



# CAPILANO CENTRE

9945 50 Street NW  
Edmonton AB

## PROPERTY HIGHLIGHTS:

|                       |                                    |
|-----------------------|------------------------------------|
| Gross Leasable Area:  | 89,301 sf                          |
| 2023 Operating Costs: | Office: \$14.28<br>Retail: \$11.57 |
| Floors:               | 5                                  |
| Floor Plate:          | 17,200 sf                          |
| Year Built            | 1970                               |
| Parking Ratio:        | 2:1,000                            |

*Ideally situated  
with great access to  
southeast Edmonton  
and Sherwood Park*



Situated on a primary  
arterial road



Onsite building  
management



Extensive building  
modernization in 2013



15 minutes to  
downtown Edmonton



Shaw High Speed Fibre  
Internet

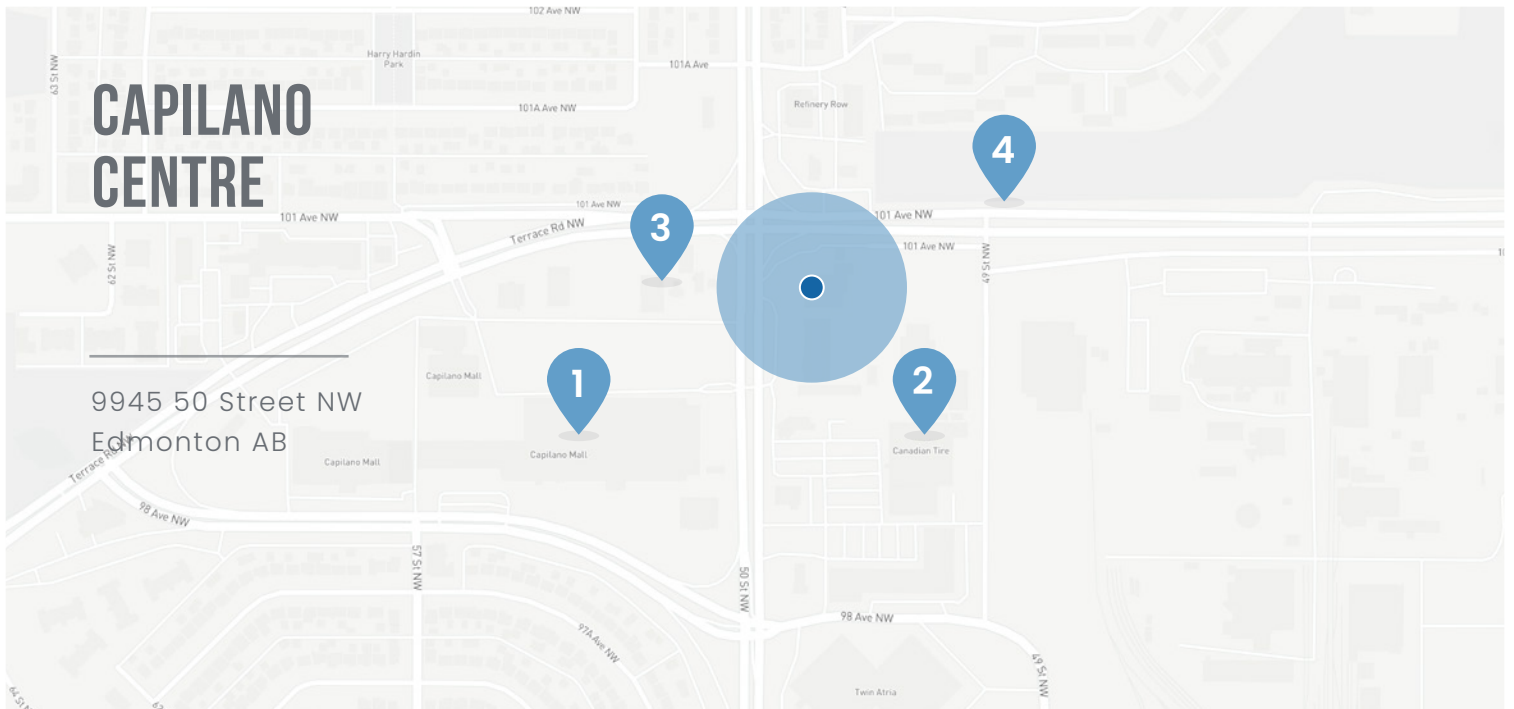
**MELCOR**

**CONTACT**

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melcorspace.ca



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## LOCATION & NEARBY AMENITIES:

### KEY LOCATIONS:

1. Capilano Mall
2. Canadian Tire
3. Esso
4. Baseline Road

## MEL | CARE ♥

As a Melcor tenant, you can download our Customer Care App, MelCARE, and submit services requests in a snap.



*All retail and restaurant services nearby.*

## DRIVING TIMES:

|                                |            |
|--------------------------------|------------|
| Downtown                       | 11 minutes |
| Edmonton International Airport | 30 minutes |



[melcor.ca/capilano](http://melcor.ca/capilano)



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