

WEST END MEDICAL PROFESSIONAL BUILDING

9509 - 156 STREET EDMONTON | ALBERTA

FOR
LEASE



Excellent opportunity to lease prime medical office space ranging from \pm 911 SF to \pm 8,223 SF in a busy professional building situated along 156 street. Features include:

- Modernized lobby, bathroom and common areas with further planned improvements
- Located in a high density residential area, in close proximity to the Misericordia Hospital
- High traffic area with an average weekday traffic of 10,500 vehicles/day (2018)
- Public transit directly in front of the building and located on the Valley Line LRT route
- Includes Shaw high speed fibre optics and free surface parking for patients, energized parking stalls available for monthly fee
- Available immediately

WALKTHROUGH VIRTUAL TOURS

click on the links below

[#206](#)

[#312](#)

[#305/306](#)

[#212](#)



Jewell Hansen, VP

Healthcare, Office/Retail Sales & Leasing
780.919.7672 jewell@rcedm.ca



www.rcedm.ca

FOR LEASE | WEST END MEDICAL PROFESSIONAL BUILDING

PROPOSED EXTERIOR RENOVATIONS



DETAILS

BUILDING NAME	West End Medical Building
MUNICIPAL ADDRESS	9509 - 156 Street Edmonton, AB
LEGAL DESCRIPTION	Plan 6530ET Block 7 Lots 3-6
SPACE TYPE	Office
POSSESSION	Immediate/negotiable
BUILDING AREA	± 49,400 SF
BUILT	1977
LEASE TERM	5-10 Years
LEASE SPACE	± 911 SF to ± 8,223 SF
ZONING	CSC (Shopping Centre Zone)
PATIENT PARKING	Free surface, unassigned stalls
STAFF PARKING	Energized surface, \$80/month
SIGNAGE	Directory
HVAC	Yes
TI	Negotiable
ELEVATORS	Two
INTERNET	Shaw High Speed Fibre Optics



ADDITIONAL INFORMATION

Excellent medical space for Physicians, Medical Specialists, Dentists, Dental Specialists, Optometrists, Naturopathic Medicine, or other health care related uses.

