

# FOR LEASE HAWKSTONE PLAZA

18348 LESSARD ROAD, EDMONTON, AB



1,800 SF YOGA STUDIO AVAILABLE  
ALONG BUSY LESSARD ROAD

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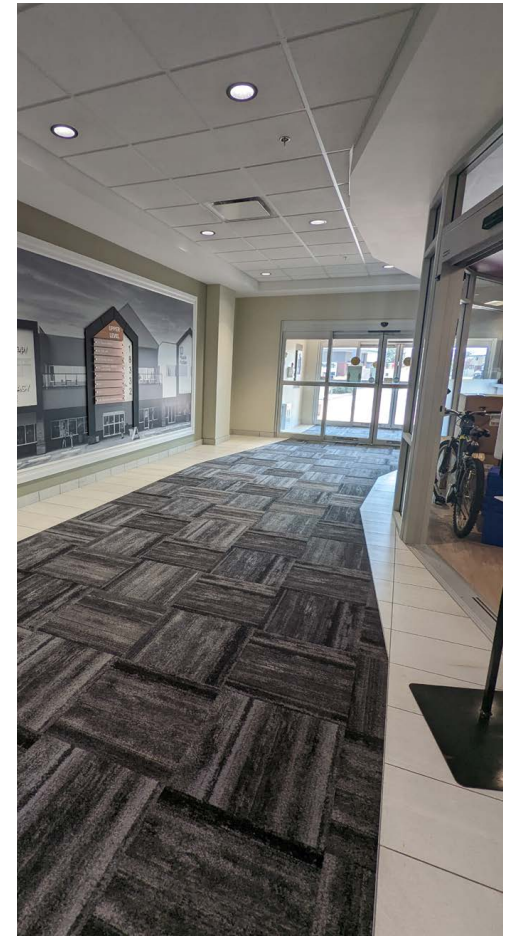
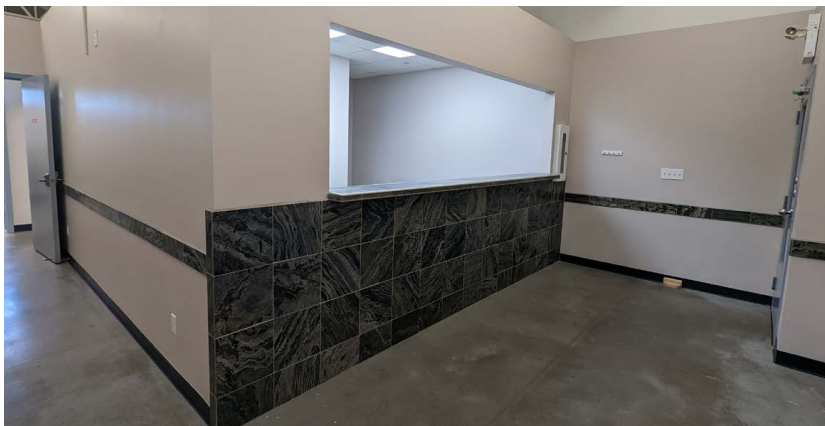
**Marcus & Millichap**

# OVERVIEW / HAWKSTONE PLAZA

18348 LESSARD ROAD, EDMONTON, AB

## OPPORTUNITY

This two-storey professional building creates an excellent opportunity to serve the densely populated and ever growing communities of southwest Edmonton. Benefit from joining one of the very few established commercial retail centres in this new and growing pocket of the city.



## HIGHLIGHTS

- Unit 204 - 1,800 SF second floor turnkey yoga studio available for lease, with a reception area, washrooms, and separate workout room
- Great visibility along Lessard Road, easily access Anthony Henday Drive
- Exposure to 10,242 vehicles per day along Lessard Road
- Densely populated residential with high average household incomes
- Join co-tenants Tim Hortons, Esso, 7-Eleven, Co-op Grocery, Sobeys Liquor, Everfresh Dry Cleaners, Vivo Restaurant, and many more on site



# DETAILS + FLOOR PLAN / HAWKSTONE PLAZA

18348 LESSARD ROAD, EDMONTON, AB

## SALIENT DETAILS

Municipal Address: 18348 Lessard Road, Edmonton, AB

Legal Description: Plan 9722753, Block 21, Lot 3

Zoning: Site Specific Development Control  
Provision - DC2 (302)

