

| 1,245 – 5,350 SF |

# OFFICE FOR LEASE



**LYNNWOOD CENTRE** 8720 149 Street, Edmonton, AB

- **1,245 – 5,350 SF fully built out professional office space**
- High-Exposure West-End Location with 26,586 vehicles per day along 149 Street and convenient access to Whitemud Drive
- Affluent surrounding demographics with an average household income of over \$154,000, supporting professional and service-oriented office users
- Flexible office opportunity suitable for professional, medical, or service-oriented users

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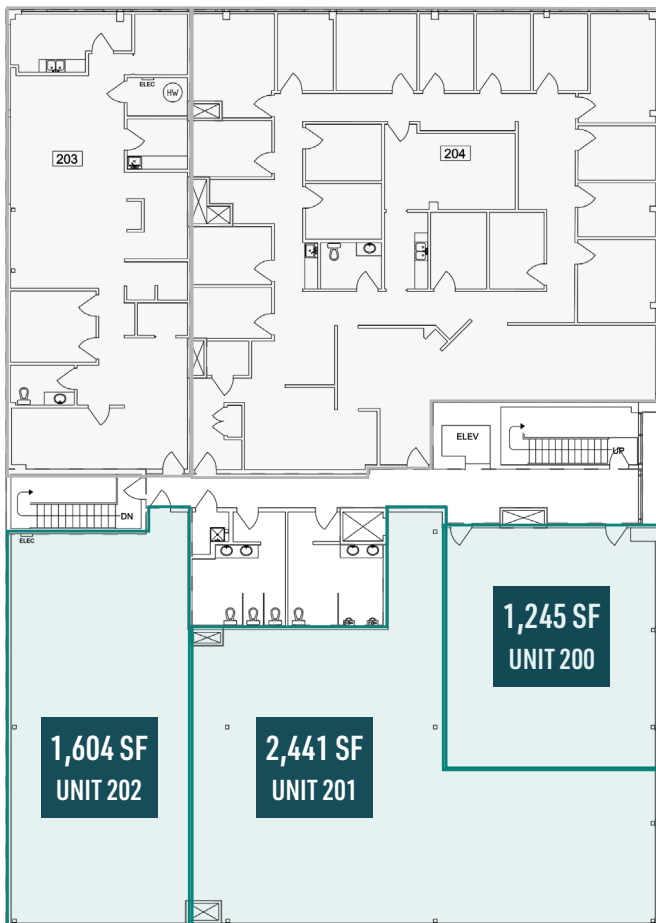
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# PROPERTY FEATURES

Vacancy	Unit 200 – 1,245 SF Unit 201 – 2,441 SF Unit 202 – 1,604 SF
Available	Immediately
Municipal	8720 149 Street, Edmonton, AB
Legal	Plan 5572HW Blk 1 Lots 4,5,6,7,8,9,10
Zoning	<a href="#">General Commercial (CG)</a>
Basic Rent	Negotiable
Op Costs	\$17.23 PSF
Utilities	Separately metered
Parking	Surface Scramble Stalls