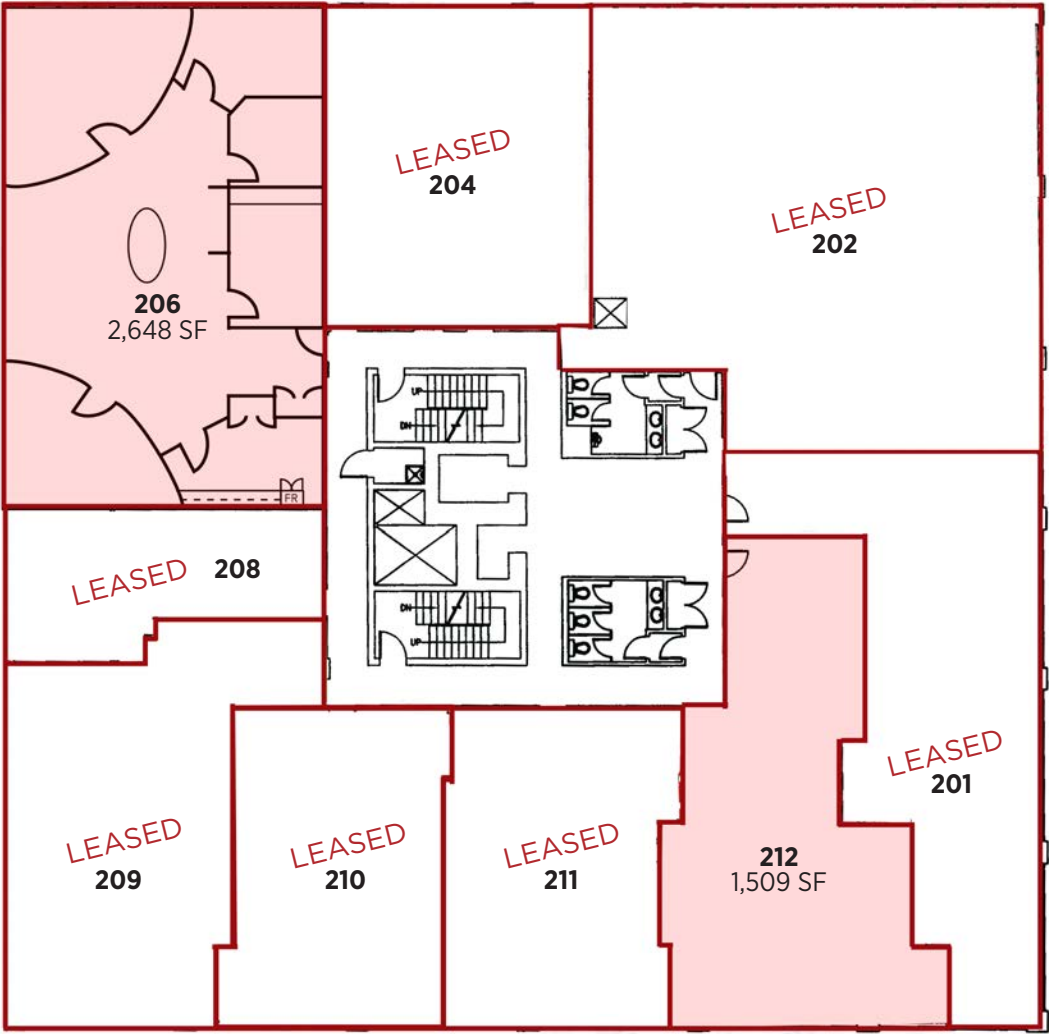
Other businesses at the West End Medical Building includes; Insight Medical Imaging, Pharmacy, Living Sounds Hearing Centre, Denture Clinic, Medical Clinic, Physiotherapy, Massage Therapy, Psychologists, Dental Clinic and other professional uses.

FINANCIALS

NET RATE	\$16.00/SF (\$35.00/SF tenant improvement allowance on a shell space)
OPERATING COSTS	\$13.44/SF (2021 estimate)
UTILITIES	Included in operating costs (Telephone, internet and in-suite janitorial not included)

