

**FOR LEASE**

# MILL WOODS TOWN CENTRE PROFESSIONAL BUILDING

6203 28 AVENUE,  
EDMONTON, AB

**CUSHMAN &  
WAKEFIELD**  
Edmonton

**±2,006 SF AVAILABLE IMMEDIATELY!**

**CUSHMAN & WAKEFIELD**  
Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

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**Devan Ramage**  
Associate  
780-420-1177  
[devan.ramage@cwedm.com](mailto:devan.ramage@cwedm.com)

**Nick Mytopher**  
Associate  
587 597 5475  
[nick.mytopher@cwedm.com](mailto:nick.mytopher@cwedm.com)

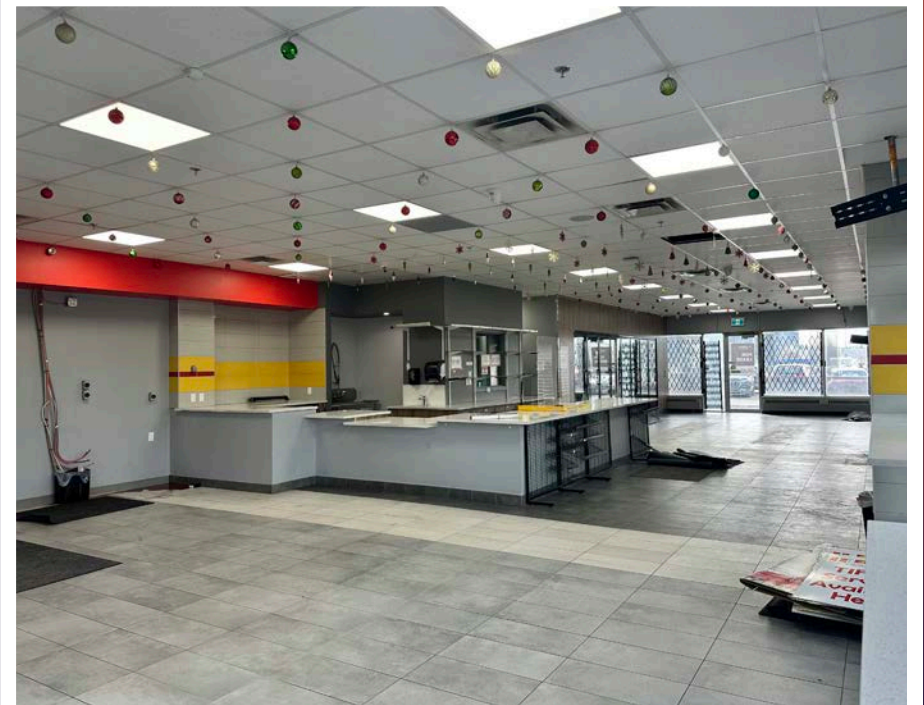
# PROPERTY HIGHLIGHTS

- High exposure retail development strategically located within walking distance of the Grey Nuns Hospital and Mill Woods Town Centre Mall
- Come join this fully tenanted office building!
- Area retailers include, No Frills, Canadian Tire, Burger King, Royal Bank, Royal Pizza, Marble Slab, Top Shots Billiards and many others!
- Located in close proximity to Valley Line LRT which sees over 9,000 riders per day!
- Over 10,000 residents within a 1km radius.
- High exposure facia and pylon signage opportunities available.
- (DC) Direct Control Zoning allows for a wide variety of uses.
- Lease Rate: Contact Listing Agent
- Additional Rent: \$17.70 /SF (2026)

