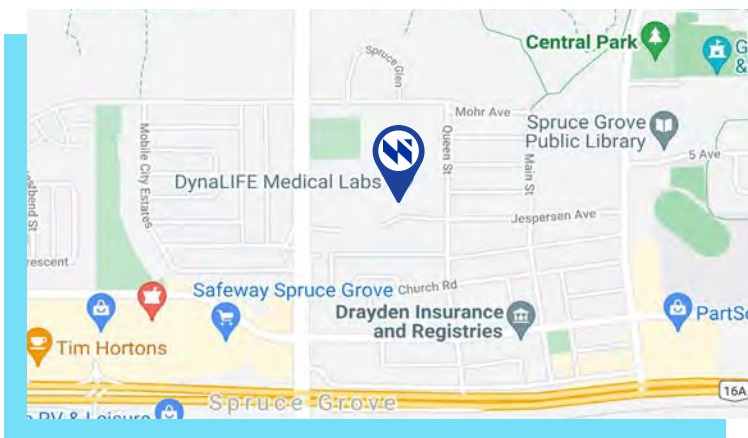


MEDICAL OFFICE SPACE FOR LEASE



Queen Street Place

505 Queen Street, Spruce Grove, Alberta



LOCATION HIGHLIGHTS



MAJOR INTERSECTION

Queen Street and Jespersen Avenue



NEAREST HOSPITAL

6 km Westview Health Centre



PUBLIC TRANSIT ACCESS

Routes 568, 560, 561

LEASING INQUIRIES



Richie Lipton

Leasing Manager

C : + 1 (780) 293-9348

E : richie.lipton@nwhreit.com

W : nwhleasing.com

MEDICAL OFFICE SPACE FOR LEASE



Queen Street Place

505 Queen Street, Spruce Grove, Alberta



PROPERTY DESCRIPTION

Queen Street Place is a newly constructed, multi-tenant medical building located a short drive west of Edmonton. The property is occupied by a diversified group of medical professionals with a full array of support-service tenants including pharmacy, laboratory, and diagnostic imaging. The property can accommodate an additional development of approximately 10,000 square feet.

LEASING INQUIRIES



Richie Lipton
Leasing Manager
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E : richie.lipton@nwhreit.com
W : nwhleasing.com

PROPERTY HIGHLIGHTS

Building Size:	73,658 sq.ft.
Floors:	2
Asking Rent:	Market Rate
Additional Rent (estimated):	
Operating Costs	\$ 12.49
Realty Taxes:	\$ 4.10
In Suite Cleaning Costs:	\$ 1.80
Total:	\$ 18.39 psf
Bike Storage:	Outdoor
Parking:	Surface
Electric Vehicle Chargers:	No
WiredScore:	Certified

NOTE: Additional Rent estimate is subject to change.