

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

780.421.4000 | miguel@yorkrealty.ca | YORKREALTY.CA

Canadian Western Bank Place

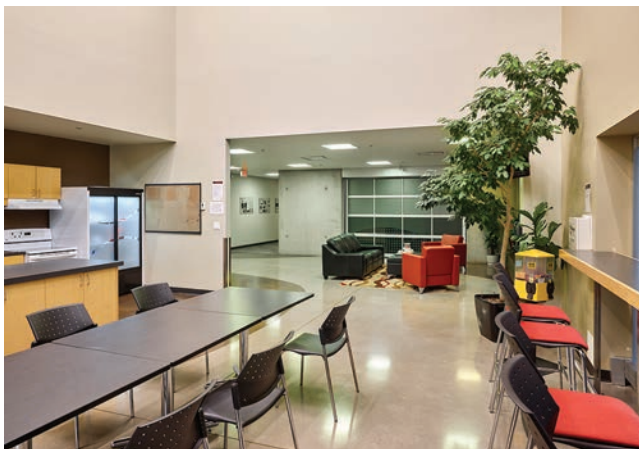
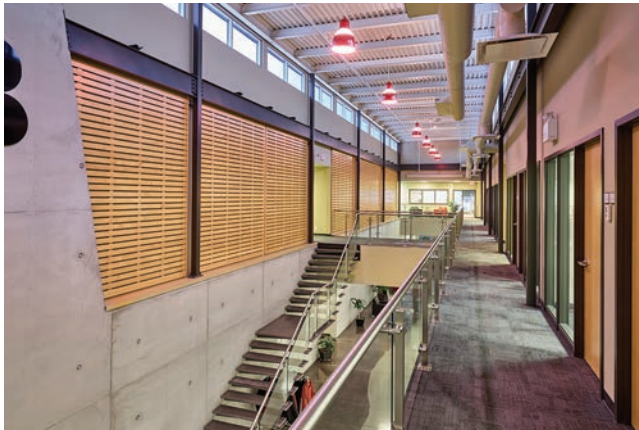
Suite 1622, 10303 Jasper Avenue

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 (2020 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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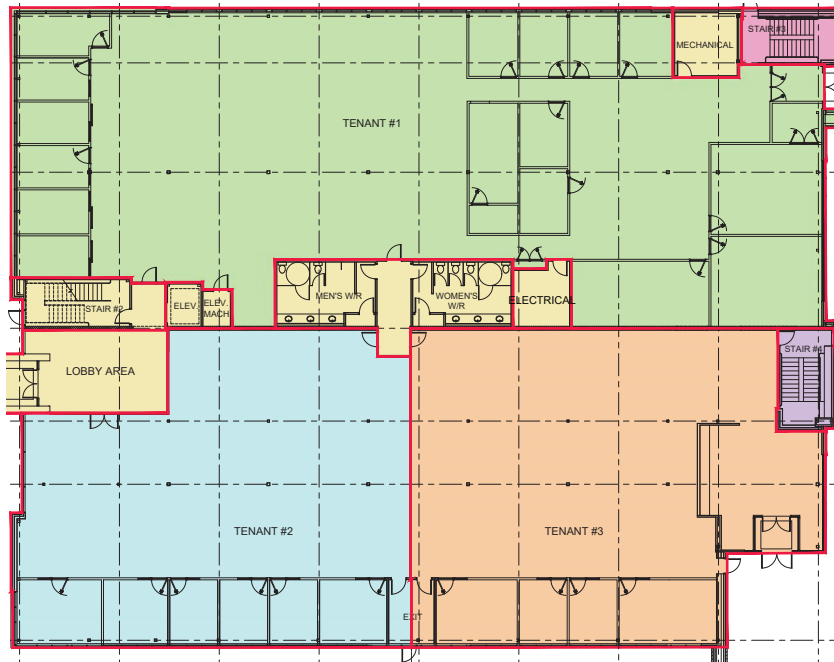
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CONCEPT MAIN FLOOR PLAN

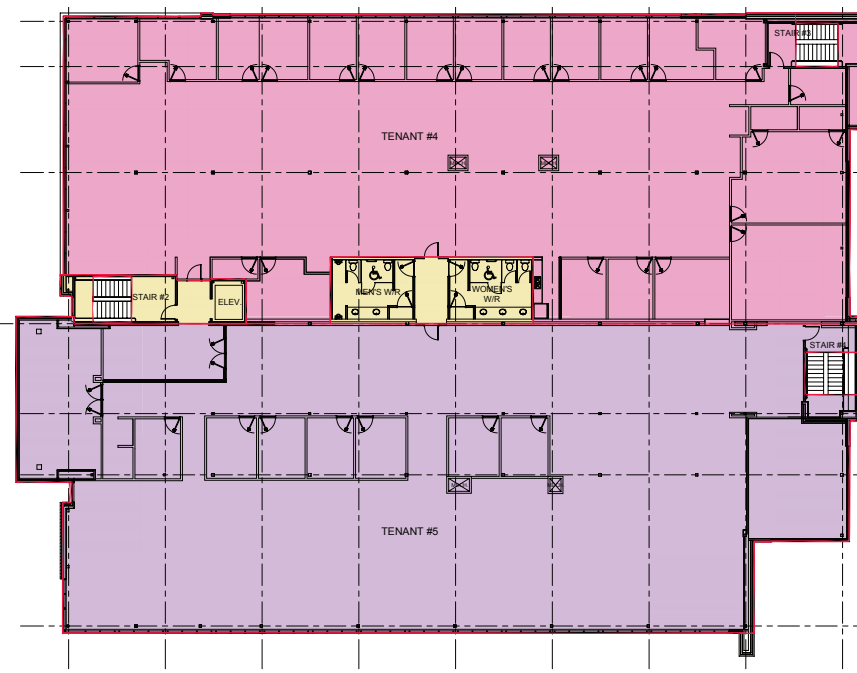


CONCEPT LEGEND

	TENANT #1	-	10,683 ft ²
	TENANT #2	-	5,367 ft ²
	TENANT #3	-	5,566 ft ²
	TENANT #4	-	11,761 ft ²
	TENANT #5	-	12,800 ft ²

TOTAL AREA - 46,178 ft²

CONCEPT SECOND FLOOR PLAN



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