

AVISON YOUNG

For Lease: 301B

For Sale or Lease: Suite 401



Margate Professional Building

6070 Andrews Way, Edmonton, AB

Professional Medical/Office Building

- Newly constructed professional building situated in the most sought-after neighbourhood of southwest Edmonton
- Flexible suite sizes available to suit a variety of user needs
- Full floor opportunities up to 4,361 SF
- Fourth floor features a private rooftop patio



Convenient access to all major arterial roads



Abundance of surrounding amenities



Close to public transit and the future Ellerslie LRT Station



Located in Windermere neighbourhood

**Get more
information**

Peter Schwann

Principal

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Karnie Vertz

Principal

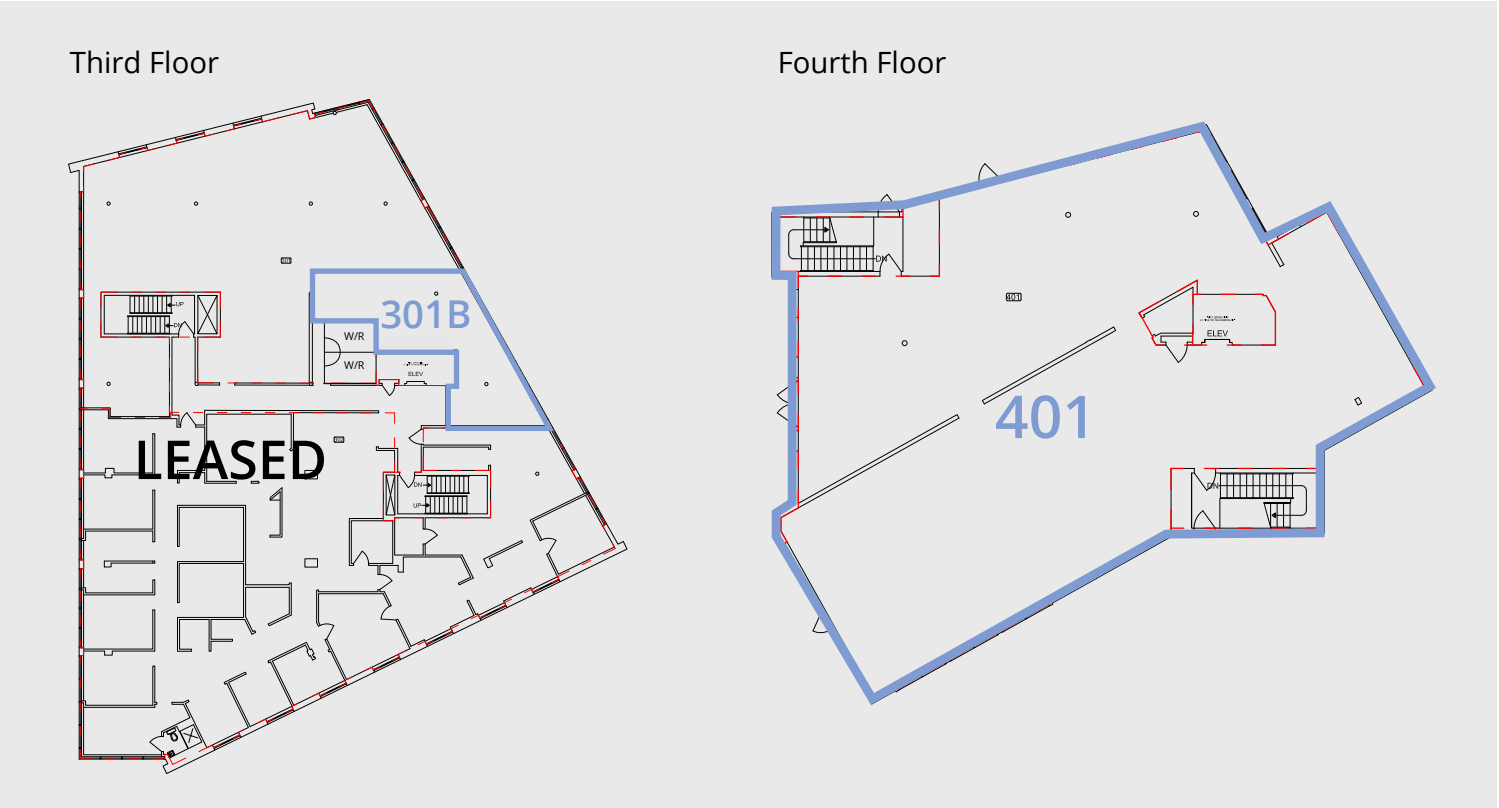
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For Lease ☐ Available

6070 Andrews Way
Edmonton, AB



Property highlights

- Brand new build
- Professionally managed building
- Space ready for tenant improvements
- Turnkey packages available

Offering summary

Space Available:	Suite 301B: +/-705 SF Suite 401: 4,361 SF
Net Rent:	301B, 401 - Negotiable
Sale Price:	Suite 401 - Negotiable
Additional Rent:	\$14.00 PSF (estimate)
Parking:	Surface & underground stalls at market rates

