

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

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.



Property Details

MUNICIPAL ADDRESS 3699 Mill Woods Road, Edmonton, AB

ZONING CG - General Commercial

PARKING Ample Surface

OPERATING COSTS \$13.91 per SF

LEASE RATE Starting at \$12.00 per SF

FLOOR # 2

AVAILABILITY Tower 2 - Suite 201 - 7,062 SF



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CONTACT INFORMATION

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