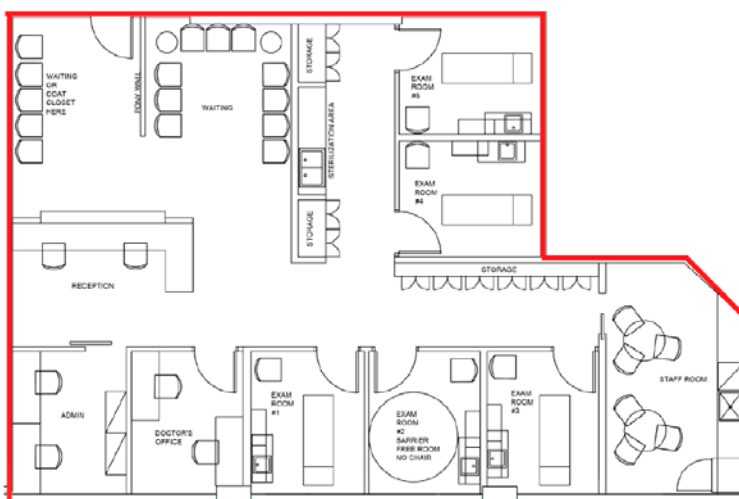
| THIRD FLOOR UNITS | SIZE                                 |
|-------------------|--------------------------------------|
| 301               | 1,379 sq.ft.                         |
| 302               | 1,145 sq.ft.                         |
|                   | <u>2,524 sq.ft. total</u>            |
| 305 & 306         | 743-1,978 sq.ft.<br>(can be demised) |
| 312               | 2,066 sq.ft.                         |



PROPOSED CONCEPT PLAN UNIT 305 & 306



PROPOSED CONCEPT PLAN UNIT 312



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