

| 1,604 SF |

OFFICE FOR LEASE



LYNNWOOD CENTRE 8720 149 Street, Edmonton, AB

- **1,604 SF fully built out medical office**
- 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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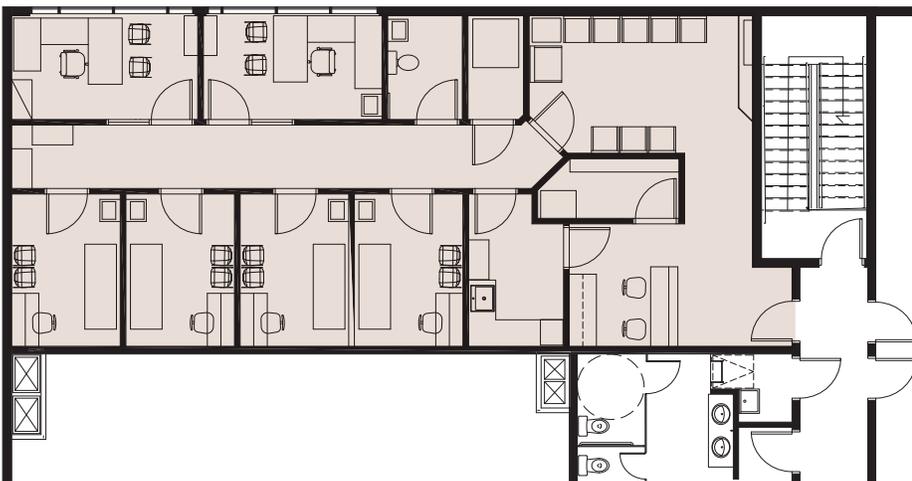
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COMMERCIAL

PROPERTY FEATURES

Vacancy	2nd Floor: 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	General Commercial (CG)
Basic Rent	Negotiable
Op Costs	\$17.23 PSF
Utilities	Separately metered
Parking	Surface Scramble Stalls



