

**Prospect Place - 4703 52 Avenue***Office Space**Edmonton, Alberta***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
- Bike racks available

## Site Tour Information

*Site tours by appointment only*

Lucas Leisen | Leasing Manager 780.934.2929 | [lucas@yorkrealty.ca](mailto:lucas@yorkrealty.ca)  
**YORKREALTY.CA**

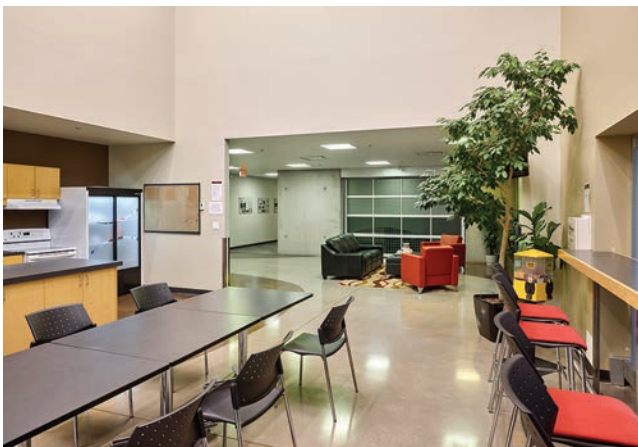
**Canadian Western Bank Place**

Suite 1600, 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
MIN. CONTIGUOUS	5,367 SF
MAX. CONTIGUOUS	46,178 SF
RENT	Market
OPERATING COST	\$12.28 PSF (2021 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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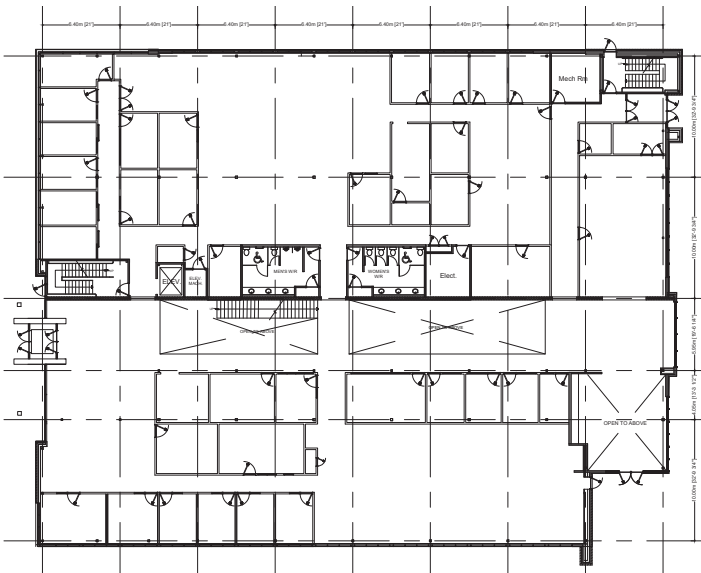
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Canadian Western Bank Place

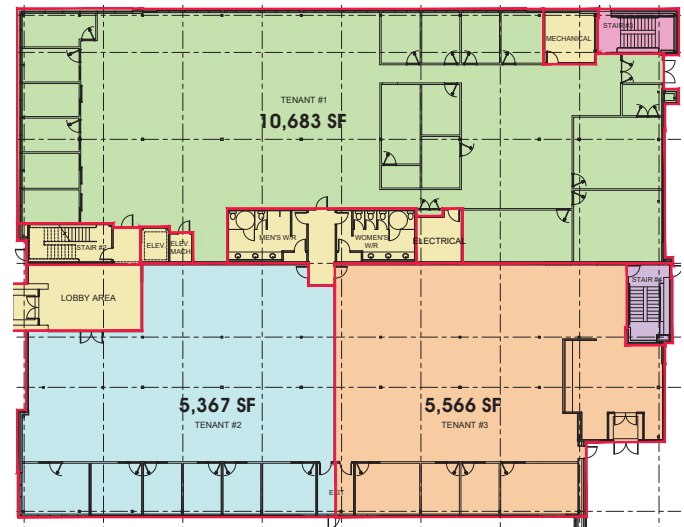
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EAST BUILDING