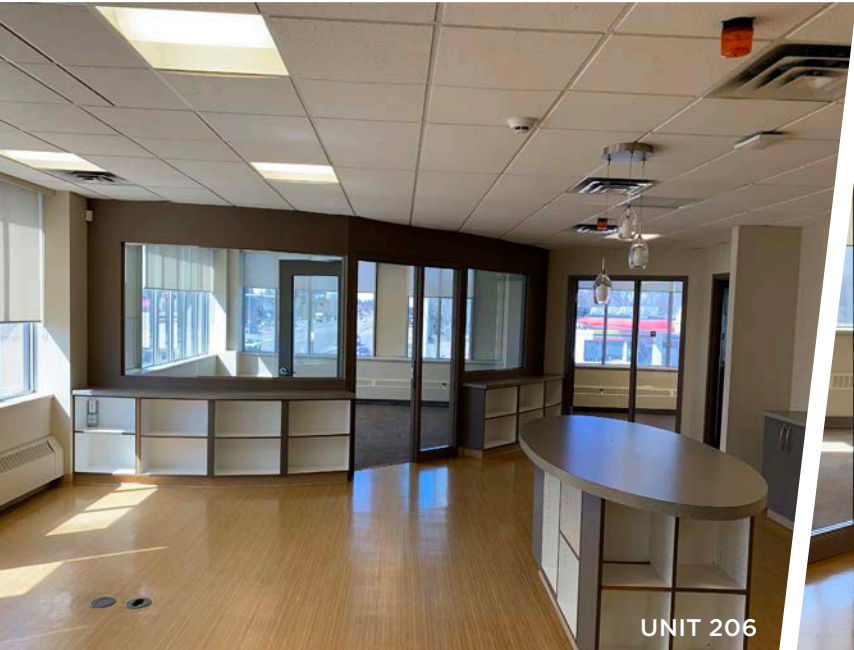
FOR LEASE | WEST END MEDICAL PROFESSIONAL BUILDING

SECOND FLOOR PLAN



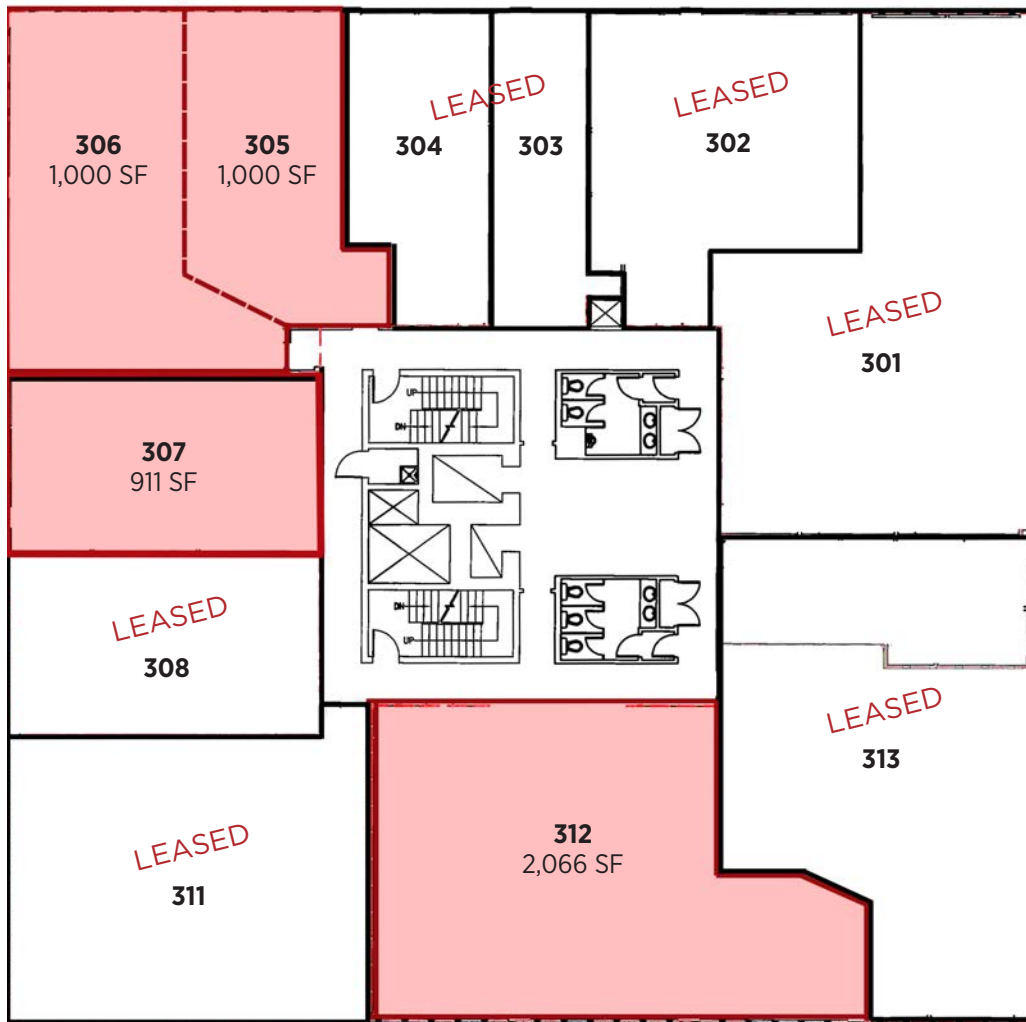
UNIT #	± SQ FT
202	LEASED
206	2,648
208	LEASED
209	LEASED
210	LEASED
212	1,509

