

FOR LEASE

MERIDIAN PLACE OFFICE

7657 - 50 Street, Edmonton, AB



HIGHLIGHTS

- 3,700 sq ft ± office space
- Ample surface parking - 3 stalls per 1,000 sq ft
- Generous tenant improvement package available
- Opportunity for exterior building signage as well pylon signage
- Great exposure to a high traffic area
- Excellent southside location, just off Sherwood Park Freeway and 50 St

DAVE QUEST

Associate
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ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

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Property Details & Financials

MUNICIPAL ADDRESS	7657 50 Street NW, Edmonton, AB
BUILDING NAME	Meridian Place
LEGAL DESCRIPTION	Plan: 2196RS; Lots: Q & S
ZONING	BE (Business Employment)
TYPE OF SPACE	Office
SPACE AVAILABLE	3,700 sq ft ±
PARKING	3 stalls/1,000 sq ft surface
SIGNAGE	Building and pylon
HEATING	HVAC
LEASE RATE	\$16.00/sq ft
OP COSTS	\$9.00/sq ft (est)
POSSESSION	Immediate

Additional Information

- *Located on a major bus route*
- *Ample parking space*
- *High traffic location*



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Floorplan | 7657 - 50 Street, Edmonton, AB

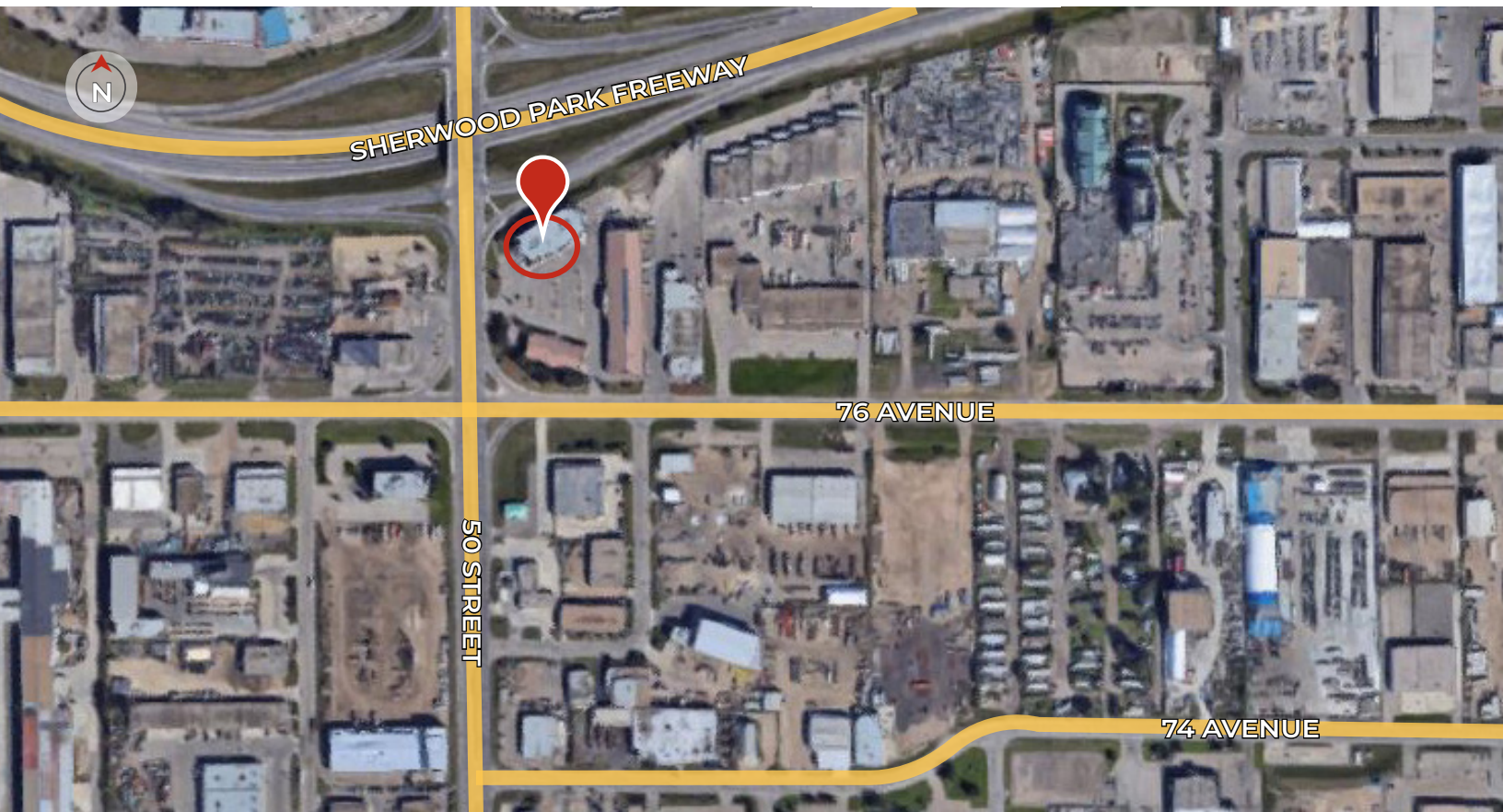


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