

FOR LEASE

WEST END MEDICAL PROFESSIONAL BUILDING

NAI Commercial



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

PROPERTY DESCRIPTION

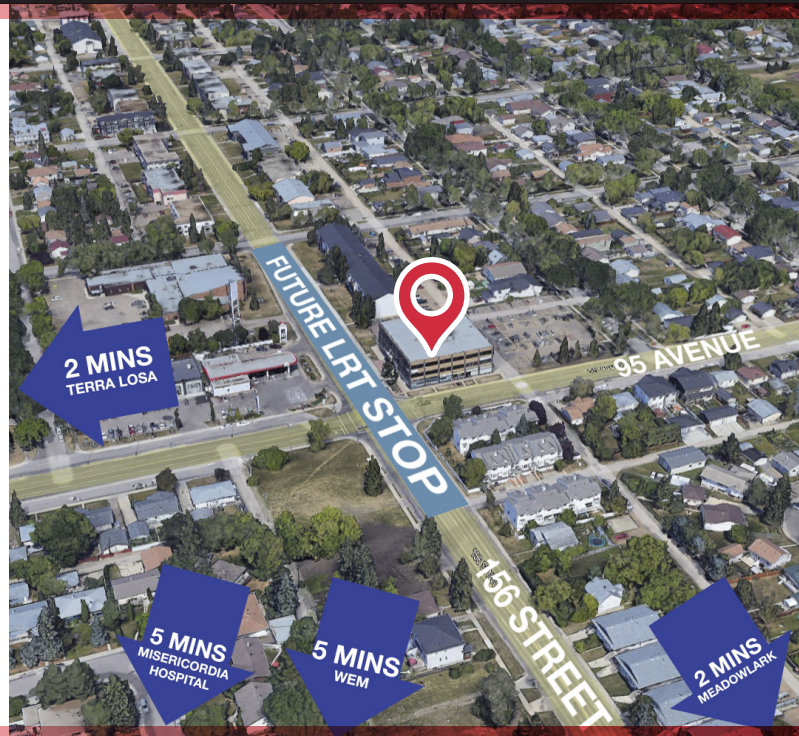
- Busy medical professional building fronting 156 Street
- Newly renovated
- Surrounding high density residential area
- 5 minutes to Misericordia Hospital
- Directly on Valley Line LRT
- Free surface parking for patients
- Energized parking stalls available
- 2 elevators
- Exposure to average of 10,400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

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



780 436 7410



NAIEDMONTON.COM



UNIT 301/302



UNIT 301/302



LOBBY

SIZES AVAILABLE	743-3,511 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 Main floor: \$18.00/sq.ft./annum
OPERATING COSTS	\$18.43/sq.ft./annum (2026 estimate) includes property tax, building insurance, common area maintenance, management fees and utilities.

OTHER TENANTS



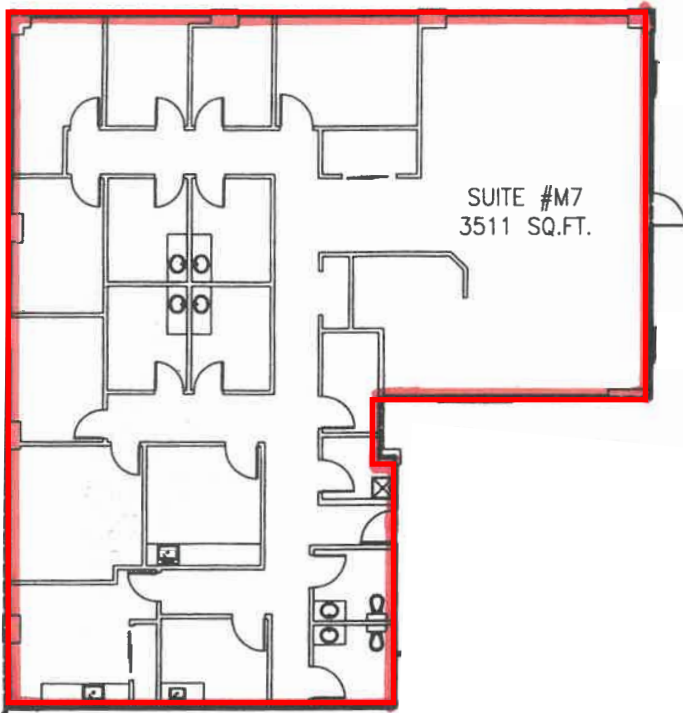
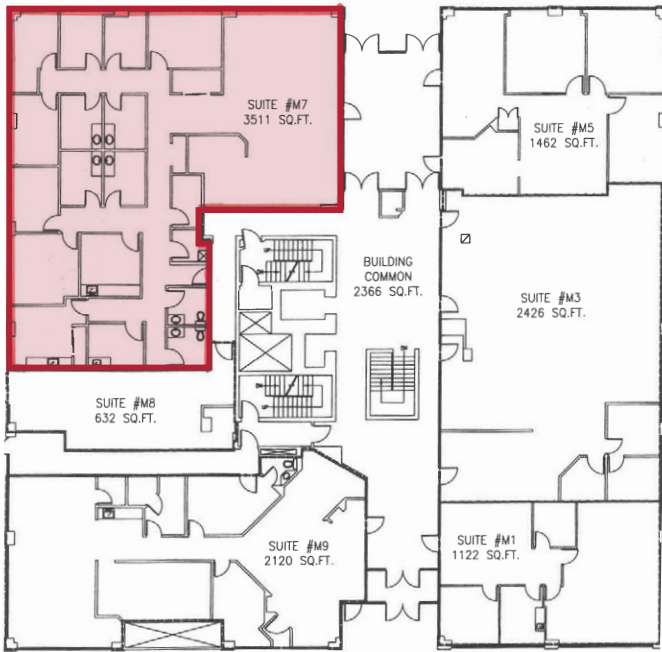
- Denture Clinic
- Physiotherapy
- Massage Therapy
- Psychologists
- Dental Clinic
- and Other Professional uses

