

# FOR LEASE

## PARKWOOD OFFICE CENTRE

NAI Commercial



9343/53/63 - 50 STREET | EDMONTON | MAIN FLOOR OFFICE UNIT

### PROPERTY DESCRIPTION

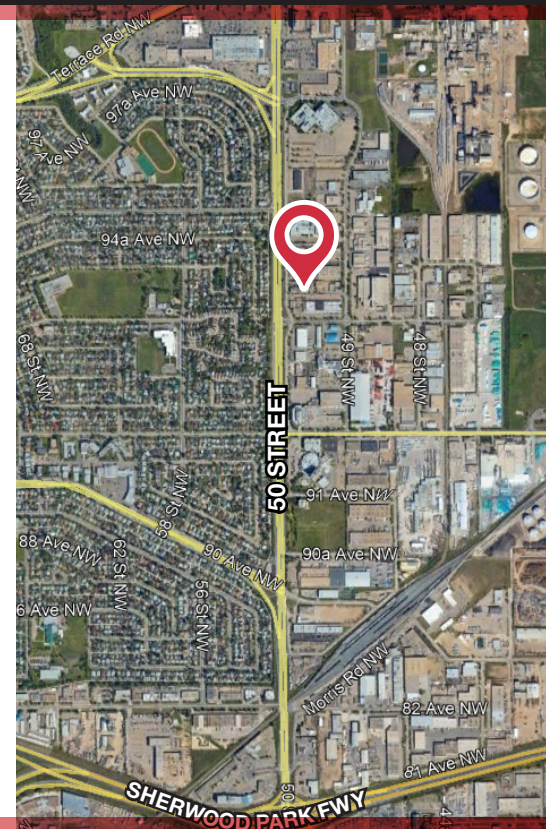
- Highly coveted opportunity to Lease space within the Parkwood Office Centre, a professional office complex comprised of three individual single storey buildings
- 1,706 sq.ft.± office unit with large open work area and four private offices
- Ideally located in the Eastgate Business Park with direct exposure to 50th Street traffic (25,500 vehicles per day)
- Abundance of surface parking (over 150 stalls) available at no charge
- Complex under new ownership with on-site management

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ADDITIONAL INFORMATION

AREA AVAILABLE

Building 1 (9363 - 50 Street)

Unit 2 1,706 sq.ft.± Available Feb 1, 2026

Building 2 (9353 - 50 Street)

FULLY LEASED

Building 3 (9343 - 50 Street)

FULLY LEASED

PARKING

Ample surface stalls available free of charge

LEASE INFORMATION

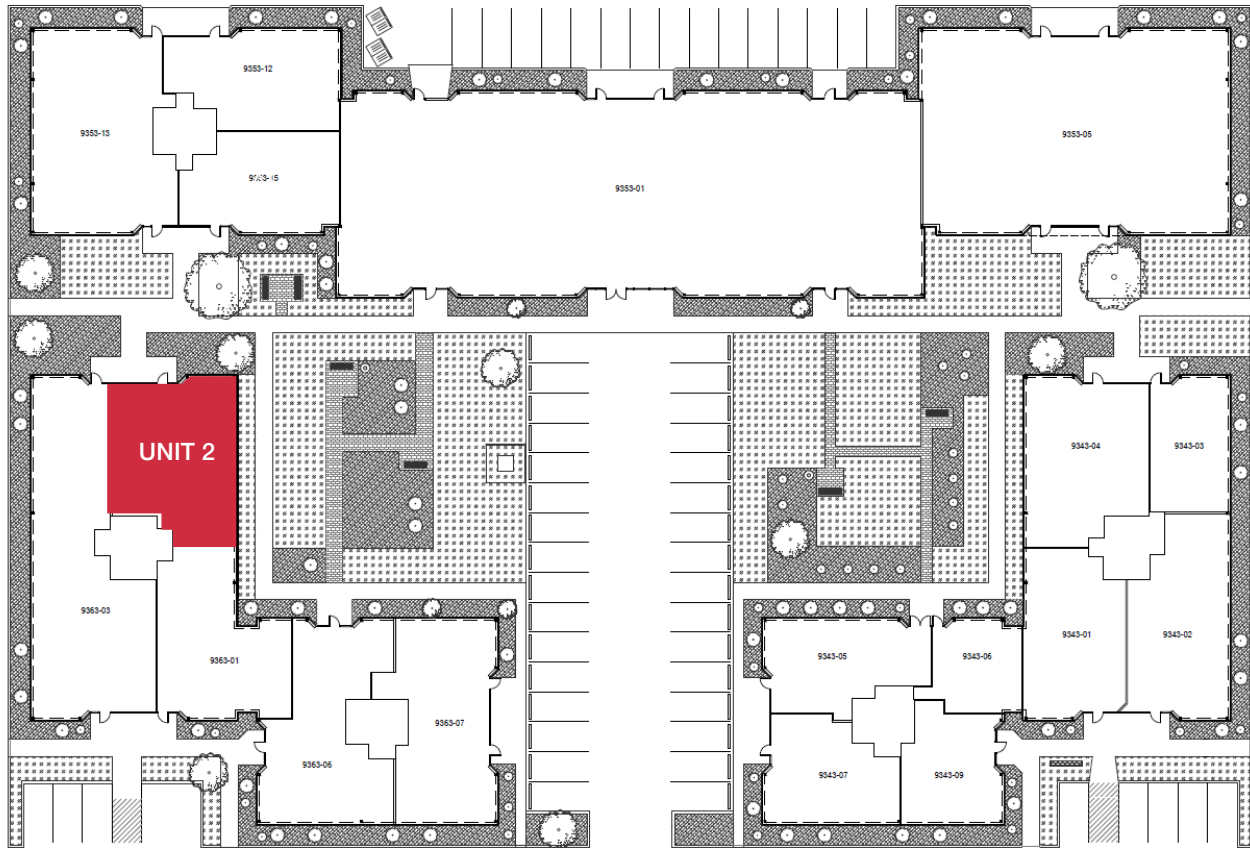
NET RENTAL RATE

Starting at \$14.00/sq.ft./annum

OPERATING COSTS

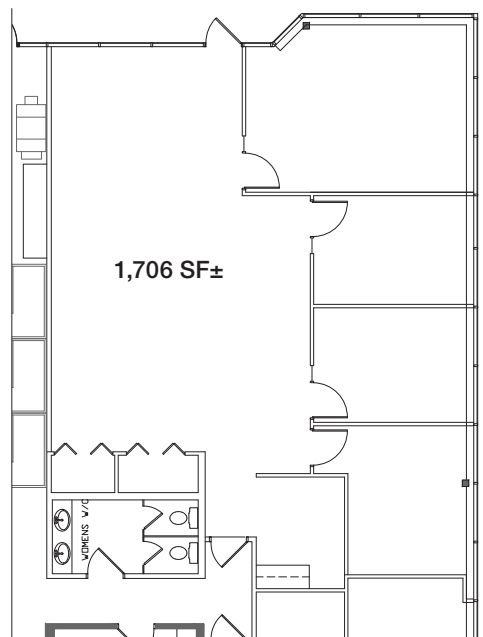
\$16.31/sq.ft./annum (2026 estimate) includes Tenant's proportionate share of property taxes, building insurance, property management, common area maintenance, and utilities





FOR ILLUSTRATIVE PURPOSES ONLY • NOT TO SCALE • MAY NOT BE EXACT

**UNIT 2**



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