



CAPILANO CENTRE

Capilano Centre

9945 50 Street NW Edmonton, AB

Highlights

Surrounding arterial roads include 50th Street, 101 Ave (Baseline Rd) and Anthony Henday Drive.

Amenities

Conference Room
Immediate Availability
Close Proximity to transit centre, restaurants and retail services

Contact: **Nathan Wanchulak**
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MELCOR
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Availabilities

5	1,468 sf	2,007 sf	808 sf
4	970 sf	3,135 sf	
3			
2	6,853 sf		
1	1,097 sf	1,833 sf	648 sf

Available
Leased

Asking Rent	Market Rent
Additional Rent	Retail \$11.66 PSF (2026 est.)
	Office \$14.50 PSF (2026 est.)
TI	Suite dependent, contact agent
Amenities	Conference Room Available
Available Parking	Adjacent above ground parkade/ surface parking
Parking Ratio	2 : 1,000
Availability	Immediate



Property Details



Asking Rent

Market Rent



On-site, professional building management by Melcor Developments

Additional Rent

Retail \$11.66 PSF (2026 est.)
Office \$14.50 PSF (2026 est.)



Walking Score 83: Walker's Paradise
Daily Errands do not require a car

Parking

Adjacent grade parkade



Transit Score 57: Many nearby public transportation options

TIA

Suite dependent



Bike Score 65: Daily errands can be accomplished on a bike

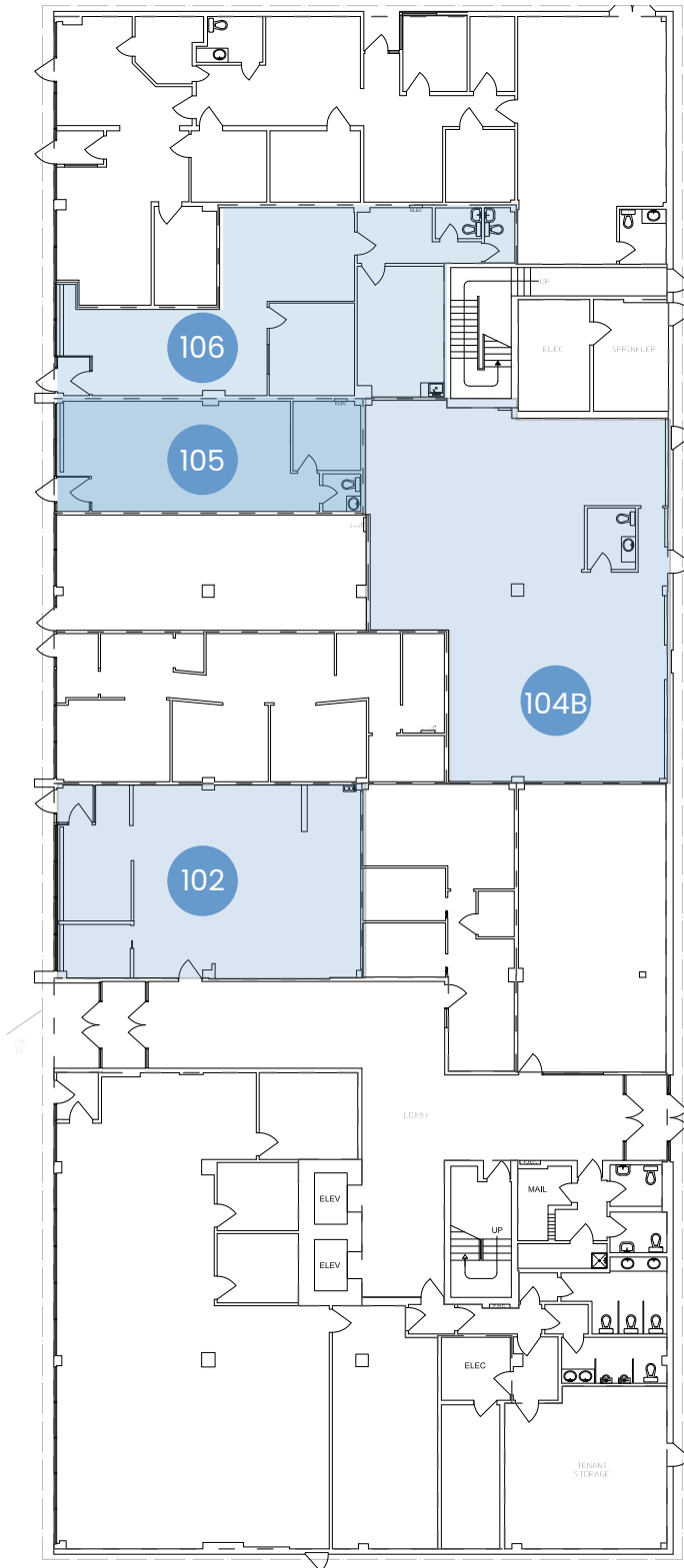


MelCARE: Experience our best-in-class property management service

Unit(s)	Area (sq.ft.)	Comments
102	1,097	Open concept.
104B	1,833	Large undeveloped space
105	648	Bathroom and Storage
106	1,162	Bathroom and Storage
210	6,853	11 offices, open work space, kitchenete.
404	970	Developed with 3 offices,1 meeting room.
418	3,135	8 offices, boardroom, kitchen
501	1,468	Undeveloped raw space
514	2,007	5 Private Offices, Reception, One Meeting Room, One Kitchenette
514B	808	1 Office, One Kitchenette

Main Floor

SUITE 102 | 1,097 sq. ft. SUITE 104B | 1,833 sq. ft.
SUITE 105 | 648 sq. ft. SUITE 106 | 1,162 sq. ft.



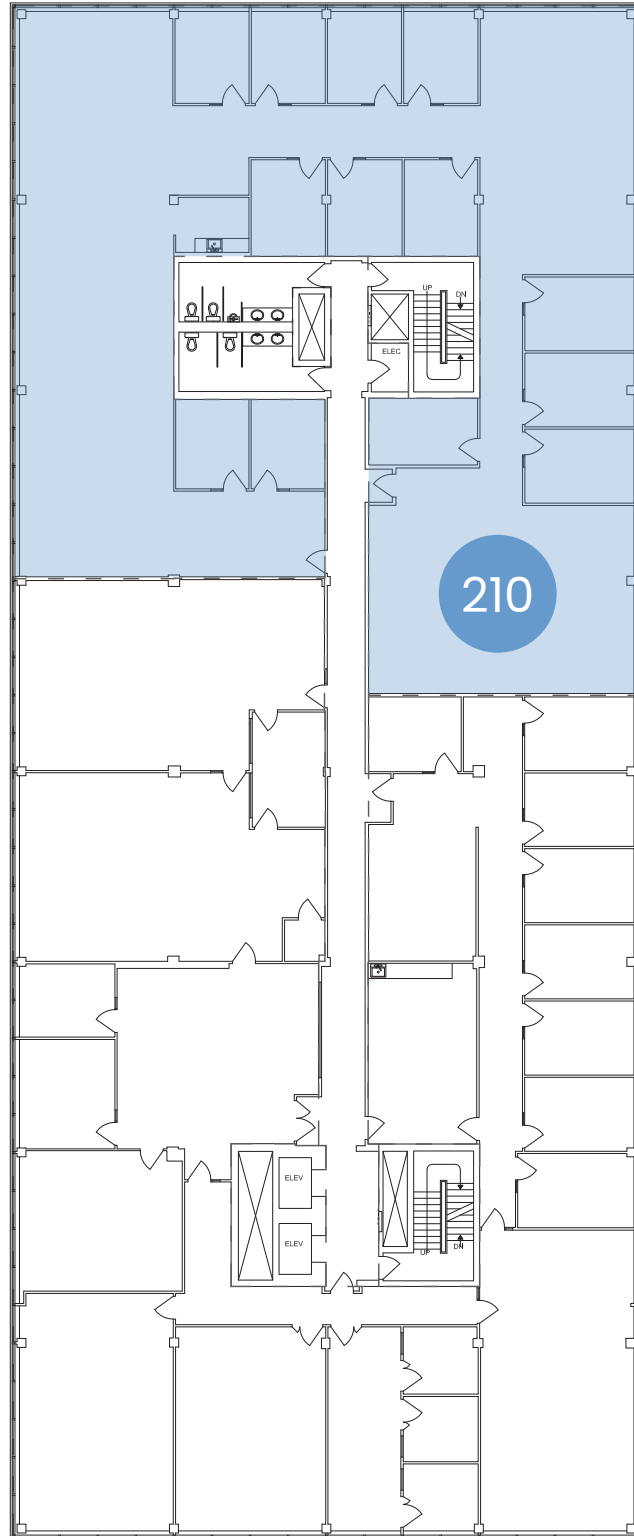
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Second Floor

