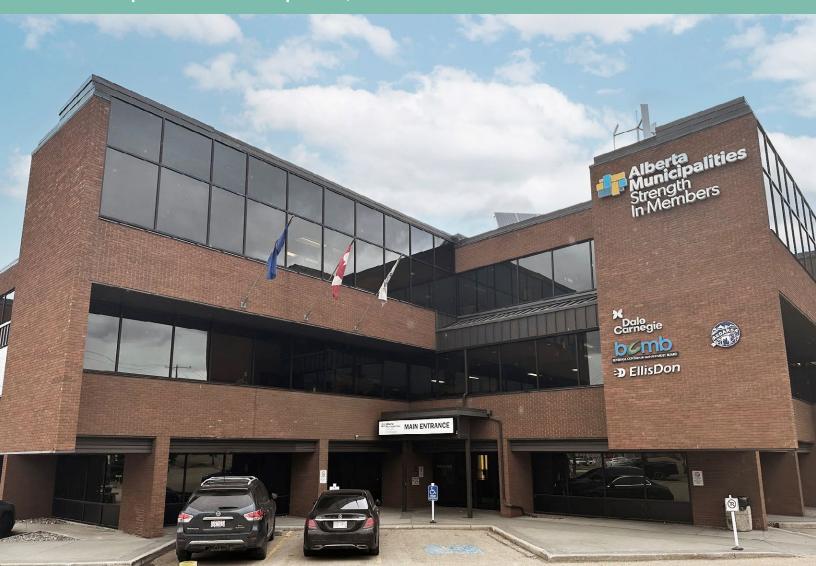


Alberta Municipal Place

Move-in-ready space with professional tenant profile

8616 - 51 Avenue NW Edmonton, AB www.cbre.ca

2nd Floor Space Available up to 13,478 SF



The Opportunity

Join an impressive roster of professional tenants

Located along 51st Avenue / Roper Road, Alberta Municipal Place has excellent exposure and access via. Whitemud Drive, 75th Street & 91st Street.

Excellently managed and maintained property with recent upgrades including HVAC & electrical and has two pockets of move-in-ready space available for lease on the 2nd Floor.





Professional Tenant Profile:



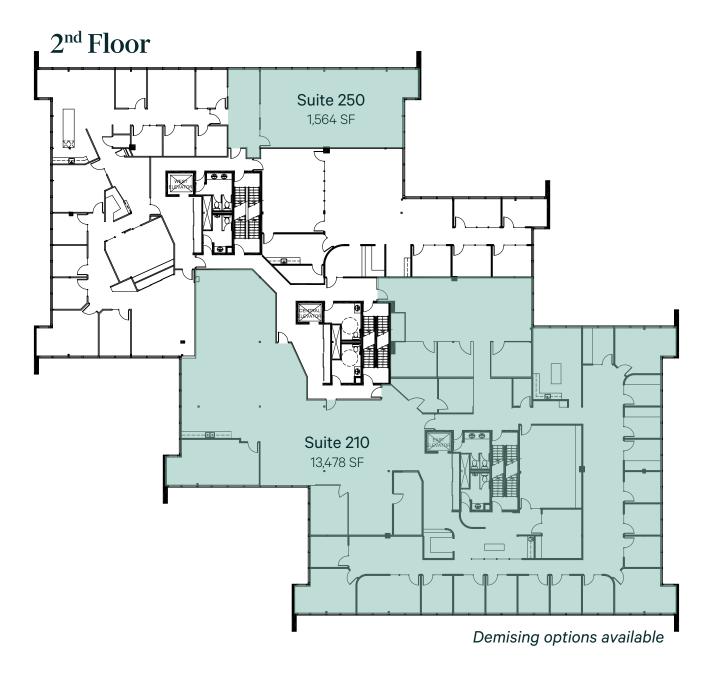












Lease Details & Building Highlights



Availability

Suite 210 - 13,478 SF Suite 250 - 1,564 SF



Lease Rates

\$14.00 - \$16.00 / SF



Additional Rent

\$14.88 / SF (2023)



EV Charging

4 Stations

Parking

Surface

3.4 / 1,000 SF



TI AllowanceNegotiable

- Excellent parking ratio
- Move-in-ready
- BOMA certified
- HVAC & electrical upgrades complete
- Excellent location with good access and proximity to major roadways
- Building signage & pylon signage opportunities



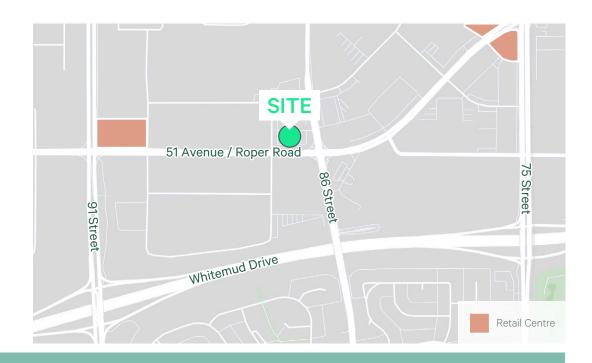


3 Min to Whitemud Dr

2 Min to 75th Street

12 Min to Anthony Henday Dr

16 Min to Yellowhead Hwy



Nearby Amenities

TD Canada Trust

Canada Post

Boston Pizza

Table Top Café

Petro Canada

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