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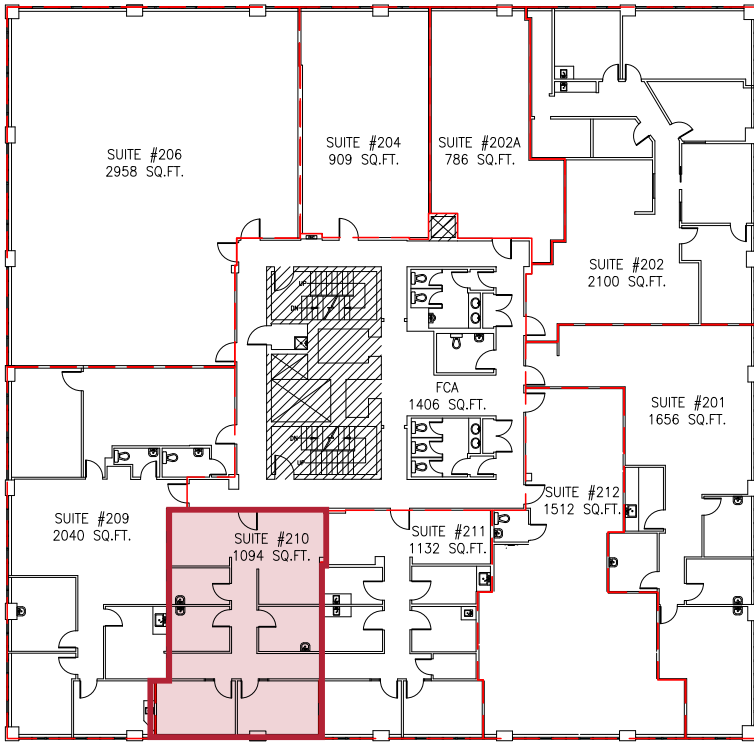
MAIN FLOOR UNITS	SIZE
M7	3,511 sq.ft.



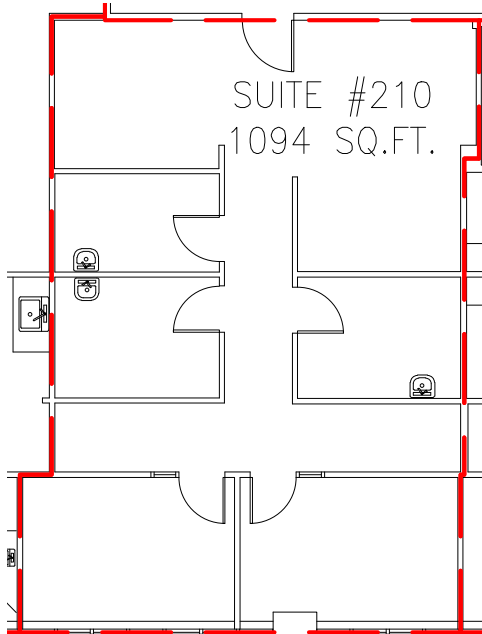
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NOTE - RENTABLE AREAS SHOWN



