



**CUSHMAN &  
WAKEFIELD**  
Edmonton

FOR LEASE

**MILLWOODS  
TOWN CENTRE  
PROFESSIONAL  
BUILDING**

6203 28 Avenue,  
Edmonton, AB



**MOVE-IN READY MEDICAL/OFFICE SPACE**

**MEDICAL & PROFESSIONAL SPACE FOR LEASE**

**PROPERTY HIGHLIGHTS**

- Medical/professional building within walking distance of the Grey Nuns Hospital and Millwoods Town Centre Mall
- Easy access to public transit
- Underground and surface parking available
- Great mix of professional and medical tenants



**MEDICAL**



**START-UP**



**PROFESSIONAL**

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# PROPERTY DETAILS

**Municipal Address:** 6203 28 Avenue, Edmonton, AB

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**Zoning:** DC1

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**Parking:** Surface: Free  
Underground: available at market rates

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**Base Rent:** Market

**Operating Costs:** \$19.98 per SF

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**Tenant Improvement:** Negotiable

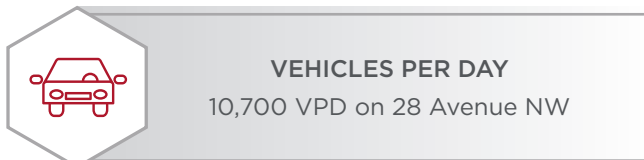
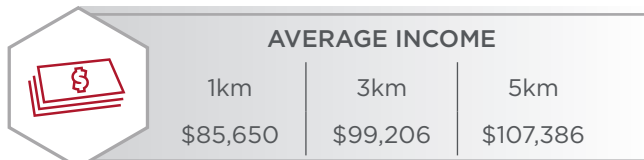
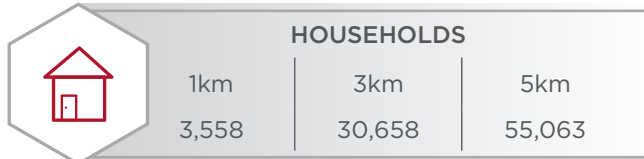
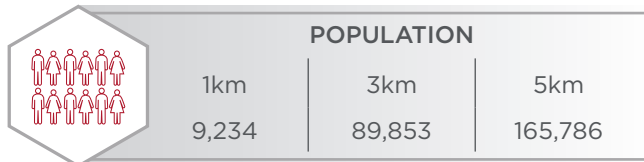
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**Availabilities:** Suite 200: 1,340 SF  
Suite 200A: 986 SF  
Suite 208: 706 SF  
Suite 304: 1,292 SF  
Suite 306: 1,164 SF

# PROPERTY PHOTOS



# DEMOGRAPHICS



# SUITE 304 PHOTOS



# AERIAL



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