

FOR LEASE

POPLAR BUSINESS CENTRE

NAI Commercial



8703 & 8705 - 50 STREET | EDMONTON, AB | MAIN FLOOR OFFICE/WAREHOUSE

PROPERTY HIGHLIGHTS

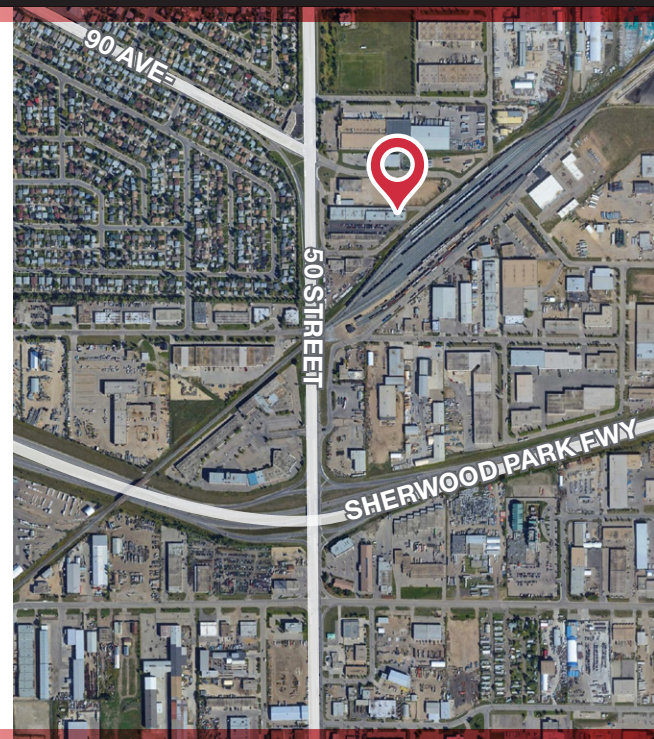
- From 2,800 sq. ft. up to 8,167 sq. ft. of flex space available
- Currently under renovation to provide a 2,800 sq. ft.± show suite with new paint, LED lighting, tbar, accessible washroom, and warehouse finishes
- Other bay is mostly wide open ready for tenant improvements
- Grade loading bays
- Economical lease rates
- Large surface paved parking lot

CHAD SNOW

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ADDITIONAL INFORMATION

SIZES AVAILABLE	8703: 5,432 sq. ft. ± 8705: 2,765 sq. ft. ±
LEGAL DESCRIPTION	Plan 2586KS, Lot B
ZONING	BE (Business Employment Zone)
LOADING	One grade door per bay
CEILING HEIGHT	Warehouse ceiling height 11'±
PYLON SIGNAGE	Exposure to 50th Street - Market rates
AVAILABLE	Immediately
LEASE TERM	3 - 5 Years
NET RENTAL RATE	Starting at \$8.00 per sq. ft. per annum
OPERATING COSTS	\$8.14 psf/annum (2026 estimate) Includes common area maintenance, property taxes, building insurance, management, water, and power. Tenant pays separately metered natural gas over and above.