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



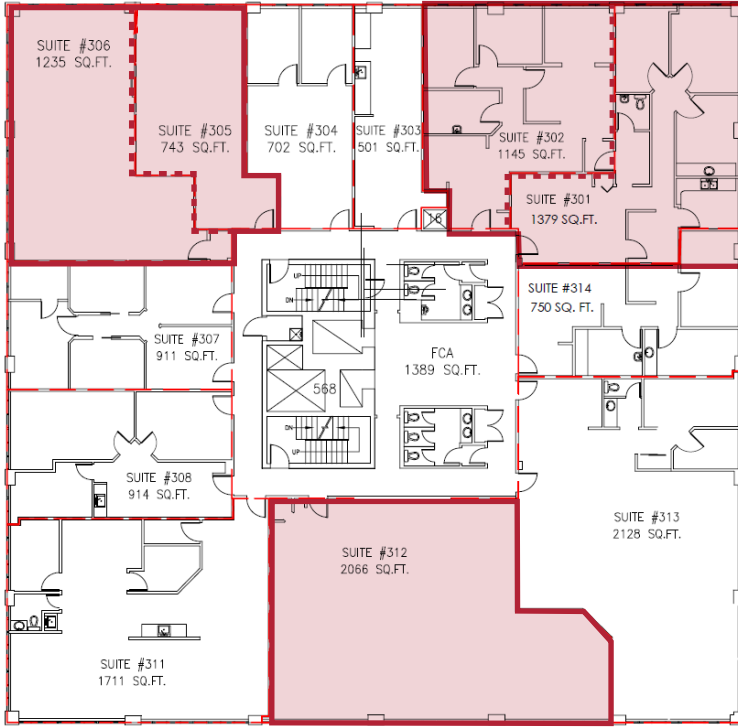
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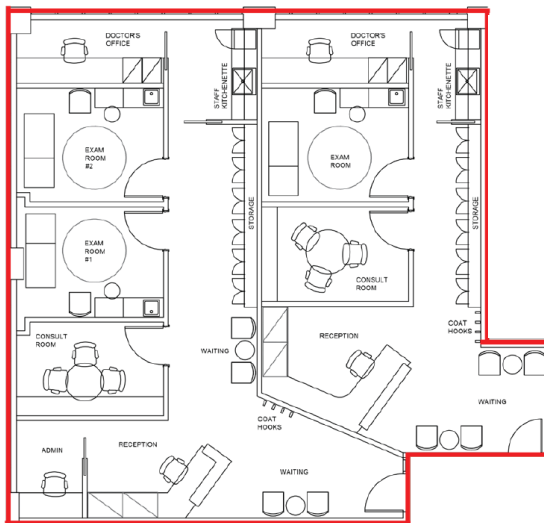
THIRD FLOOR UNITS	SIZE
301	1,379 sq.ft.
302	1,145 sq.ft.
	<u>2,524 sq.ft. total</u>
305 & 306	743-1,978 sq.ft. (can be demised)
312	2,066 sq.ft.



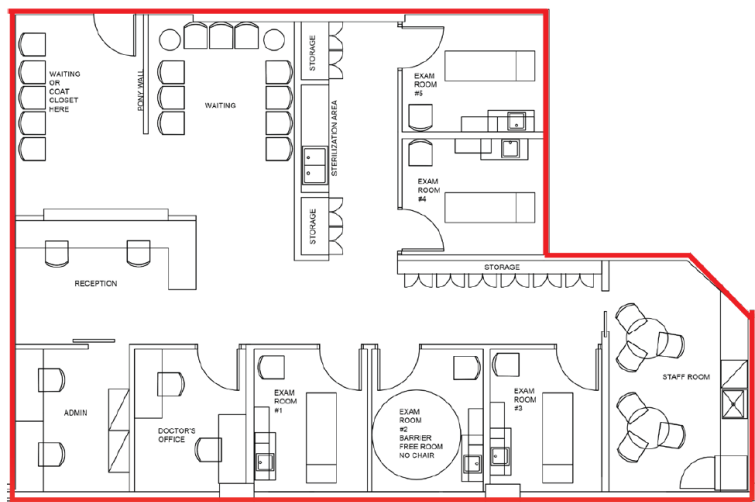
UNIT 312



PROPOSED CONCEPT PLAN UNIT 305 & 306



PROPOSED CONCEPT PLAN UNIT 312



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