

POPLAR BUSINESS PARK - OFFICE

8711 50 Street, Edmonton, AB

SHOWROOM & WAREHOUSE

Brochure

OFFICE FOR LEASE

ECONOMICAL SUITES STARTING AT 1,027 SF



- Economical rates with tenant incentive packages available and short term lease options
- Ongoing improvements throughout including new LED lighting, fresh paint, exterior upgrades, and renovated washrooms and common areas
- Air-conditioned offices with lots of natural light and functional layouts suitable for a wide range of tenant groups
- Recently completed 50th Street overpass creates better access and recently installed pylon signage provides high exposure for prospective groups
- Easy access to many arterial roadways such as 50th Street, Sherwood Park Freeway, Whitemud Drive, and Anthony Henday

CAM PICKETTS

Partner | Broker

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NICOLE MCKAY

Associate

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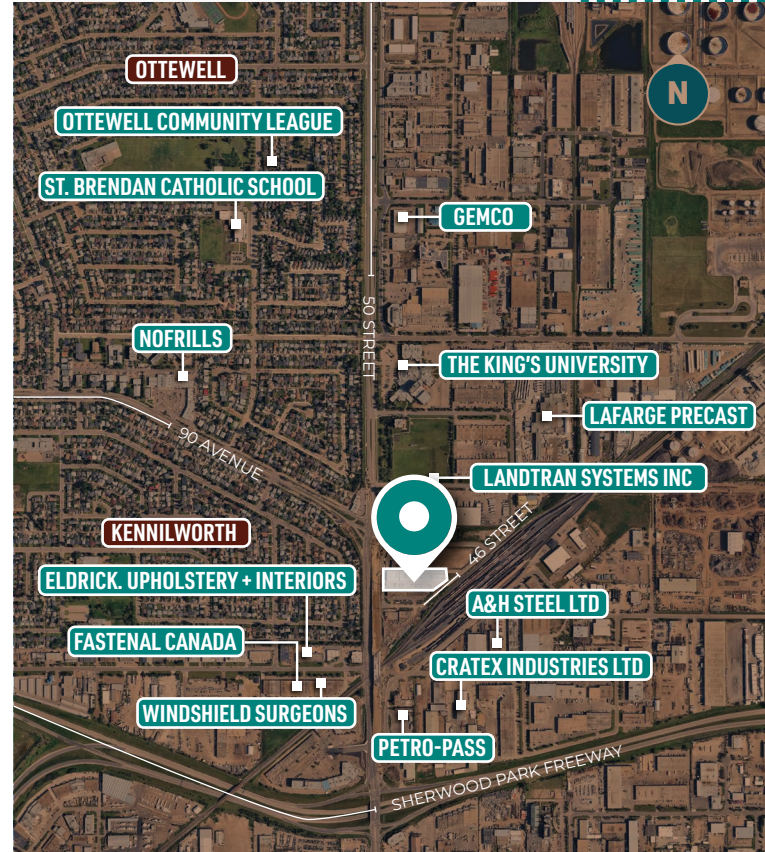
nicole.mckay@omada-cre.com

OMADA-CRE.COM | 780.540.5320

Omada
COMMERCIAL

PROPERTY FEATURES

| | |
|------------|--|
| Vacancy | 1,027 SF – 5,183 SF |
| Available | Immediately |
| Municipal | 8711 50 Street, Edmonton, AB |
| Legal | Plan 2586KS, Lot B |
| Access | 50 Street, 90 Avenue |
| Zoning | Business Employment (BE) |
| Gross Rent | \$14.50 PSF (includes utilities, property tax, maintenance, management and building insurance) * Tenant to pay pro-rata share of increases in property tax and operating costs over and above base year |
| HVAC | A/C in Offices |
| Lighting | LED |
| Security | Alarm System in Place |
| Parking | 100+ Surface Stalls |
| Signage | Fascia: Available Pylon: Market Rates |
| Tenant Mix | Dalwing Roof Consulting, Oceanic Immigration, Hendriks Construction, Inspire Centre for Learning, and more |

