

Office Space For Lease

Edmonton, AB



Alberta Municipal Place

8616-51 Avenue

Up to 4,700 Sq Ft Available

- Main and Second Floor Options Available
- Newly Renovated Common Areas and Suites
- Complete Energy Retrofit and System Upgrades
- Ideal South Side Location Close to All Major Transportation Arteries
- Excellent Parking For Staff and Visitors
- Close to All Amenities and Services
- New Ownership and Professionally Managed

*For more information contact
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ALBERTA MUNICIPAL PLACE

Alberta Municipal Place has recently been transformed into one of the most modern office properties in South Edmonton. All building systems have been replaced with energy efficient and environmentally friendly components.

The buildings exterior glass has been completely replaced and the common areas and washroom facilities are currently being remodeled.

Although located on the south side, Alberta Municipal Place is ten minutes from downtown and conveniently located one block north of the Whitemud Freeway making it very accessible for staff and clients.

This owner occupied property is well managed and will become an attractive alternative for tenants in the market place.

LOCATION MAP



PROPERTY DESCRIPTION

Municipal Address:	8616-51 Avenue
Floors:	3 Floors
Building Size:	61,000 sq ft
Lease Rate:	\$20.00 PSF
Operating Costs:	\$11.61 PSF (2012 estimate)
Lease Term:	Flexible terms ranging from 5 -10 years
Allowance:	\$30.00 PSF A variety of leasehold packages and "turn key" options available
Parking:	3 stalls per 1,000 SF (free of charge)
Building Access:	Monday - Friday 7:00 am - 6:00 pm 24 hr access with security access card
HVAC Hours of Operation:	Monday - Friday 6:00 am - 6:00 pm

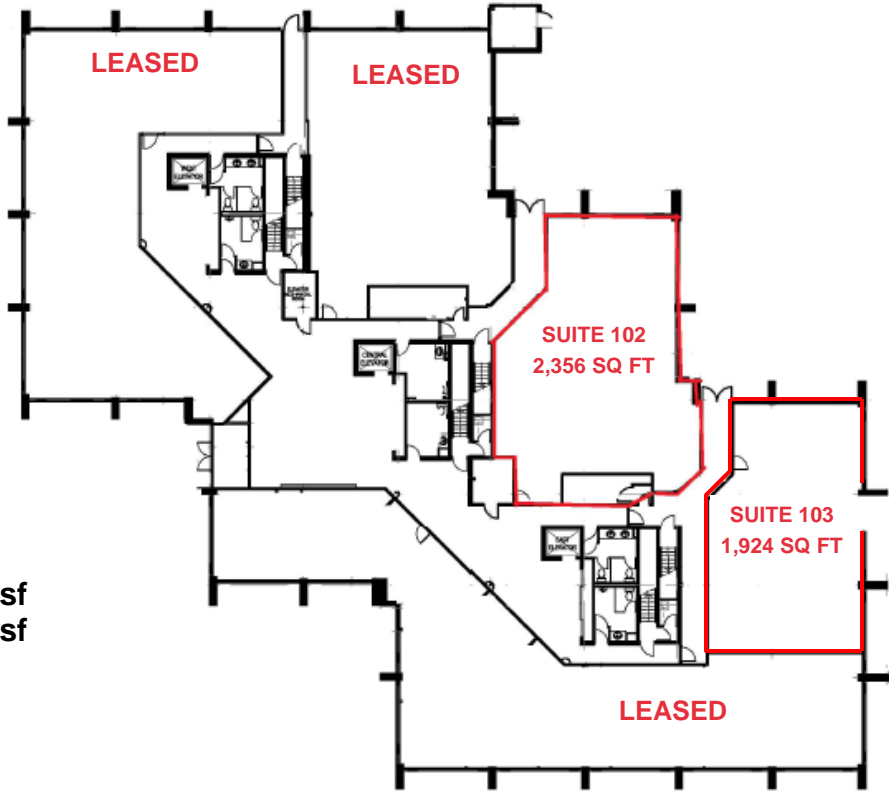
OFFICE SPACE



Tel: 780 421 1488

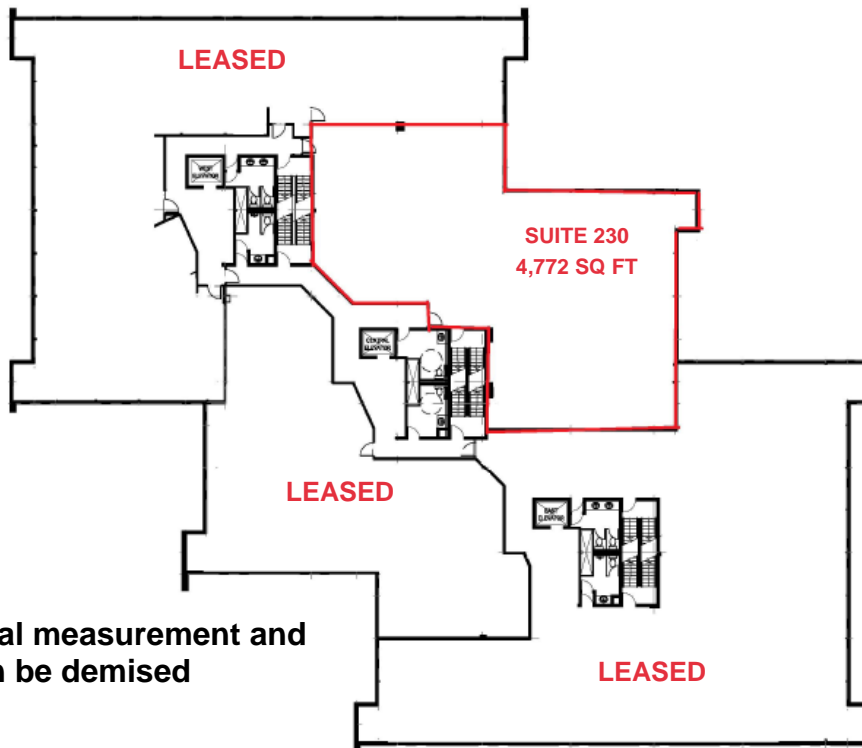
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Main Floor



Suite 102 - 2,355 sf
Suite 103 - 1,923 sf

Second Floor



Suite 230 - 4,772 sf

* Area subject to final measurement and configuration. Can be demised