

3699 MILL WOODS ROAD
EDMONTON, AB

 **CUSHMAN &
WAKEFIELD**
Edmonton



MILLBOURNE MARKET

*FULL FLOOR OPPORTUNITY
COMPETITIVE LEASE RATE*

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7,062 SF

Property Highlights

- fully built out office space
- ample on-site parking
- plenty of nearby amenities
- surrounded by high density residential
- on-site property management
- Up to 14,000 SF can be made available

POPULATION (3KM): 48,226

EXISTING TENANT/AMENITIES:

- Shoppers Drug Mart, FreshCo, Dollarama, Food Court, 2 child care services, Petro Canada, Subway, TD Canada Trust, Tim Hortons, Millbourne Liquor, Pet Valu, and more.



Up to 14,000 SF can be made available

Property Details

<i>MUNICIPAL ADDRESS</i>	3699 Mill Woods Road, Edmonton, AB
<i>ZONING</i>	CG - General Commercial
<i>PARKING</i>	Ample Surface
<i>OPERATING COSTS</i>	\$9.84 per SF (CAM's), \$4.01 per SF (Property Taxes)
<i>LEASE RATE</i>	Starting at \$12.00 per SF
<i>FLOOR #</i>	2
<i>AVAILABILITY</i>	Tower 2 - Suite 201 - 7,062 SF



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CONTACT INFORMATION

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