Parking: 158 surface, 37 underground

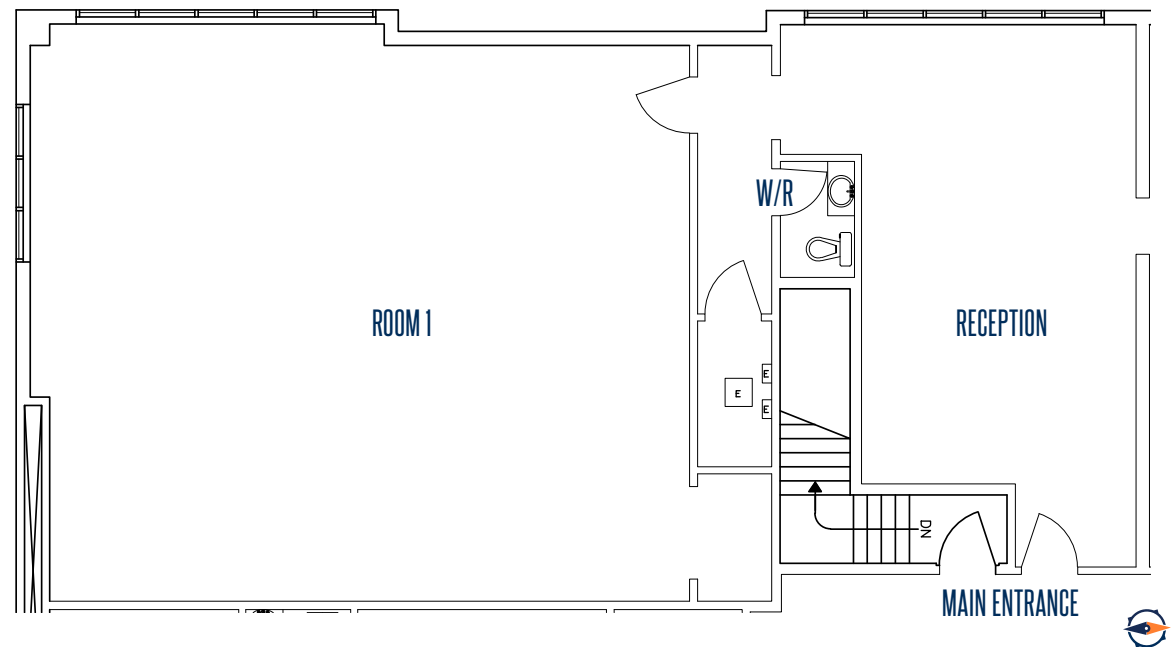
2nd Floor Office: 1,800 SF Turnkey Yoga

Available: Immediately

Operating Costs: \$20.70/SF (2023 est.)  
Includes gas/water

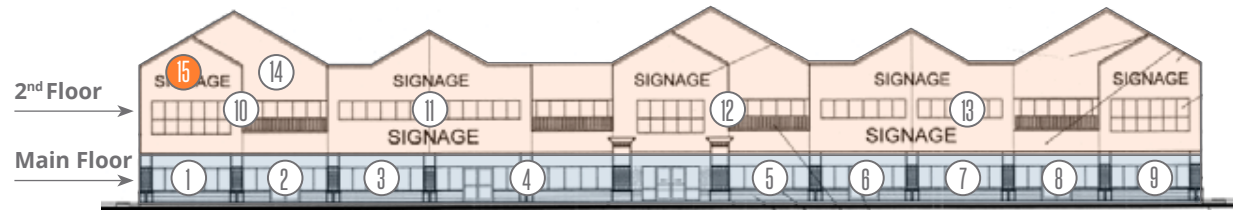
Lease Rate: Market

## UNIT 204 - 1,800 SF - TURNKEY YOGA STUDIO



# SITE MAP / HAWKSTONE PLAZA

18348 LESSARD ROAD, EDMONTON, AB



## MAIN FLOOR

1. Donsdale Dental
2. Family Nails
3. Denturist
4. Hawkstone Pharmacy & Home Health Care
5. LEASED
6. Urban Optik
7. Vitality Health
8. Golden Scizzors Hair Group
9. Cannabis House

## SECOND FLOOR

10. LEASED
11. Hawkstone Physical Therapy
12. Parker Dubrule Lawyers
13. Muscle Matters Massage Therapy
14. Sylvan Learning Centre
15. 1,800 SF Turnkey Yoga