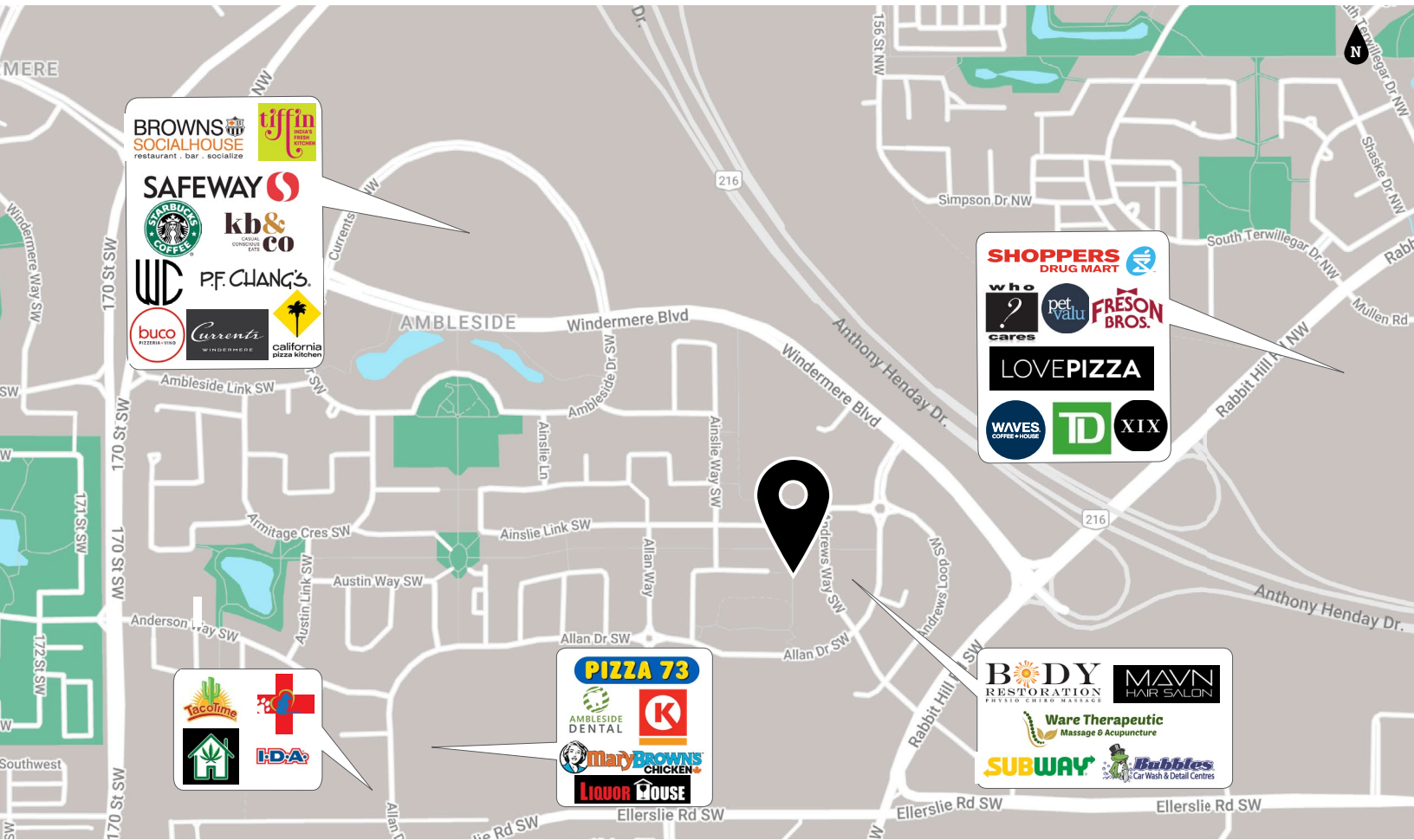
Leasing incentive - limited time offer!
Second floor starting at \$15.00 psf net

**Demising options
available to accommodate
various sizes.**

	51,138 Population
	7,722 Households
	35 Median Age
	\$156,306 Average household income
	110,000 Average vehicles a day: Interchange at Rabbit Hill Road & Anthony Henday Drive (2019)

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Drive times

Food & Beverage:

Subway	1 min
Pizza 73	3 min
Mary Browns Chicken	3 min
Taco Time	3 min
California Pizza Kitchen	3 min
Browns Socialhouse	3 min
Tiffin	4 min
KB & Co	4 min
Starbucks	4 min
Safeway	4 min
P.F. Chang's	4 min
Freson Bros. Fresh Market	5 min
XIX Nineteen	5 min
Waves Coffee	5 min
Love Pizza	5 min
Buco Pizzeria & Vino	7 min

Services:

Body Restoration	1 min
Bubbles Car Wash	1 min
Ware Therapeutic Massage & Acupuncture	1 min
Maven Hair Salon	1 min
Circle K	3 min
Ambleside Dental	3 min
Liquor House	3 min
Ambleside Veterinary Hospital	4 min
Cannabis House	4 min
Haven IDA Pharmacy	4 min
Currents of Windermere Shopping Mall	4 min
Shoppers Drug Mart	5 min
Pet Value	5 min
TD Bank	5 min
Who Cares Wear	5 min
Windermere Crossing Shopping Mall	7 min

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