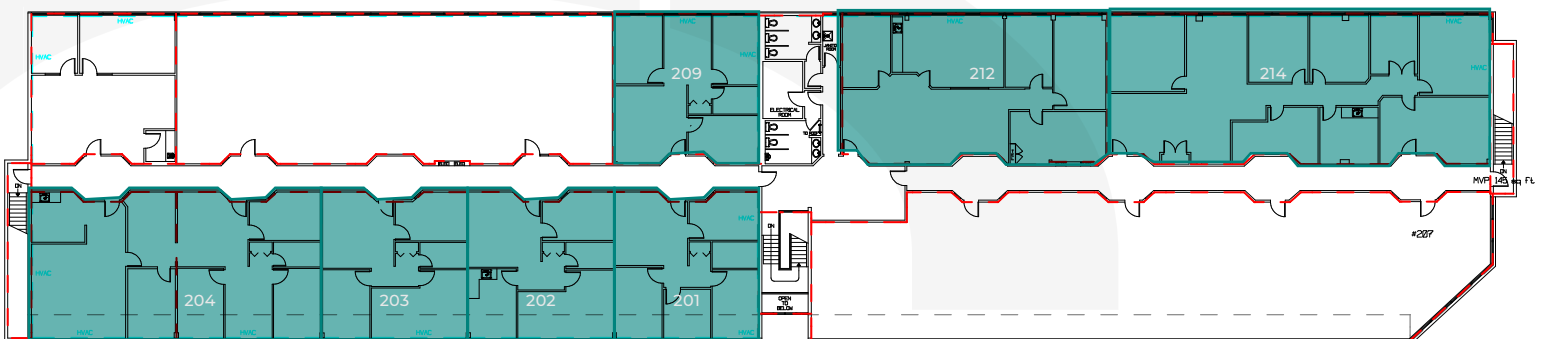


 SHORT TERM LEASES AVAILABLE

 EXPOSURE ALONG 50TH STREET

 TENANT INCENTIVE PACKAGES AVAILABLE

SITE PLAN





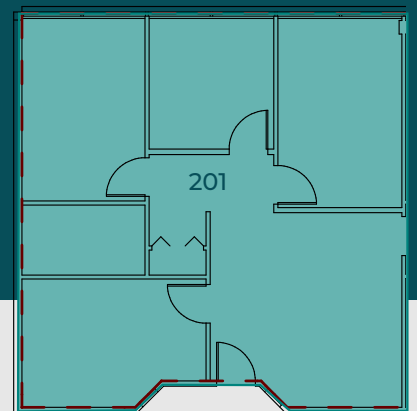
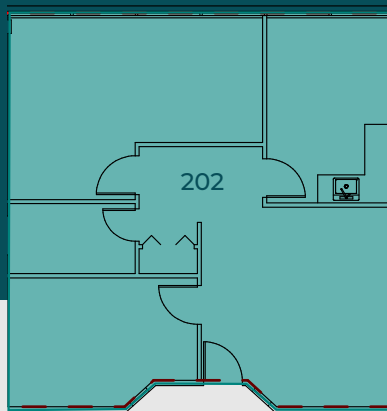
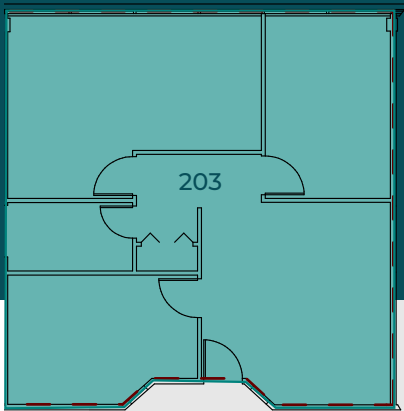
UNIT 203 – 1,043 SF



