

White Oaks Square

12222 - 137 Avenue | Edmonton, Alberta

Proudly Owned and Professionally Managed by

MELCOR | REIT

Property Features

- Located on high traffic 137 avenue
- Mixed-use office and retail space
- Established northwest location
- Close to all amenities
- Surrounded by established residential neighbourhoods
- Competitive lease rates and operating costs
- Professionally managed by Melcor REIT with signature Customer Care

Major Tenants

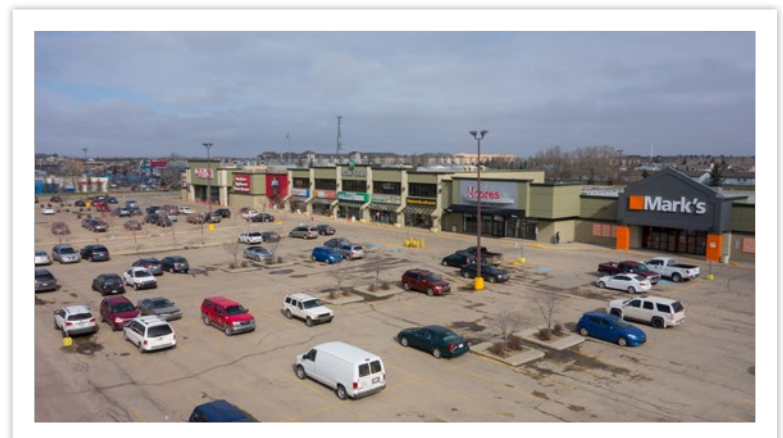
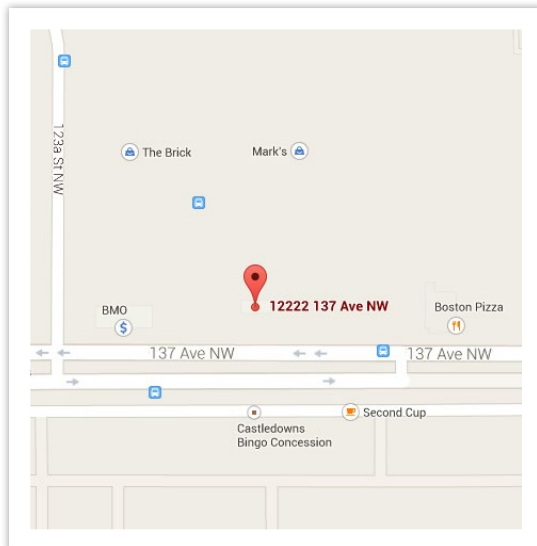
The **BRICK**

Clothes That Work **Mark's**

Moore's
CLOTHING FOR MEN

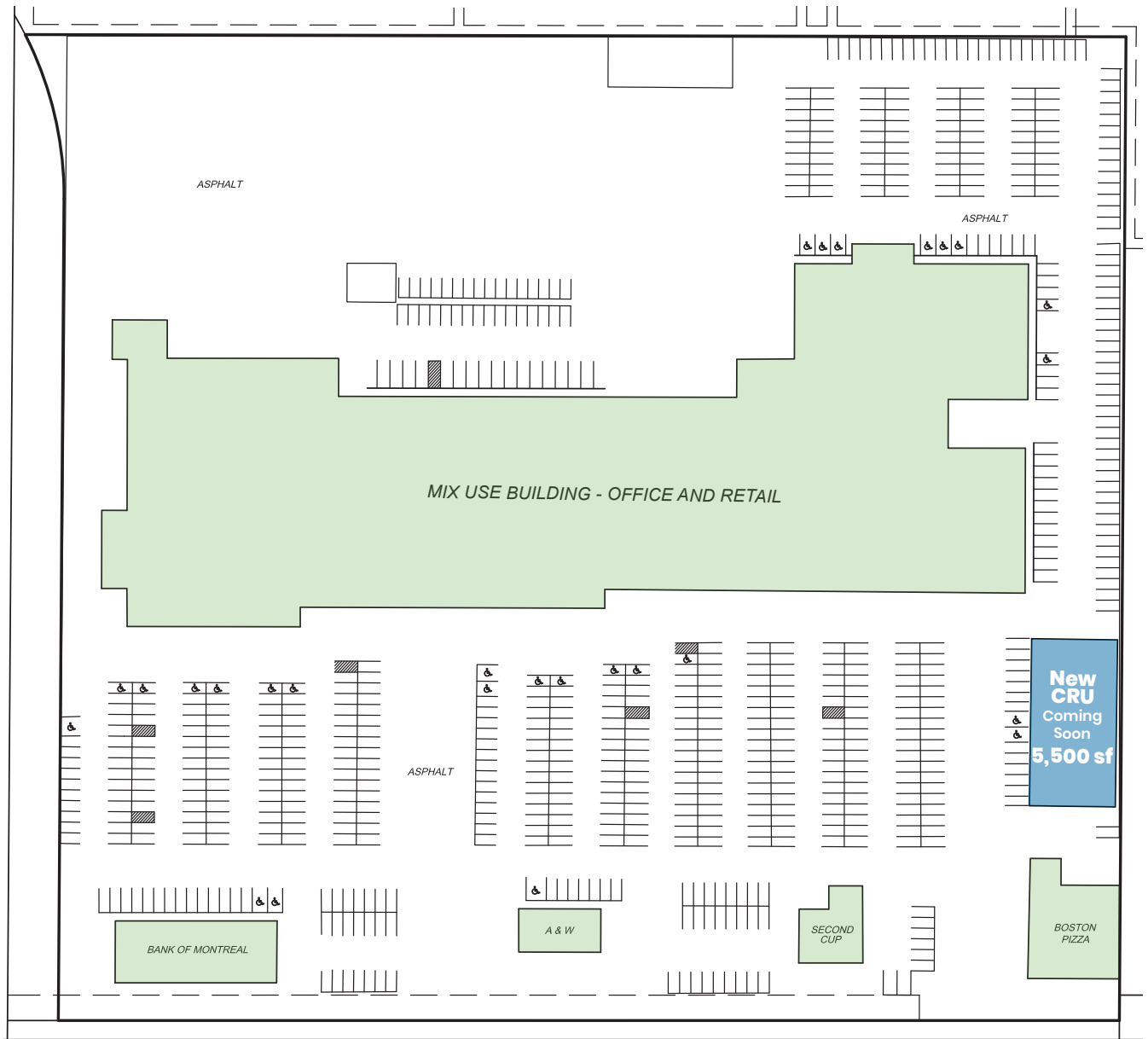
BMO Bank of Montreal

Intersection	137 Avenue & 122 Street
Year Built	2004 - ongoing
Type	Office Main Floor Retail
Gross Leasable Area	Retail 127,824 sf Office 30,495 sf
2019 Operating Costs	Retail \$9.93 - 11.49/sf Office \$19.55/sf
Traffic Count	137 Avenue - 30,300 VPD
Trade Population Area	Primary: 10,885 Secondary: 63,062 10 minute drive: 144,003
Household Income	Primary: \$86,861 Secondary: \$90,375



Siteplan

White Oaks Square



- Available
- Leased

137 Avenue

For additional information or a tour, please contact:

Nola DeCecco
780.945.4812
ndececco@melcor.ca

MELCOR | REIT

Suite 900, 10310 Jasper Avenue
Edmonton, AB T5J 1Y8
p| 780.423.6931 f| 780.426.1796
www.MelcorREIT.ca