# FLOOR PLAN



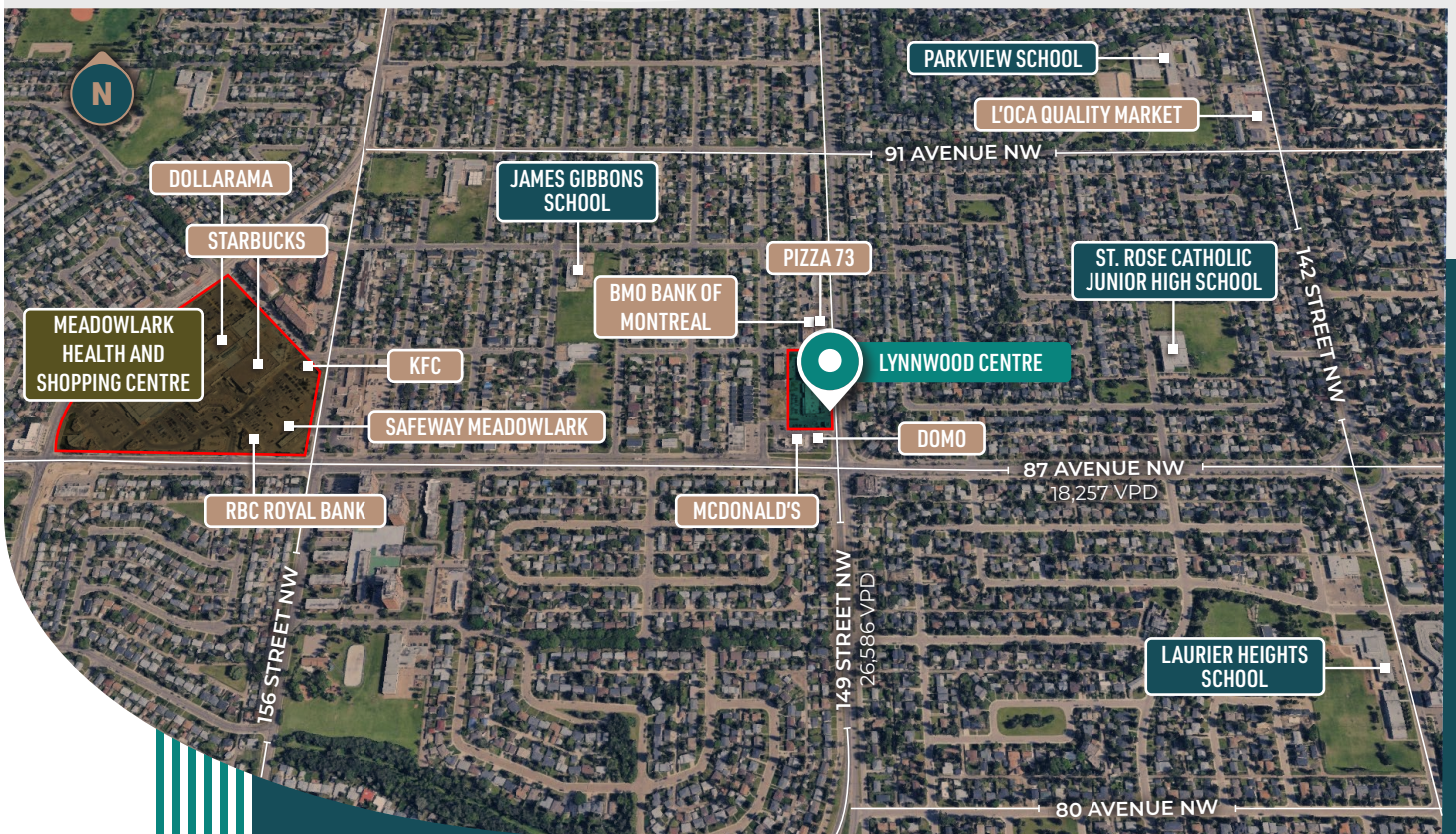
# THE OPPORTUNITY

LYNNWOOD CENTRE IS A HIGH-VISIBILITY NEIGHBOURHOOD RETAIL PLAZA IN WEST EDMONTON WITH CONVENIENT ACCESS, STEADY TRAFFIC, AND A STRONG TENANT MIX

Lynnwood Centre is a well-positioned neighbourhood retail plaza centered between the communities of Laurier Heights, Parkview, and Lynnwood, offering strong visibility and convenient access along 142 Street.

The Centre benefits from consistent day time traffic, with over 30,000 vehicles passing by the property every day. The site provides ample surface parking and a complementary mix of service-oriented and retail tenants that cater to the surrounding established communities. With close proximity to major roadways, public transit, and surrounding amenities, Lynnwood Centre offers businesses the opportunity to secure fully built-out office space in a professionally managed Centre.