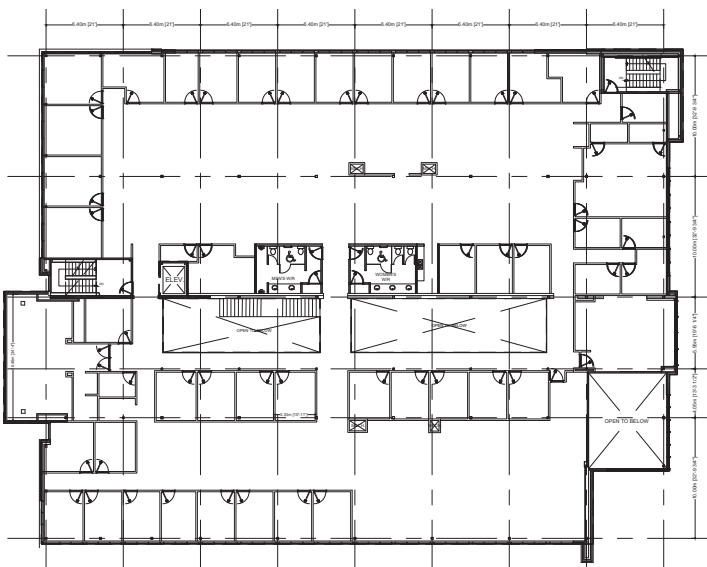
CURRENT MAIN FLOOR PLAN



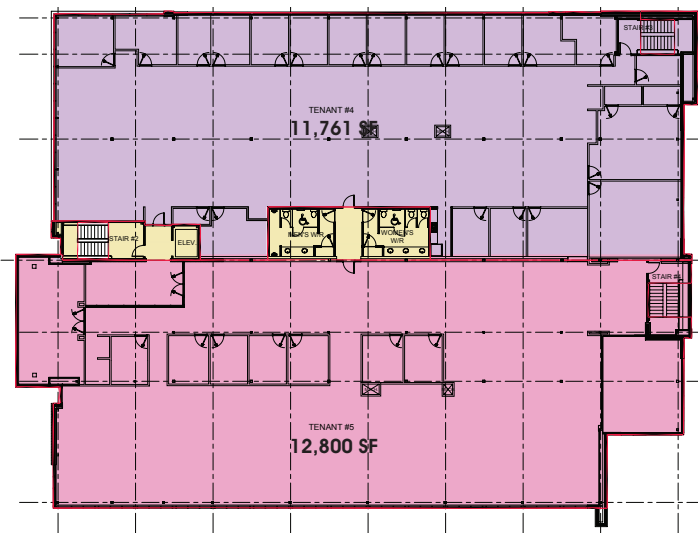
CONCEPT MAIN FLOOR PLAN



CURRENT SECOND FLOOR PLAN



CONCEPT SECOND FLOOR PLAN

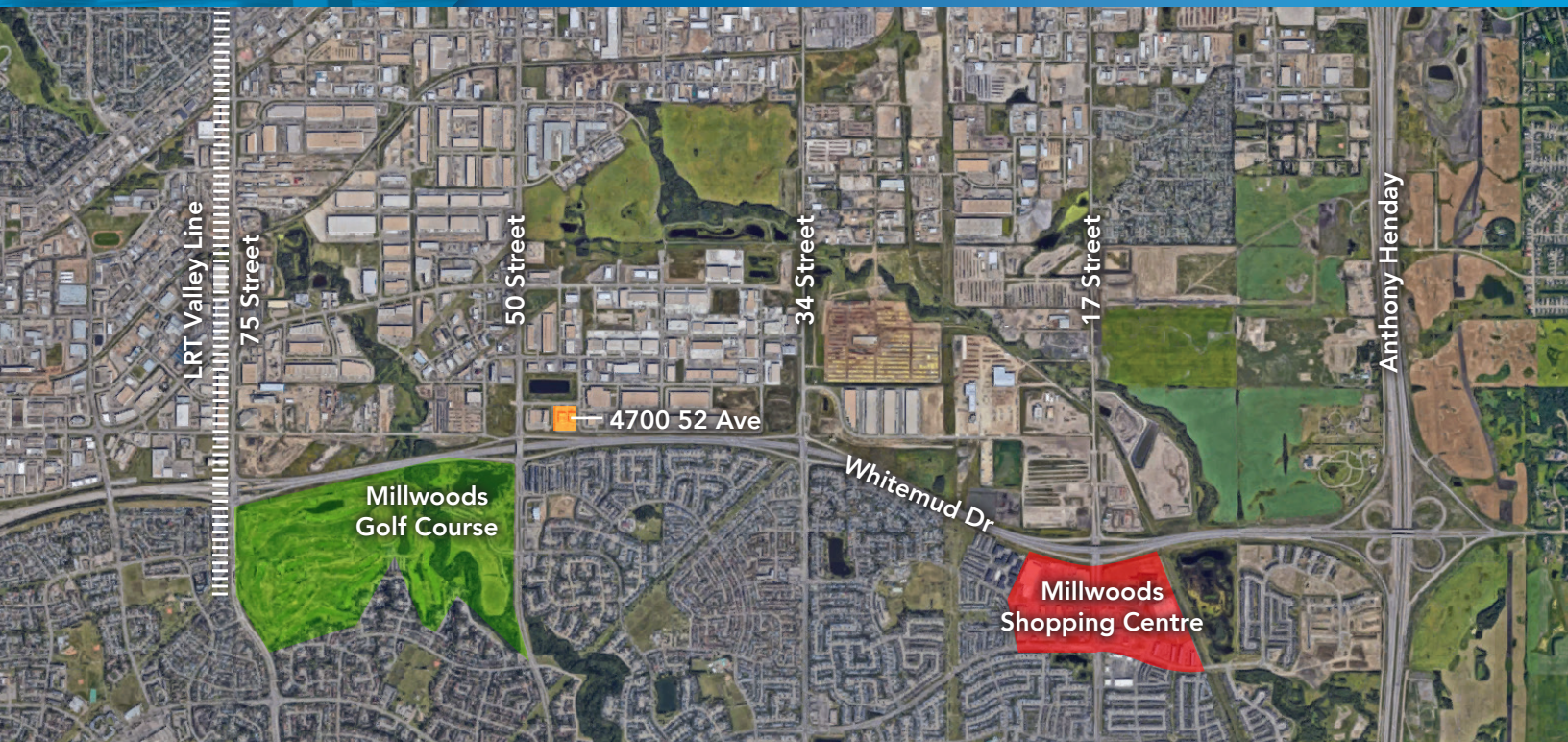




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