FLOOR PLAN



FULLY
FIXTURED



PROFESSIONALLY
MANAGED CENTRE



AMPLE ON-SITE
PARKING

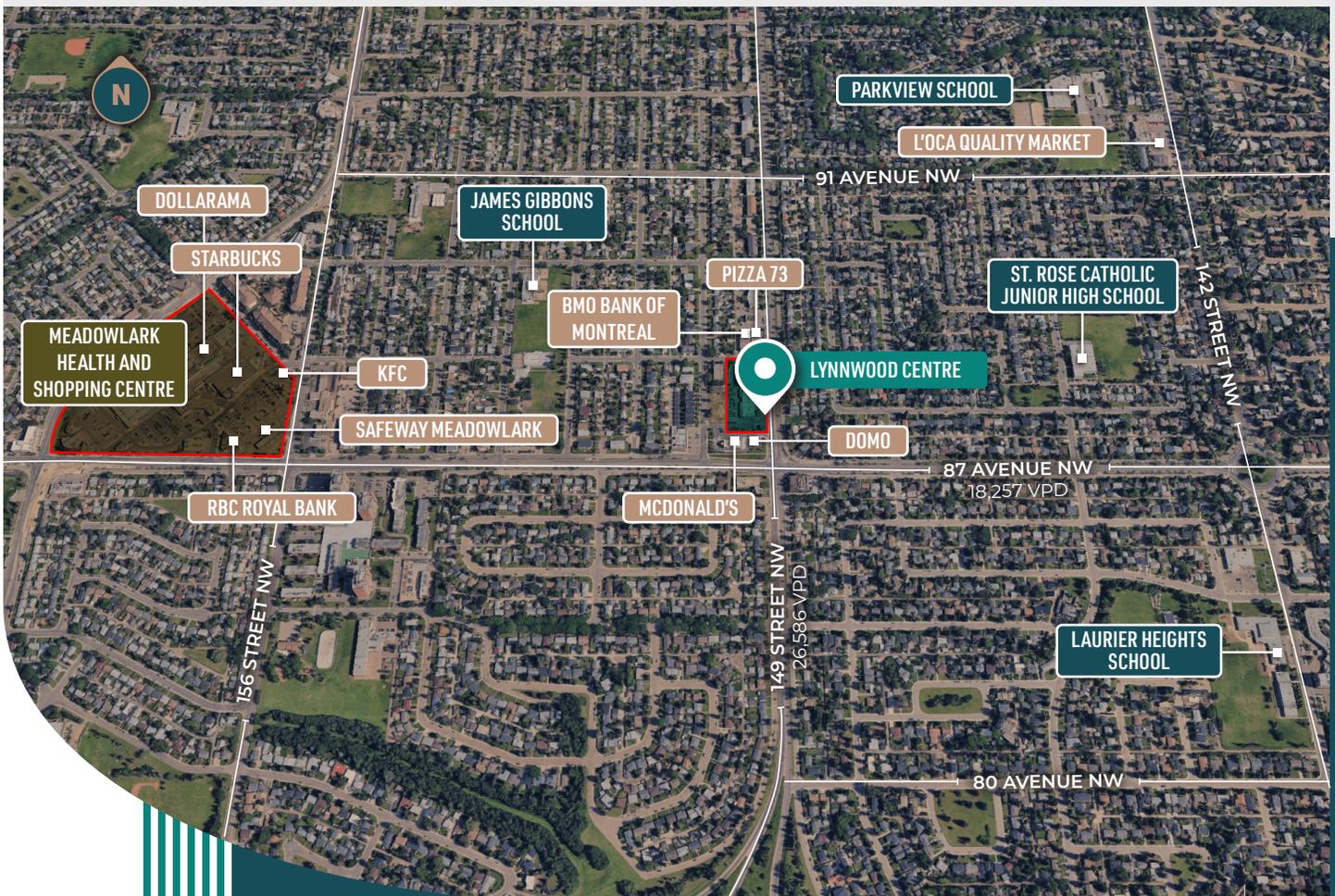
THE OPPORTUNITY

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

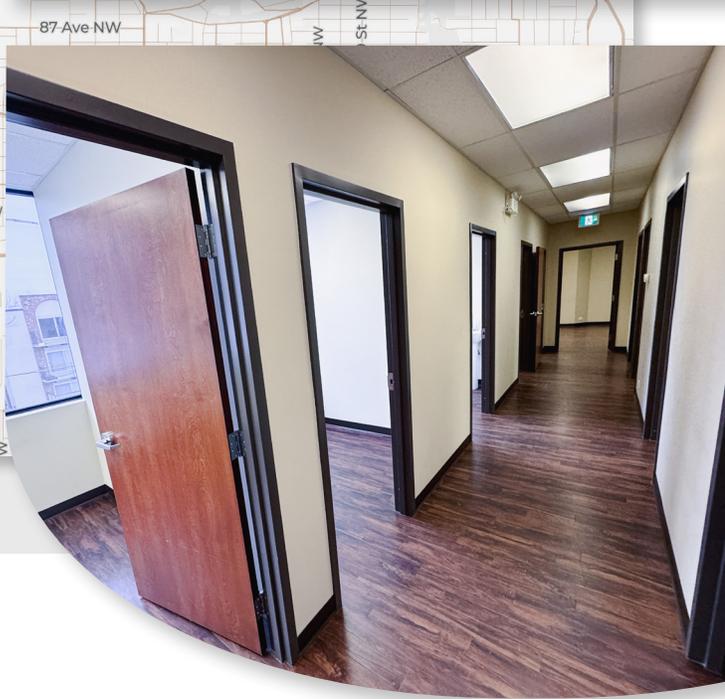
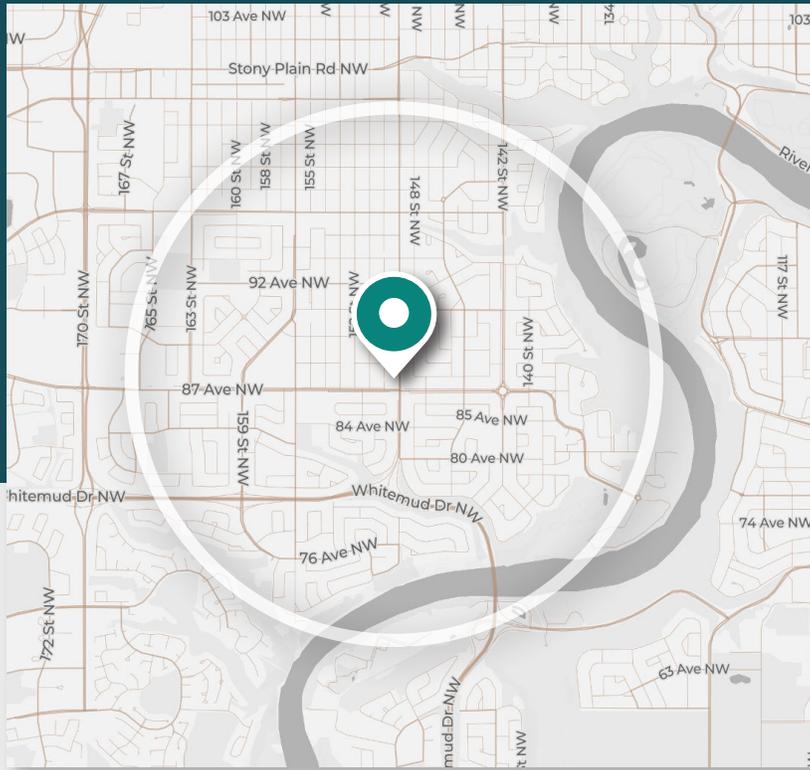
Lynnwood Centre is a well-positioned neighbourhood retail plaza centered between the communities of Laurier Heights, Parkview, and Lynnwood, offering strong visibility and convenient access along 142 Street.

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



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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