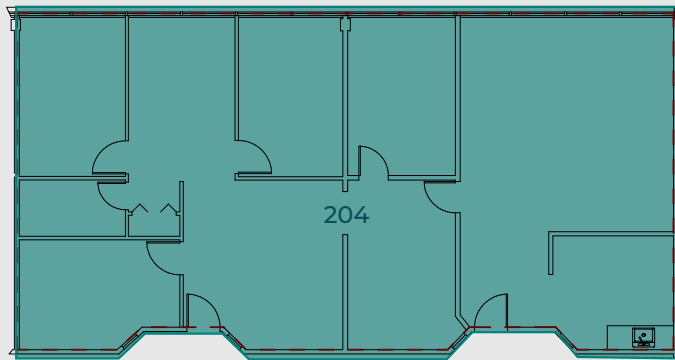
UNIT 202 – 1,046 SF



UNIT 201 – 1,027 SF

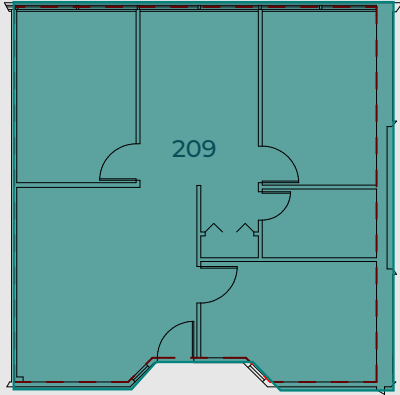


OPTION TO COMBINE 201-204
5,183 SF



UNIT 204 – 2,067 SF





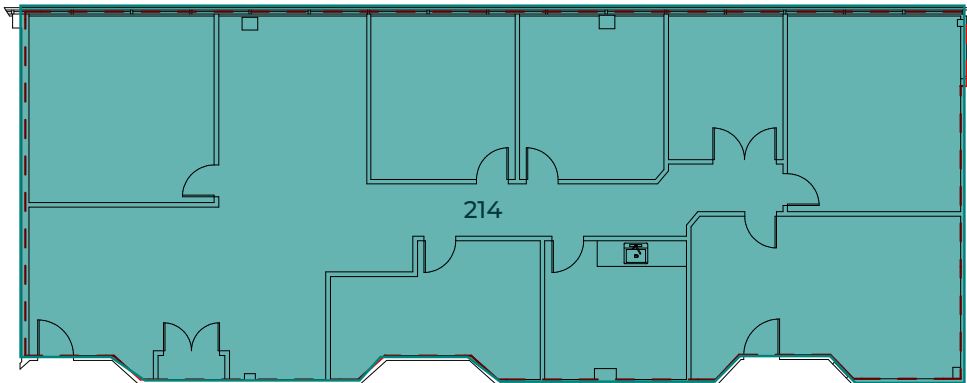
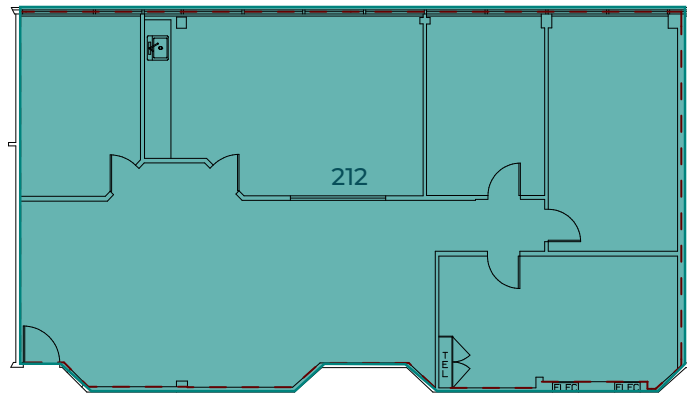
UNIT 209 - 1,048 SF



OPTION TO COMBINE 212-214
4,683 SF



UNIT 212 - 1,917 SF



UNIT 214 - 2,766 SF