Plan for illustration only, actual may vary from floor plan shown



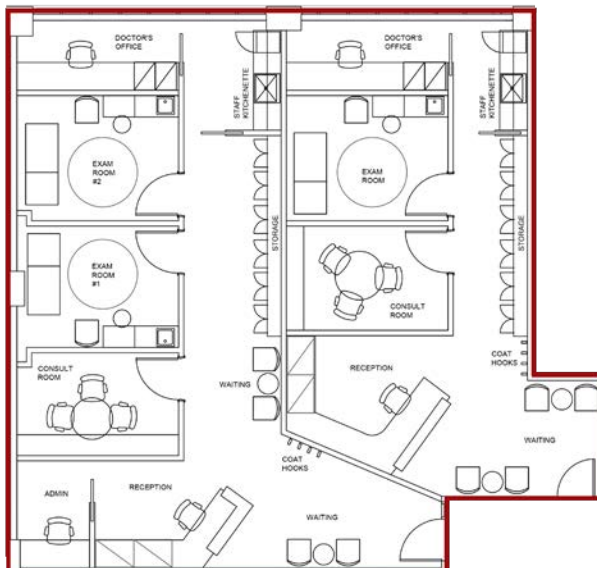
FOR LEASE | WEST END MEDICAL PROFESSIONAL BUILDING

THIRD FLOOR PLAN

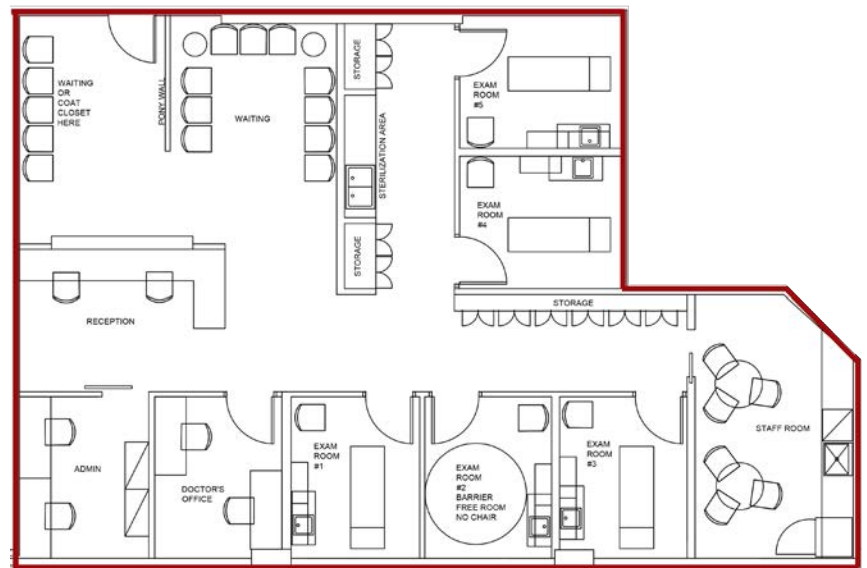


Plan for illustration only, actual may vary from floor plan shown

UNIT #	± SQ FT
305	1,000
306	1,000
307	911
308	LEASED
311	LEASED
312	2,066
313	LEASED



PROPOSED CONCEPT PLAN
UNIT 305 & 306



PROPOSED CONCEPT PLAN
UNIT 312

FOR LEASE | WEST END MEDICAL PROFESSIONAL BUILDING

DEMOGRAPHICS

(2019 - 2KM RADIUS)