## LOCATION OVERVIEW



FULLY  
FIXTURED

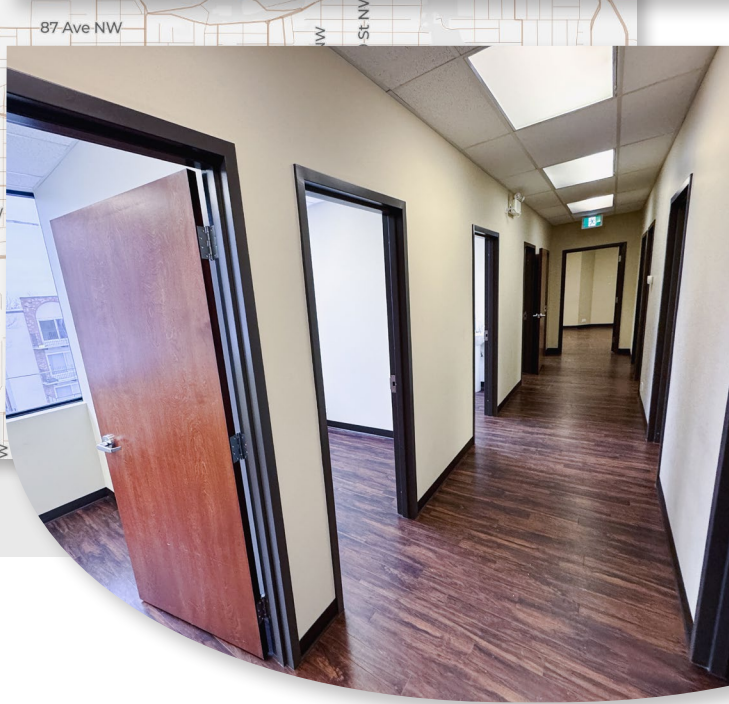
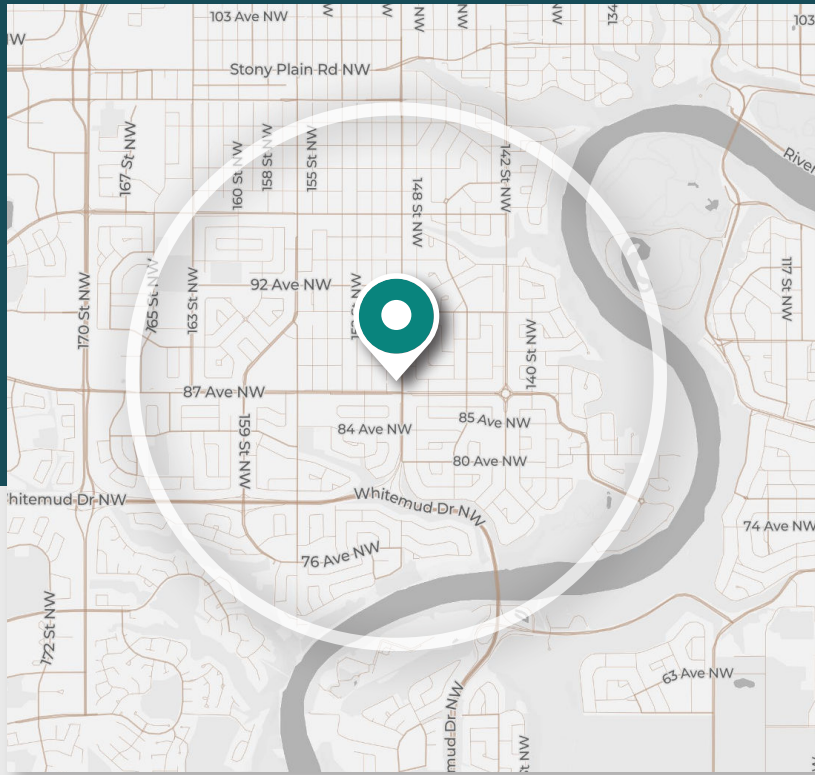


PROFESSIONALLY  
MANAGED CENTRE



AMPLE ON-SITE  
PARKING

# IDEALLY SITUATED



## AREA DEMOGRAPHICS

2 KM RADIUS

**29,178**

DAYTIME POPULATION

29,178 residents  
6.7% growth (2020-2025)  
3.1% projected growth (2025-2030)

**27.1%**

20-39 YRS

0-19 yrs = 20.5%  
40-59 yrs = 25.9%  
60+ yrs = 26.5%

**\$154,569**

AVERAGE HOUSEHOLD INCOME

21.1% earn \$60-100,000  
47.7% earn \$100,000+

**26,586**

VPD ON 149TH STREET

18,257 VPD on 87 Avenue  
26,586 VPD on 149 Street

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