



For Sale | 5003 - 28 Street, Edmonton

# Yatara Place for lease

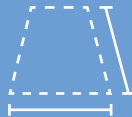
Brand new, modern office development in South East Edmonton

Introducing Yatara Place: a brand-new, state-of-the-art development located in the South East Edmonton area. This facility is ready to welcome tenants seeking a contemporary, professional environment.

- Flexible sizing to suit a variety of business needs
- Building fitness amenity and heated secure parking available
- Ease of access to Whitemud Drive, 17th Street and 34th Street
- Less than 5 minutes from multiple 17th Street retail centres with an abundance of amenities

Net Rent:

# \$24 psf



Full floor opportunity



New office development



Excellent exposure to Whitemud Drive



Heated, covered parking available

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# Property Overview

<b>Address:</b>	5003 - 28 Street	<b>Net Rent:</b>	\$24.00
<b>Legal Address:</b>	Plan 2121748, Block 2, Lot 7	<b>Operating Costs:</b>	\$15.57 (estimated)
<b>Year Built:</b>	2026	<b>Parking:</b>	22 covered heated stalls and 47 surface stalls available
<b>Building Area:</b>	33,816 SF	<b>Fibre Optic:</b>	Available
<b>Available Space:</b>	1,403 SF - 12,280 SF	<b>Zoning:</b>	Business Employment (BE)

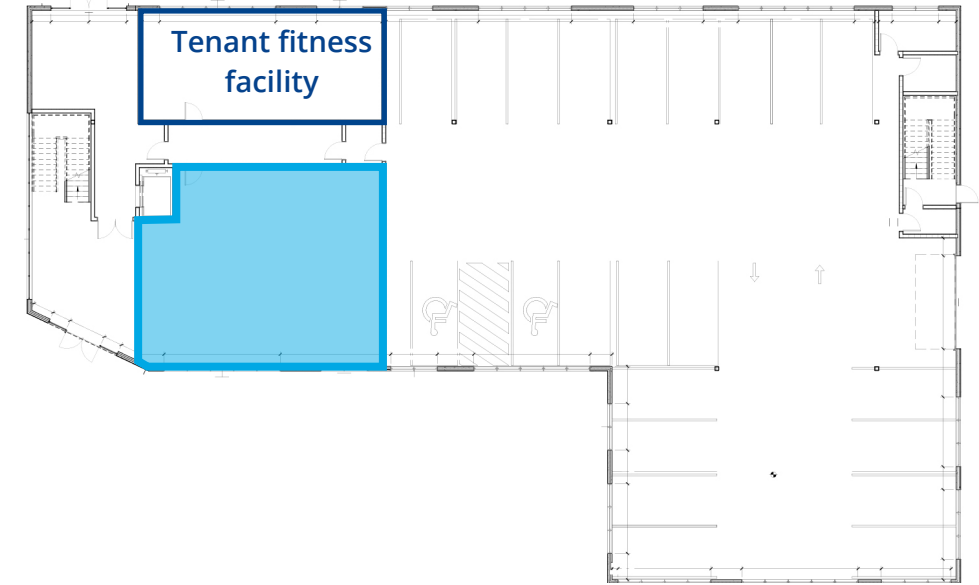
## Key Highlights

-  Brand new, modern office development
-  Full floor opportunity
-  High exposure to Whitemud Drive
-  Less than 5 minutes from major retail centres
-  Tenant exclusive fitness facility
-  Access to major arterial roads
-  Heated and surface parking stalls



# Floor Plans

## Main Floor | 1,403 SF



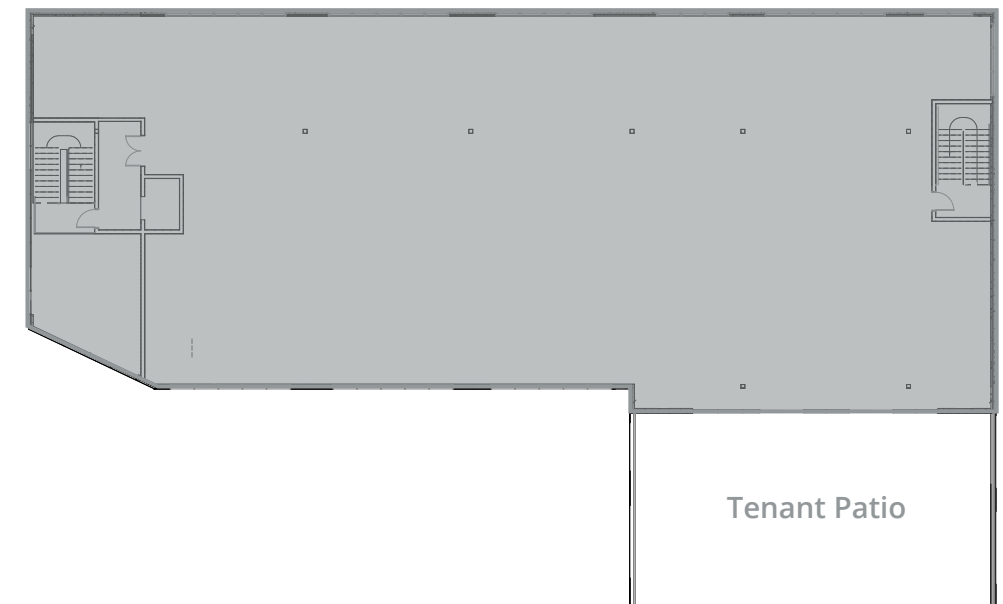
## Second Floor | 12,280 SF

*Flexible demising options available!*



## Third Floor

**FULLY LEASED!**





*Excellent access to a plethora of retail and restaurant amenities!*



Yatara Place

Whitemud Drive

Rio-Can Meadows

Grove on 17

17 Street

Meadows Transit Centre

Elite Centre Tamarack

Dream Centre Tamarack

38 Avenue

# Of Amenities	Retail Centre
41	Rio-Can Meadows
20	Grove on 17
22	Elite Centre Tamarack
20	Dream Centre Tamarack

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