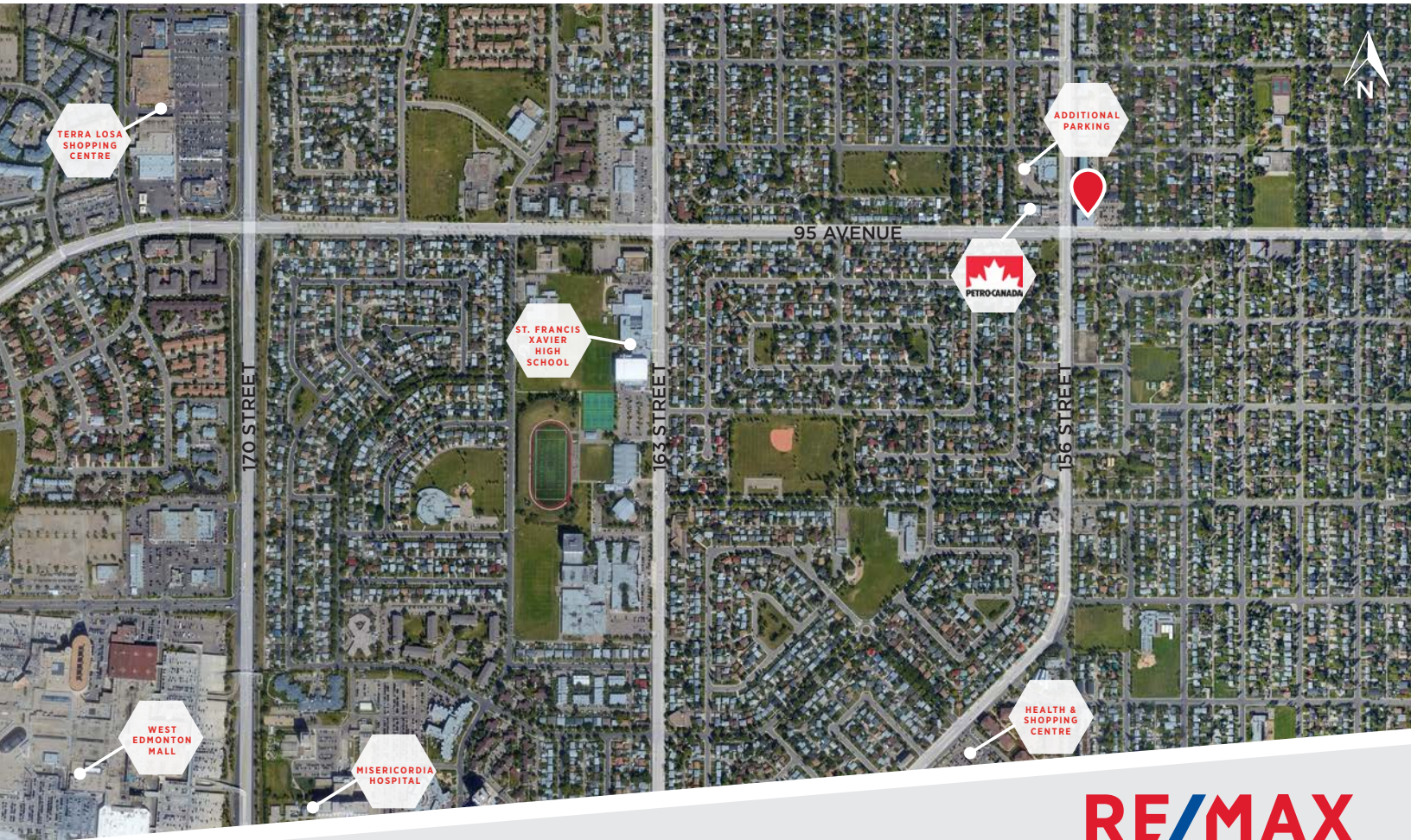
10,500 vehicles/day
95 Avenue West
of 156 Street



Current Area
Residents
38,901



Average
Household Income
\$103,056



RE/MAX
COMMERCIAL®

Jewell Hansen, VP
Healthcare, Office/Retail Sales & Leasing
780.919.7672 jewell@rcedm.ca

RE/MAX Commercial Capital | Ritchie Mill
#302, 10171 Saskatchewan Drive
Edmonton, AB T6E 4R5 **780 757 1010**

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser/Tenant.

Edmonton's **ONLY** RE/MAX Commercial Office

www.rcedm.ca