



Margate Professional Building

Professional Medical & Office Building

- Conveniently located with direct access to Anthony Henday Drive and Rabbit Hill Road
- Located in affluent southwest area booming with new growth
- Close proximity to countless amenities, including retail, restaurants, and professional services



Direct access to Anthony Henday Drive



Abundance of neighbourhood amenities



Close to public transit and the future Ellerslie LRT Station



Ideally located in South Edmonton's most desirable neighbourhood

Get more information

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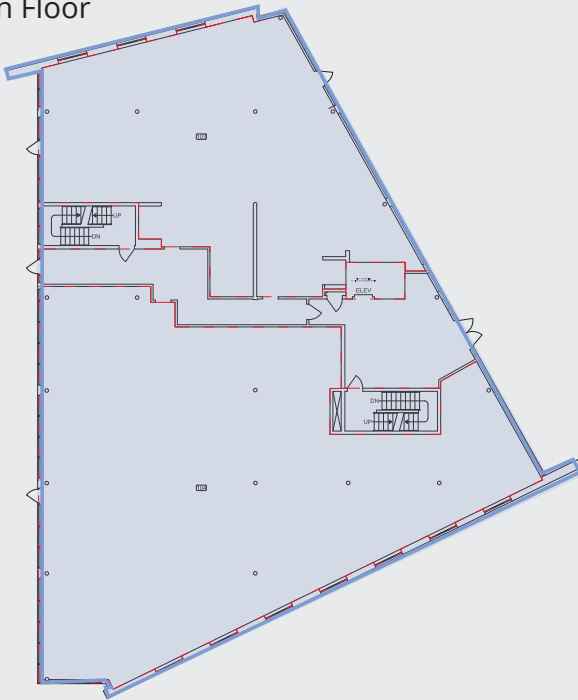
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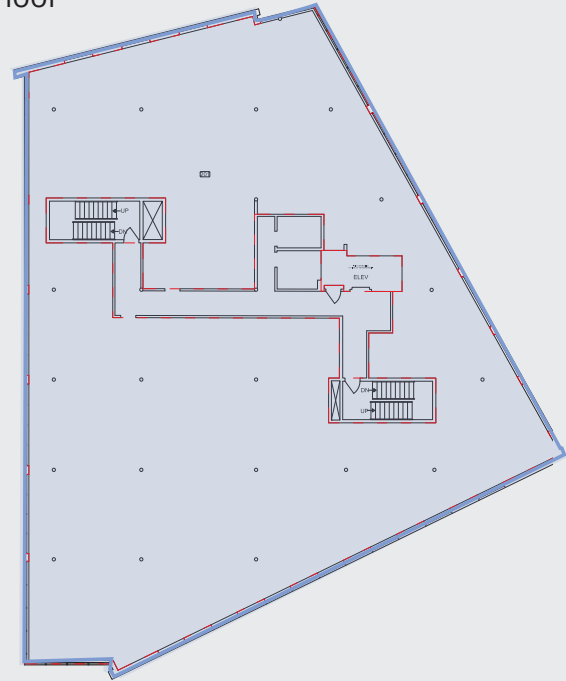
For Lease

■ Available

Main Floor



Second Floor



Property description

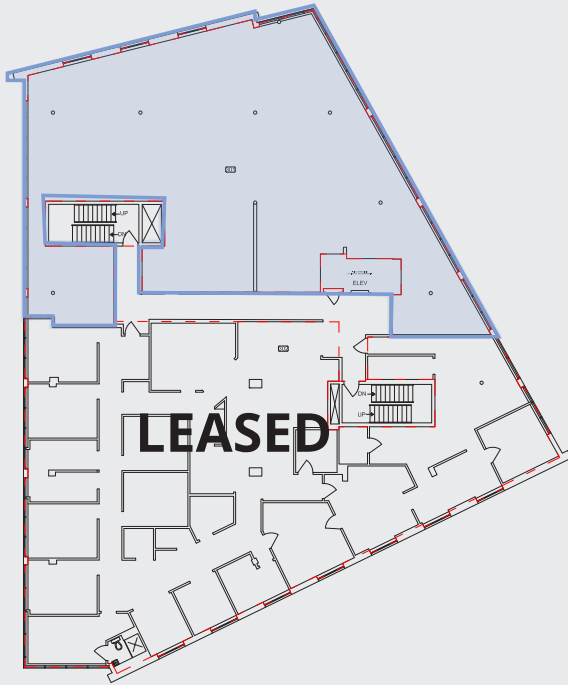
- Brand new build
- Professional property management
- Space ready for tenant improvements
- Turnkey packages available

Offering summary

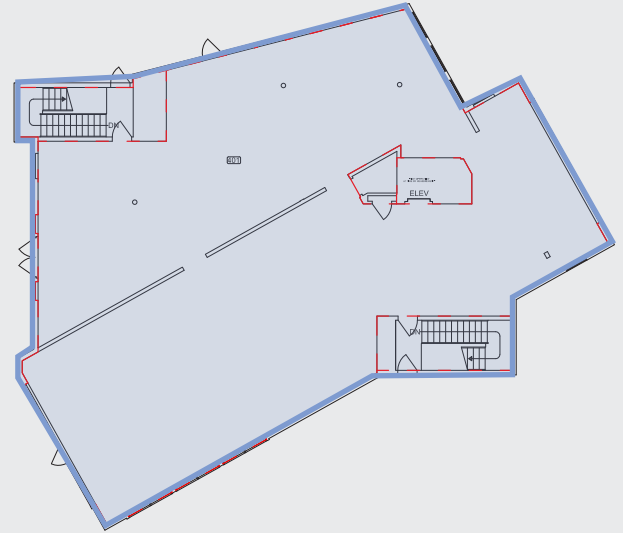
	Suite 103: 2,841 SF
	Suite 104: 5,027 SF
	Suite 201: 9,895 SF
	Suite 301: 4,152 SF
	Suite 401: 4,361 SF
Space Available:	
Net Rent:	Market
Additional Rent:	\$14.00 PSF
Parking:	Underground and surface parking



Third Floor



Fourth Floor



Demising options available to accommodate various sizes.