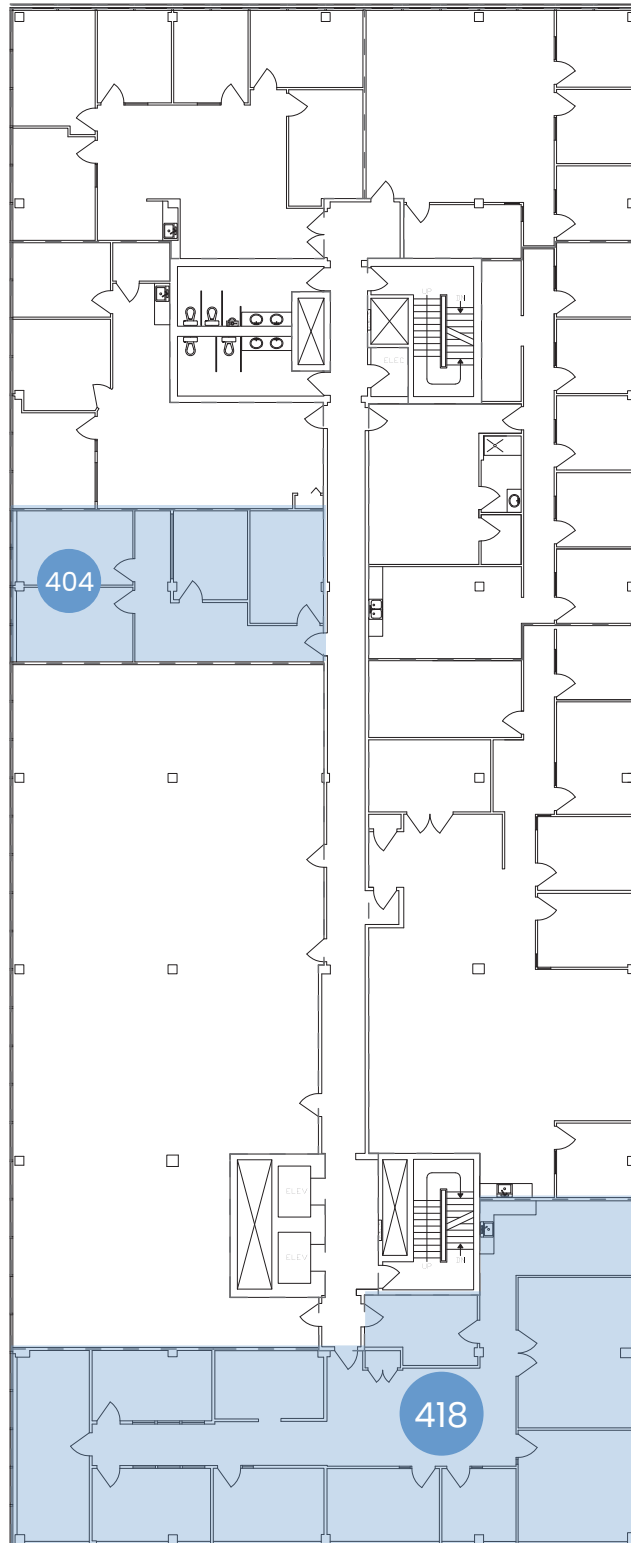
SUITE 210 | 6,853 sq. ft.



