

FROM 5,367 SF UP TO  
46,178 SF OF  
CONTIGUOUS  
SPACE



## PROPERTY HIGHLIGHTS

**Class A building with ample parking**

**382 stalls available in the complex. 4 Stalls per 1,000 SF**

- Located along 52 avenue NW
- Quick access to the Whitemud, 50th Street, 75th street and the Anthony Henday
- Excellent proximity to public transit and the new Valley Line LRT
- Ample parking available on site
- 5,171 businesses within a 5-kilometer radius
- Fibre optics available within the property
- Available August 2019

**Site Tour Information** Site tours by appointment only

Miguel Martinez | Special Projects Manager

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Canadian Western Bank Place

Suite 1622, 10303 Jasper Avenue

Edmonton, Alberta | T5J 3N6

Prospect Place - 4703 52 Avenue

Office Space

Edmonton, Alberta



DETAILS	
ADDRESS	4703 52 Avenue
YEAR BUILT	2009
ZONING	IB
MAX. CONTIGUOUS	46,178 SF
MIN. CONTIGUOUS	5,367 SF
RENT	Market
OPERATING COST	\$12.28 PSF (2019 est., excluding janitorial)
AVAILABLE	Immediately
CONSTRUCTION	Concrete / steel building
INTERIOR	Suspended acoustic tile
LIGHTING	LED Lighting
CEILING HEIGHT	9 Feet
HEATING	Rooftop HVAC units
SPRINKLERS	Yes
FIBER OPTICS	Available

Demographic Snapshot



5,171  
Businesses



134,761  
People



47,075  
Dwellings  
Within 5KM

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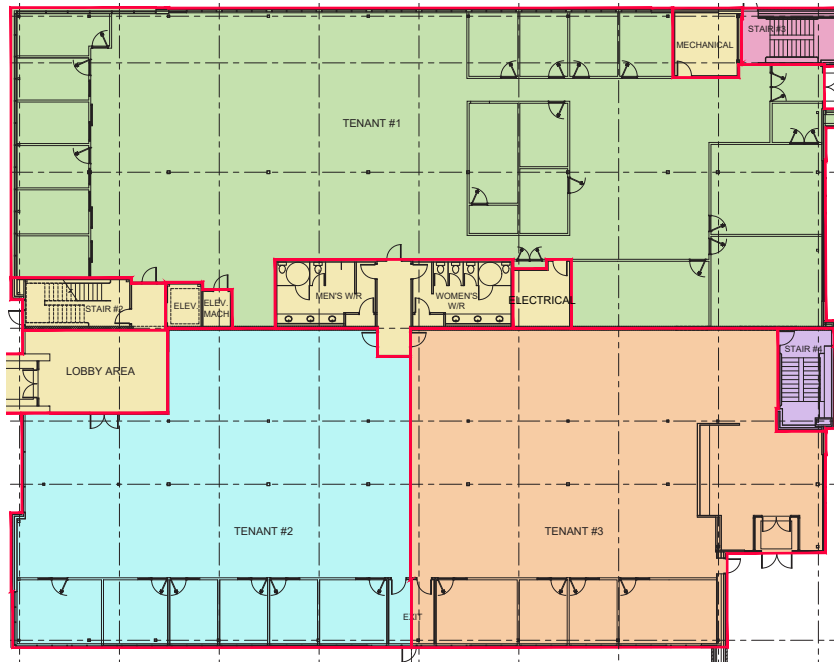
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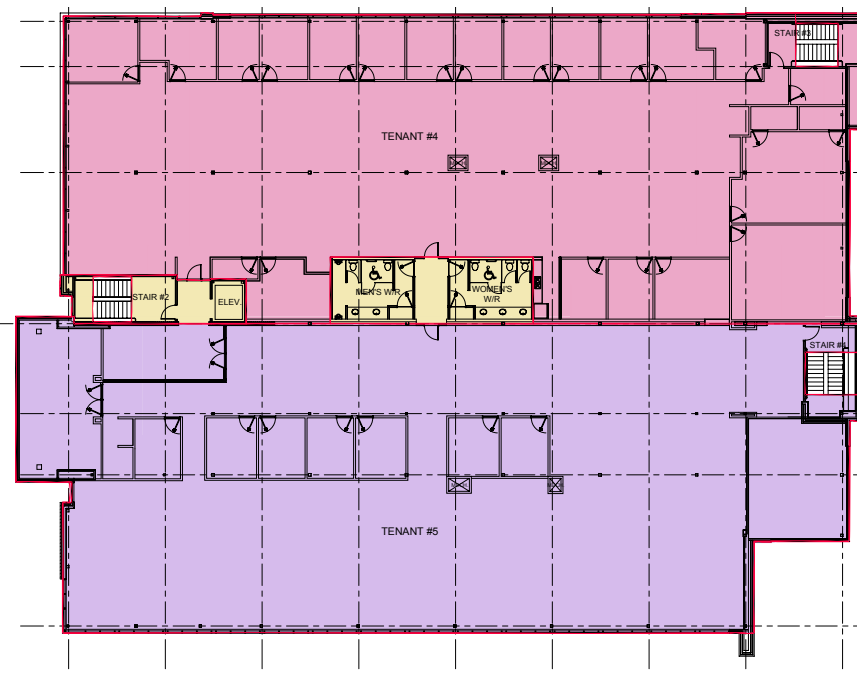
CONCEPT MAIN FLOOR PLAN



CONCEPT LEGEND

TENANT #1	-	10,683 ft <sup>2</sup>
TENANT #2	-	5,367 ft <sup>2</sup>
TENANT #3	-	5,566 ft <sup>2</sup>
TENANT #4	-	11,761 ft <sup>2</sup>
TENANT #5	-	12,800 ft <sup>2</sup>
<b>TOTAL AREA</b>		<b>- 46,178 ft<sup>2</sup></b>

CONCEPT SECOND FLOOR PLAN





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