

## POPLAR BUSINESS PARK - MAIN FLOOR

8711 50 Street, Edmonton, AB

OFFICE  
Brochure

# FLEX SPACE FOR LEASE

ECONOMICAL SHOWROOM & WAREHOUSE SPACE



- +/- 4,539 SF – 8,167 SF functional main floor showroom space with grade loading
- Economical rates with tenant incentive packages available
- Ongoing improvements throughout including new LED lighting, fresh paint, exterior upgrades, and renovated washrooms and common areas
- 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

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Associate

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# PROPERTY FEATURES

Vacancy	4,539 – 8,167 SF	Construction	Concrete Block
Available	Immediately	Power	TBC by Tenant
Municipal	8711 50 Street, Edmonton, AB	Lighting	T5 & LED
Legal	Plan 2586KS, Lot B	Parking	100+ Surface Stalls
Access	50 Street, 90 Avenue	Signage	Fascia: Available Pylon: Market Rates
Zoning	<a href="#">Business Employment (BE)</a>	Tenant Mix	PPG, ABC Muffler, Hendriks Construction, Inspire Centre for Learning, and more
HVAC	Forced Air OH Units		



EXPOSURE ALONG  
50TH STREET



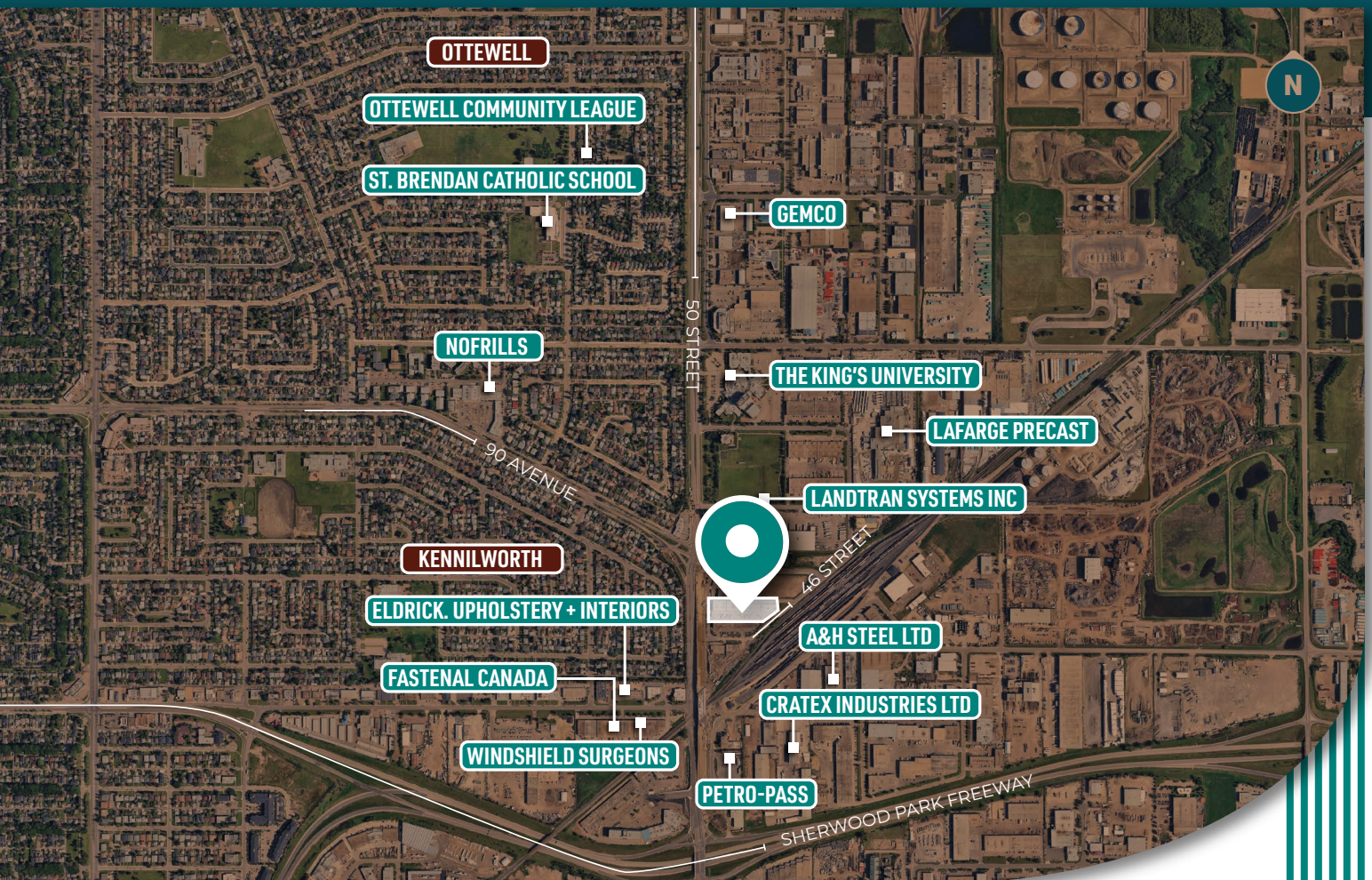
TENANT INCENTIVE  
PACKAGES AVAILABLE



GRADE LOADING



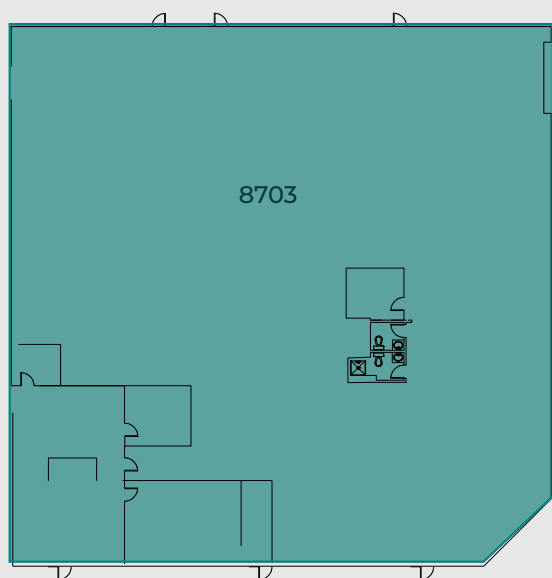
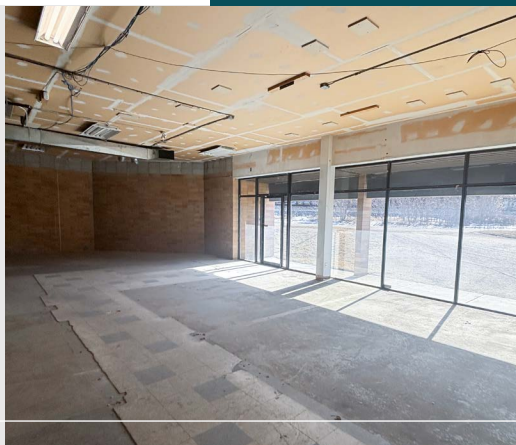
AMPLE PARKING







UNIT 8703 - +/- 8,167 SF



### 8703 50 STREET

**Size:** +/- 8,167 SF

**Base Rent:** \$8.00 PSF

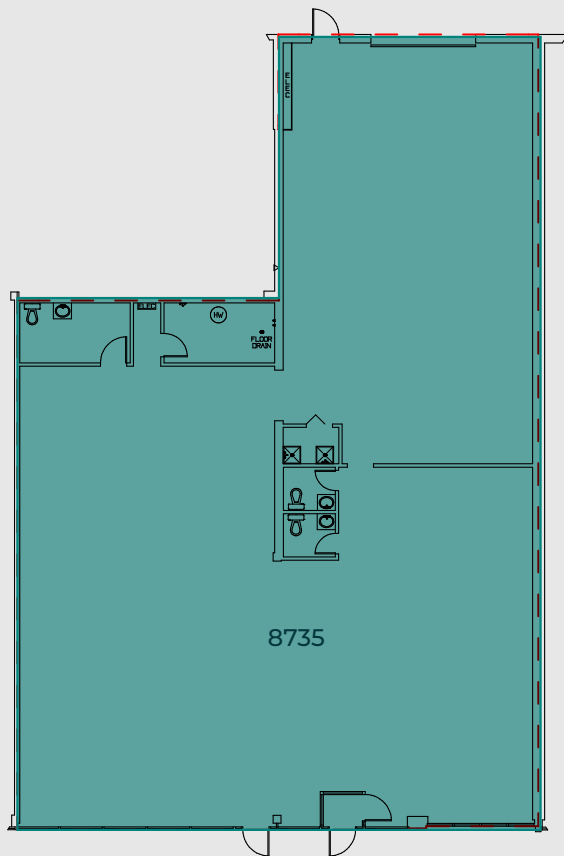
**Op Cost:** \$8.14 PSF (2025 est.) (includes water and power)

**Ceiling Height:** 10' Clear

**Loading:** 10'x12' Grade Door







### 8735 50 STREET

**Size:** +/- 4,539 SF

**Base Rent:** \$9.50 PSF

**Op Cost:** \$6.66 PSF (2025 est.) (includes water)

**Ceiling Height:** 11' Clear

**Loading:** 10'x10' Grade Door