Office | For Lease

Fourth Floor

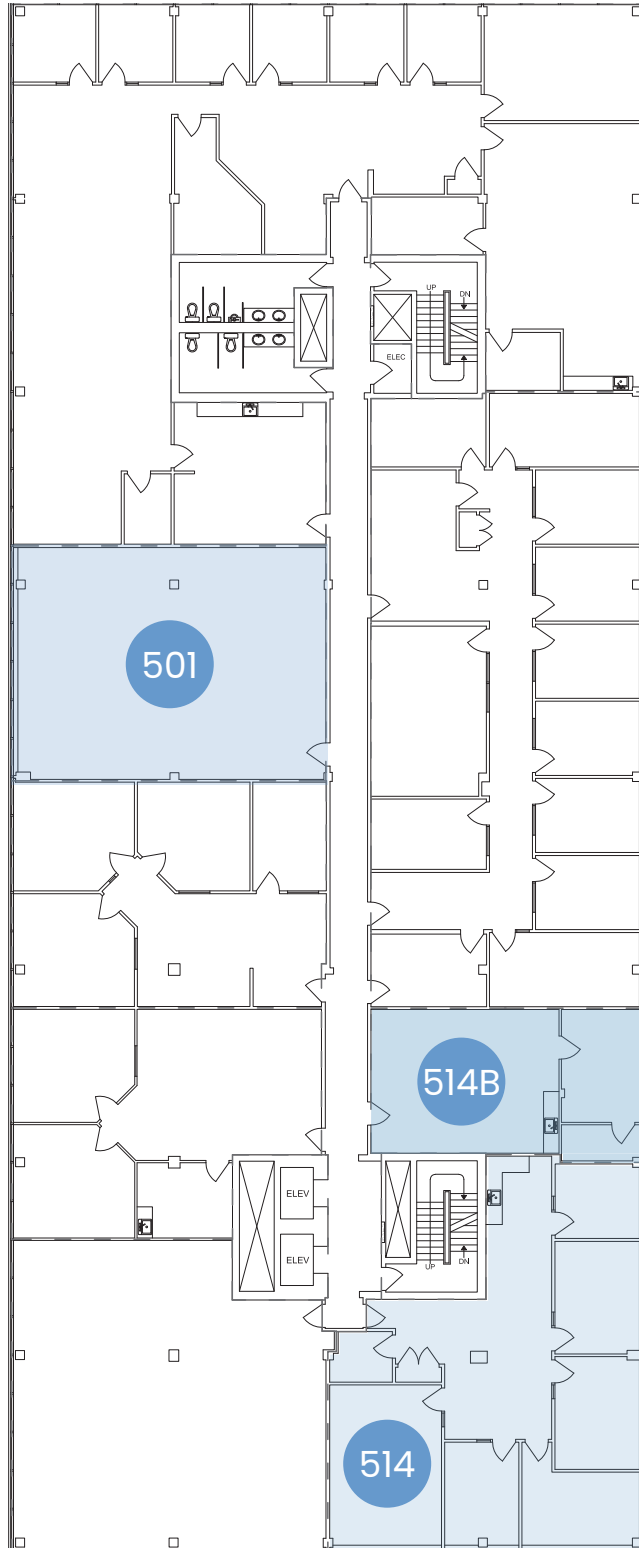
SUITE 404 | 970 sq. ft.
SUITE 418 | 3,135 sq. ft.





Fifth Floor

SUITE 501 | 1,468 sq. ft .
SUITE 514 | 2,007 sq. ft .
SUITE 514B | 808 sq. ft .



Office | For Lease

Capilano Centre

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Capilano Transit

7 min walk



Capilano Mall

2 min walk



Centre 50

1 min walk

Contact Us

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