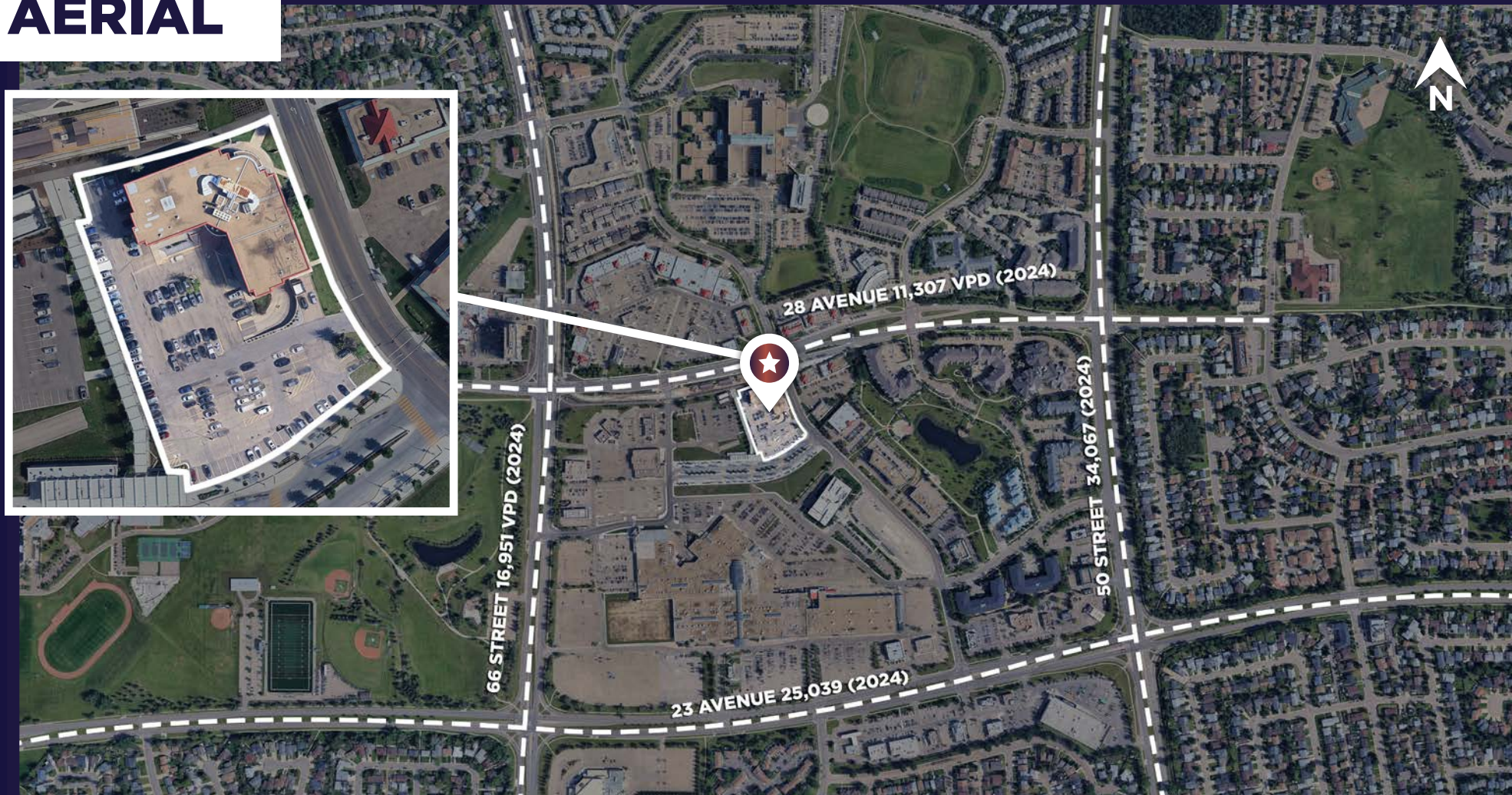
# PROPERTY DETAILS

<b>MUNICIPAL ADDRESS:</b>	6203 - 28 Avenue NW, Edmonton, AB
<b>LEGAL DESCRIPTION:</b>	Lot 3, Block 6, Plan 0022000
<b>ZONING:</b>	Direct Control (DC(20920))
<b>NEIGHBOURHOOD:</b>	Mill Woods
<b>BUILT:</b>	1988
<b>LEASE RATE:</b>	Contact Listing Agent
<b>ADDITIONAL RENT:</b>	\$17.70 /SF (2026)

## INTERIOR PHOTOS



# AERIAL



## DEMOGRAPHICS



### POPULATION

1KM	3KM	5KM
10,524	88,906	188,394



### HOUSEHOLD

1KM	3KM	5KM
2,471	22,890	48,115



### AVERAGE INCOME

1KM	3KM	5KM
\$97,786	\$119,390	\$129,319

# KEEP IN TOUCH

