

FOR LEASE

MILL WOODS TOWN CENTRE PROFESSIONAL BUILDING

6203 28 AVENUE,
EDMONTON, AB

**CUSHMAN &
WAKEFIELD**
Edmonton

2,006 SF END-CAP AVAILABLE IMMEDIATELY!

CUSHMAN & WAKEFIELD
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PROPERTY HIGHLIGHTS

- High exposure retail development strategically located within walking distance of the Grey Nuns Hospital and Mill Woods Town Centre Mall
- Come join this fully tenanted office building!
- Area retailers include, No Frills, Canadian Tire, Burger King, Royal Bank, Royal Pizza, Marble Slab, Top Shots Billiards and many others!
- Located in close proximity to Valley Line LRT which sees over 9,000 riders per day!
- Over 10,000 residents within a 1km radius.
- High exposure facia and pylon signage opportunities available.
- (DC) Direct Control Zoning allows for a wide variety of uses.
- Lease Rate: Contact Listing Agent
- Additional Rent: \$17.70 /SF (2026)

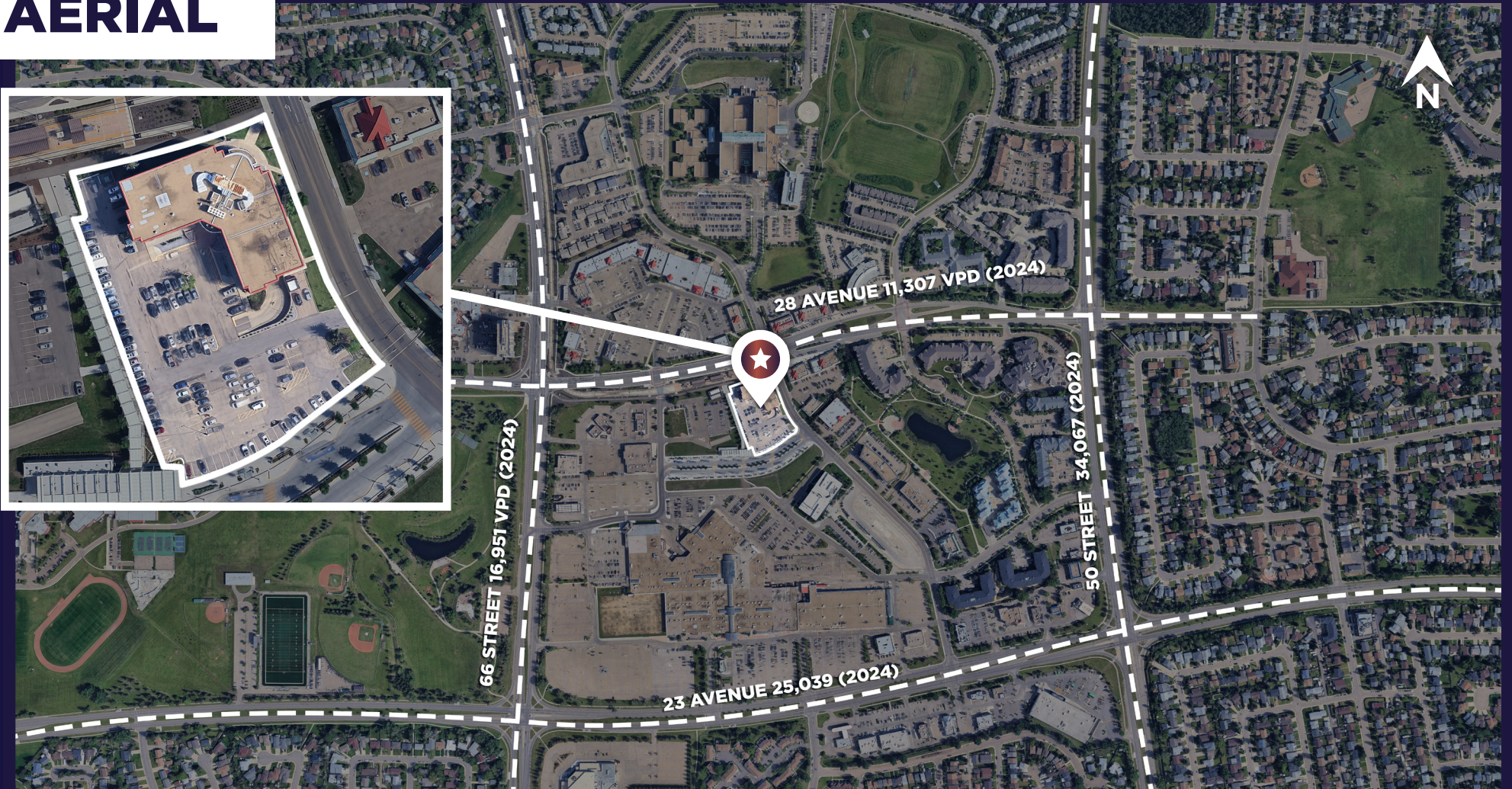
PROPERTY DETAILS

MUNICIPAL ADDRESS:	6203 - 28 Avenue NW, Edmonton, AB
LEGAL DESCRIPTION:	Lot 3, Block 6, Plan 0022000
ZONING:	Direct Control (DC(20920))
NEIGHBOURHOOD:	Mill Woods
BUILT:	1988
LEASE RATE:	Contact Listing Agent
ADDITIONAL RENT:	\$17.70 /SF (2026)

INTERIOR PHOTOS



AERIAL



DEMOGRAPHICS



POPULATION

1KM	3KM	5KM
10,524	88,906	188,394



HOUSEHOLD

1KM	3KM	5KM
2,471	22,890	48,115



AVERAGE INCOME

1KM	3KM	5KM
\$97,786	\$119,390	\$129,319

KEEP IN TOUCH