51,138
Population



7,722
Households



35
Median Age



\$156,306
Average household income

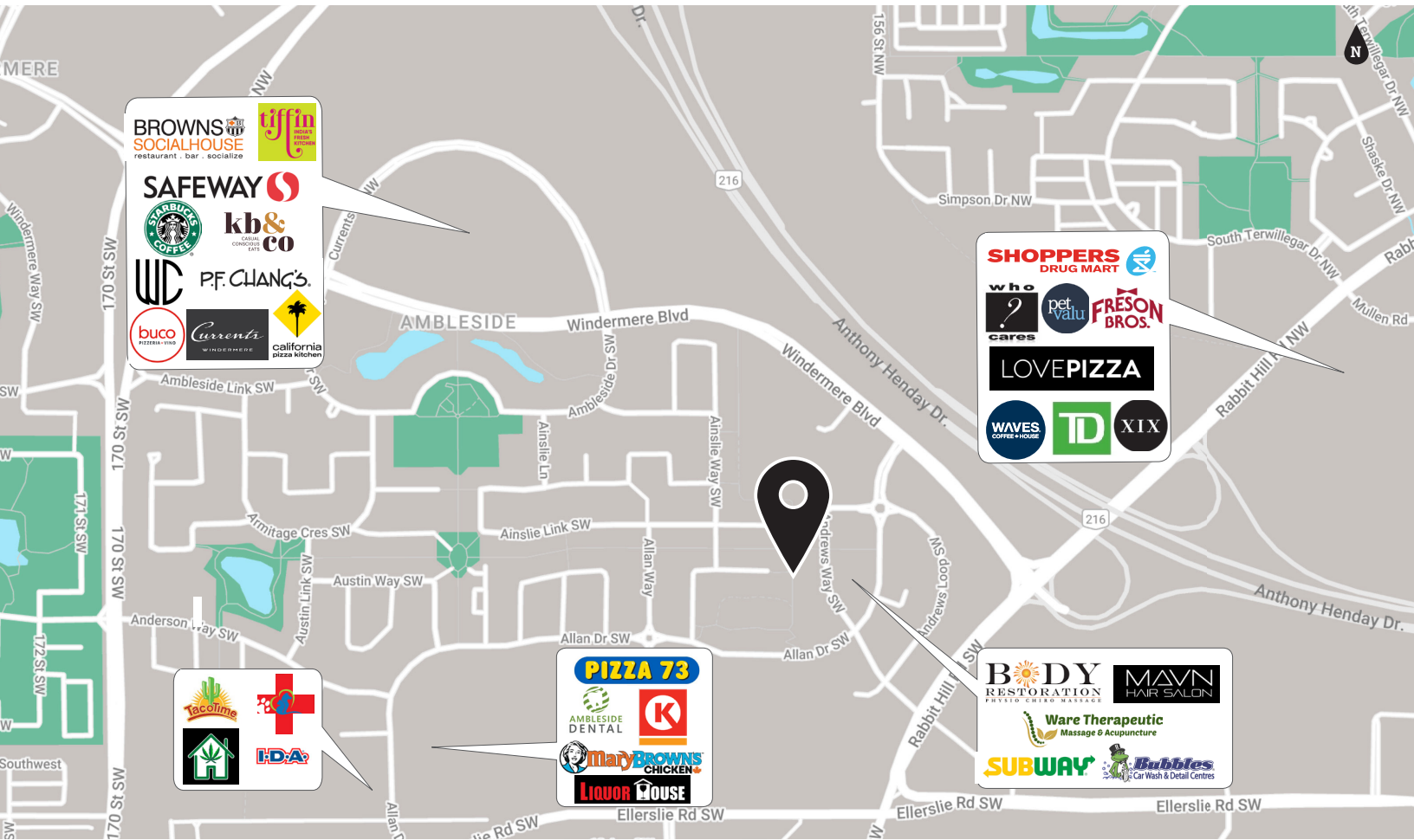


110,000
Average vehicles a day:
Interchange at Rabbit Hill Road
& Anthony Henday Drive (2019)



For Lease

6070 Andrews Way
Edmonton, AB



Drive times

Food & Beverage:

Subway	1 min
Pizza 73	3 min
Mary Browns Chicken	3 min
Taco Time	3 min
California Pizza Kitchen	3 min
Browns Socialhouse	3 min
Tiffin	4 min
KB & Co	4 min
Starbucks	4 min
Safeway	4 min
P.F. Chang's	4 min
Freson Bros. Fresh Market	5 min
XIX Nineteen	5 min
Waves Coffee	5 min
Love Pizza	5 min
Buco Pizzeria & Vino.....	7 min

Services:

Body Restoration	1 min
Bubbles Car Wash	1 min
Ware Therapeutic Massage & Acupuncture.....	1 min
Maven Hair Salon	1 min
Circle K	3 min
Ambleside Dental	3 min
Liquor House	3 min
Ambleside Veterinary Hospital	4 min
Cannabis House	4 min
Haven IDA Pharmacy	4 min
Currents of Windermere Shopping Mall.....	4 min
Shoppers Drug Mart	5 min
Pet Value	5 min
TD Bank.....	5 min
Who Cares Wear	5 min
Windermere Crossing Shopping Mall	7 min

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