



6904 ROPER ROAD NW | EDMONTON, AB | BRIDGEWATER BUSINESS PARK

PROPERTY HIGHLIGHTS

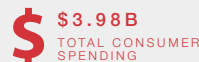
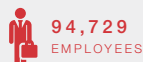
- Located at Roper Road, with access to 75th Street, 50th Street and Whitemud Drive
- Close proximity to the Davies LRT Station, part of the Valley Line extension
- Building signage available above the main entrance
- 128 parking stalls on site
- Features large windows

JULIE LAM

Senior Associate

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- **6920 ROPER ROAD NW**
 - 4,200 SF± office space
 - Fully developed over 2 floors
 - Large windows on main and second floor
- **6956 ROPER ROAD NW**
 - 4,080 SF± office/warehouse space
 - Fully developed space
- **6912 ROPER ROAD NW**
 - 1,284 SF± office space
 - Fully developed space for short term lease



2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



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

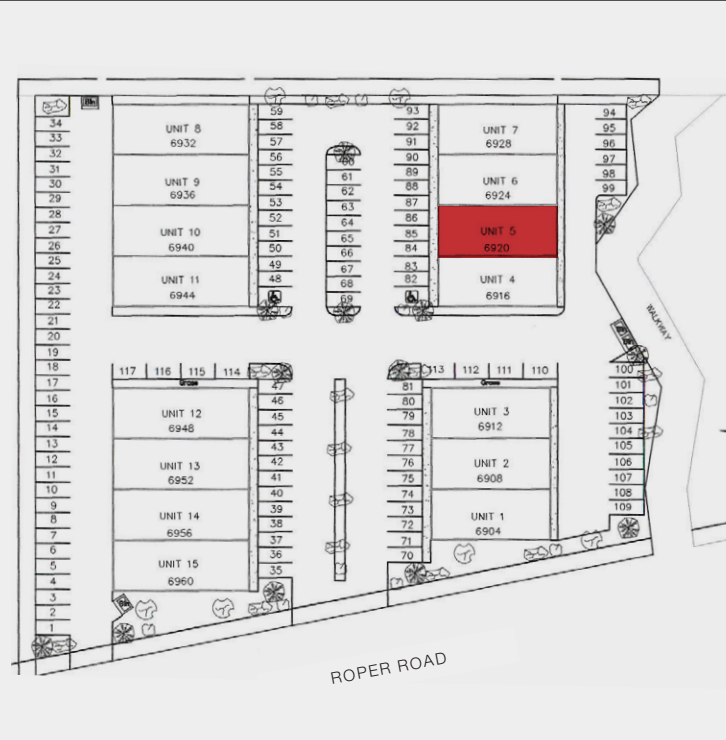


780 436 7410



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SIZE	4,200 SF±
LEGAL DESCRIPTION	Plan 0121405; Units 5 & 6
AVAILABLE	Immediately
ZONING	Business Employment (BE)
YEAR BUILT	2001
PARKING	12 designated stalls (6 bay per bay)
LEASE RATE	\$12.00/sq.ft./annum
OPERATING COSTS	\$7.64/sq.ft./annum (2026 estimate) includes common area maintenance, building insurance, property tax and management fees. Utilities not included.

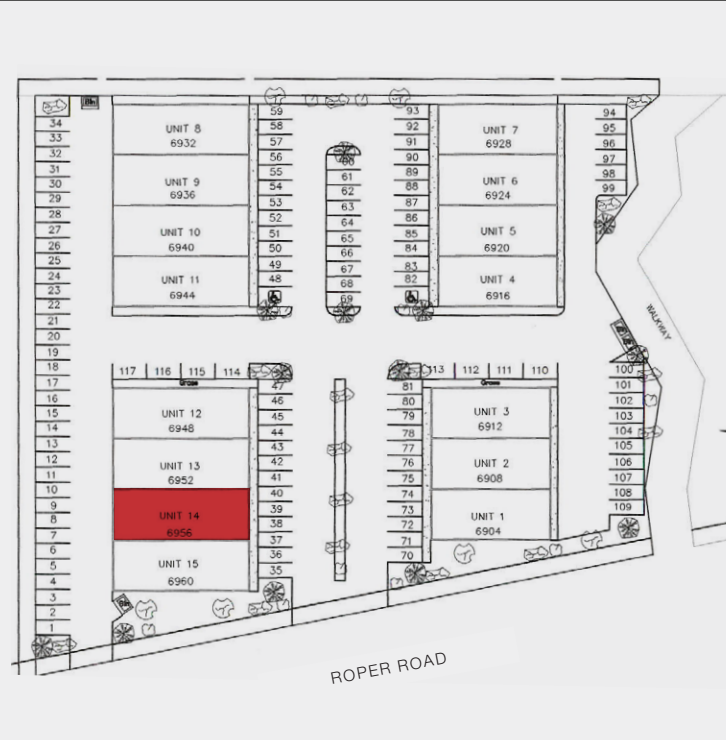


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SIZE	4,080 SF±
LEGAL DESCRIPTION	Plan 0121405; Unit 14
AVAILABLE	Immediately
ZONING	Business Employment (BE)
YEAR BUILT	2002
PARKING	6 designated stalls
LEASE RATE	\$12.00/sq.ft./annum
OPERATING COSTS	\$7.64/sq.ft./annum (2026 estimate) includes common area maintenance, building insurance, property tax and management fees. Utilities not included.

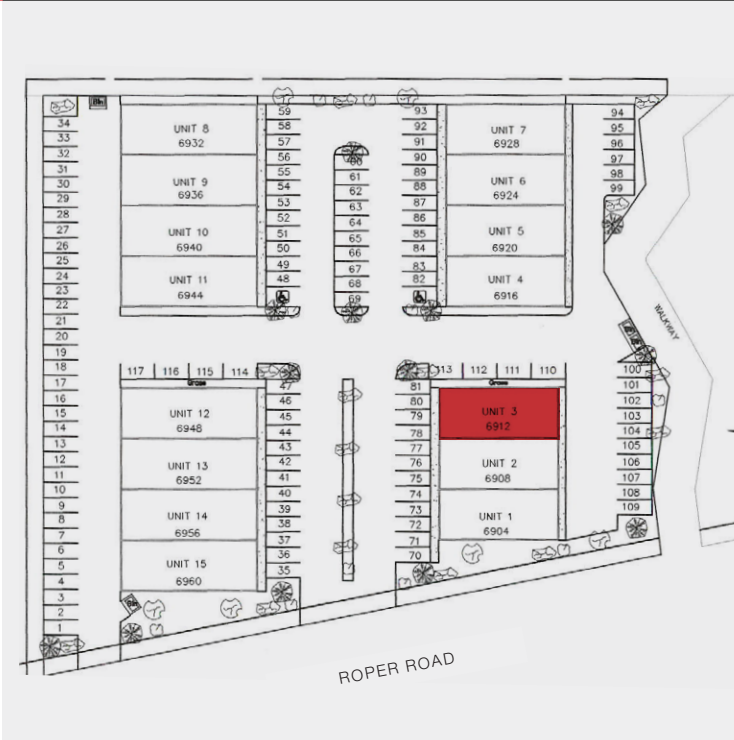


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SIZE	1,284 SF±
LEGAL DESCRIPTION	Plan 0121405; Unit 3
AVAILABLE	Immediately
ZONING	Business Employment (BE)
YEAR BUILT	2001
PARKING	6 designated stalls
LEASE RATE	\$12.00/sq.ft./annum
OPERATING COSTS	\$7.64/sq.ft./annum (2026 estimate) includes common area maintenance, building insurance, property tax and management fees. Utilities not included.



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