# AREA + STATS / HAWKSTONE PLAZA

18348 LESSARD ROAD, EDMONTON, AB



**10,242**

vehicles  
per day



**EXPOSURE**

Lessard  
Road



**PARKING**

surface stalls  
located on site



**TRANSIT**

in convenient  
proximity



**\$136,503**

household income  
average within 3 km



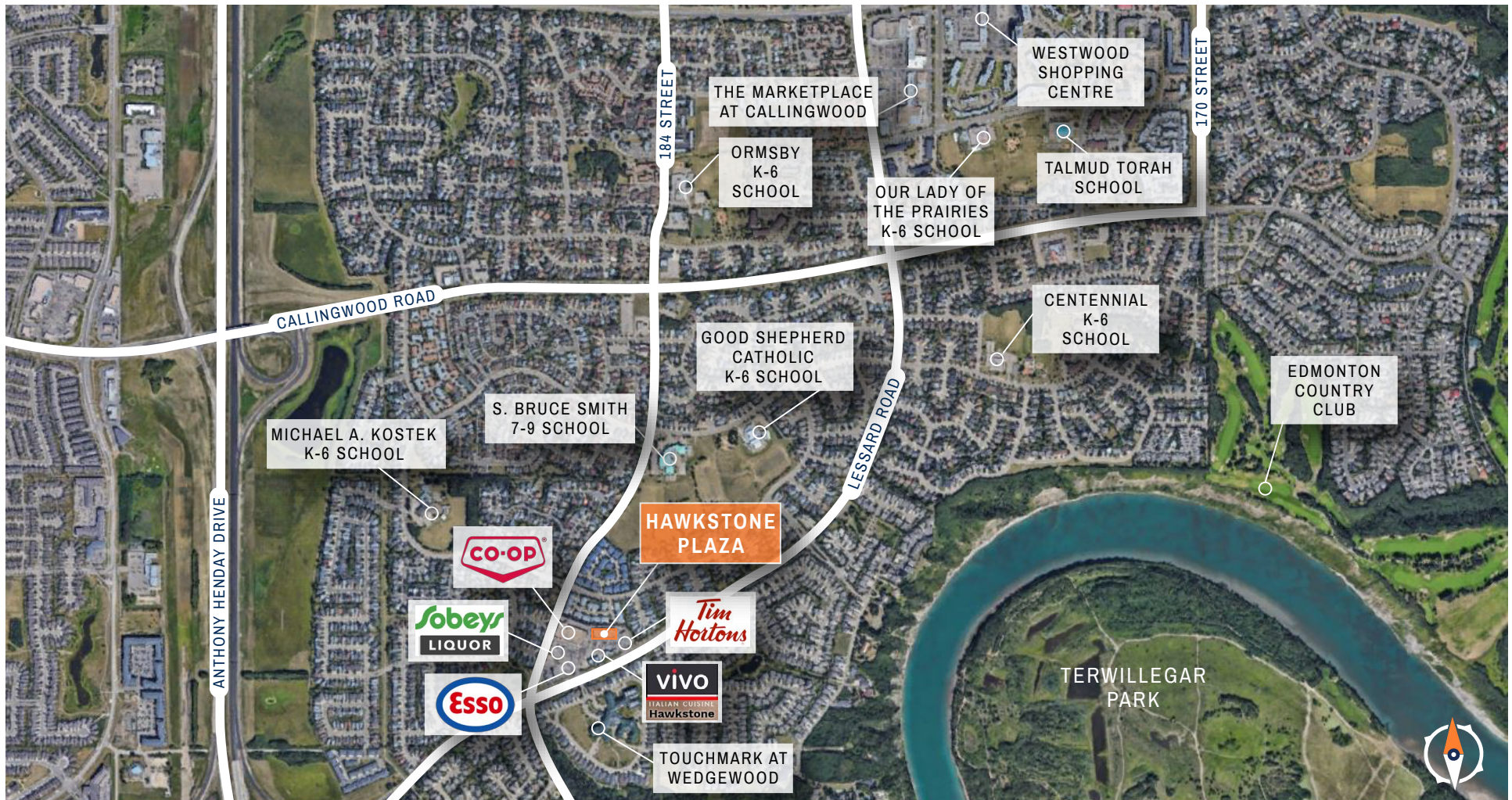
**46,832**

population  
within 3 km



**MAIN AND 2ND**

floor retail/office  
commercial space





# HAWKSTONE PLAZA

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