



# 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

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**MELCOR**  
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## Availabilities

5		1,471 sf								2,007 sf
4	1,194 sf			1,313 sf	971 sf					
3										
2	17,123 SF									
1									1,829 sf	645 sf 1,163 sf

Available Leased

Asking Rent	Market Rent
Additional Rent	Retail \$12.18
	Office \$14.94
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 REIT

## Additional Rent

Retail \$12.18 / sq. ft.  
Office \$14.94 / sq. ft.



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

## Parking

Adjacent above ground parkade



Transit Score 57: Many nearby public transportation options

## TIA

Suite dependent, contact agent



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

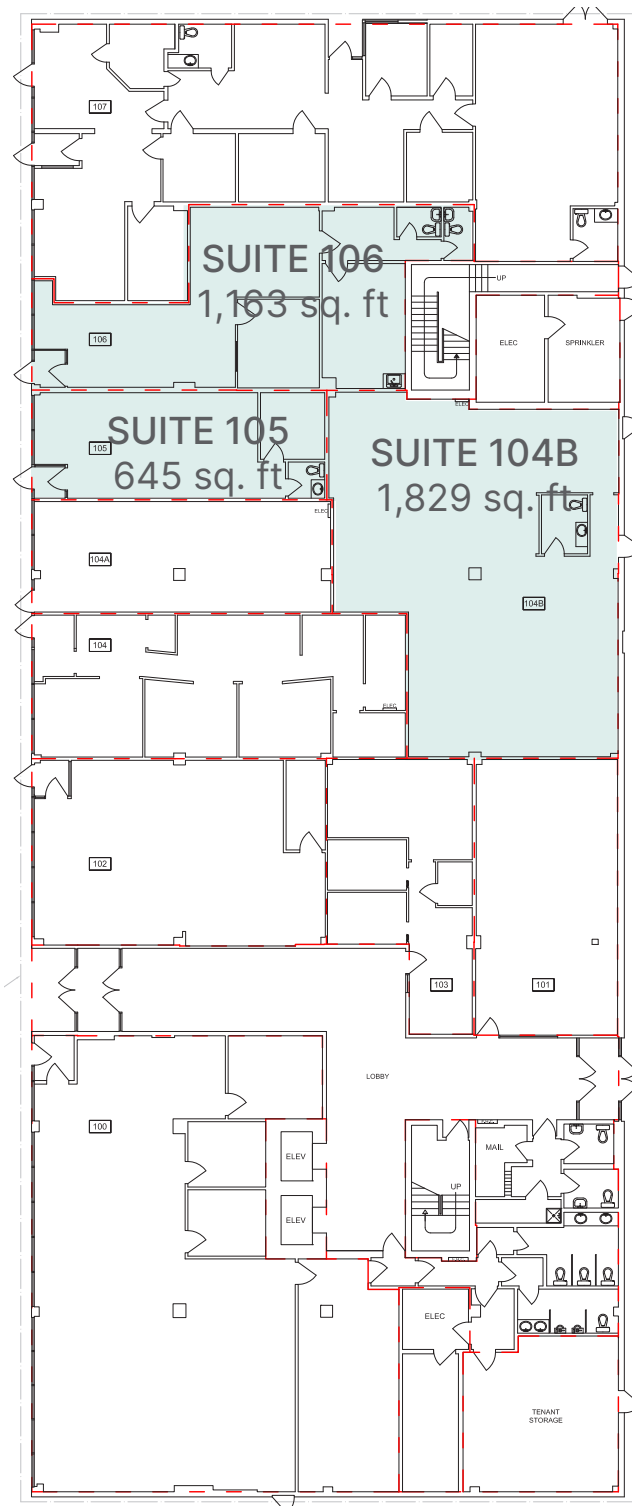
Unit(s)	Area (sq.ft.)	Comments
0104B	1,829	Large undeveloped space
105	645	Bathroom and Storage
106	1,163	Bathroom and Storage
200/210	17,123	Entire floor developed with private offices, kitchenette, meeting rooms and open areas.
400	1,194	Developed 3 private offices, reception area, and kitchenette
403	1,313	Developed three private office with open space and storage
404	971	Developed with 3 offices,1 meeting room.
501	1,471	Undeveloped raw space
514	2,007	5 Private Offices, Reception, One Meeting Room, One Kitchenette

# Main Floor

SUITE 104B | 1,829 sq. ft .

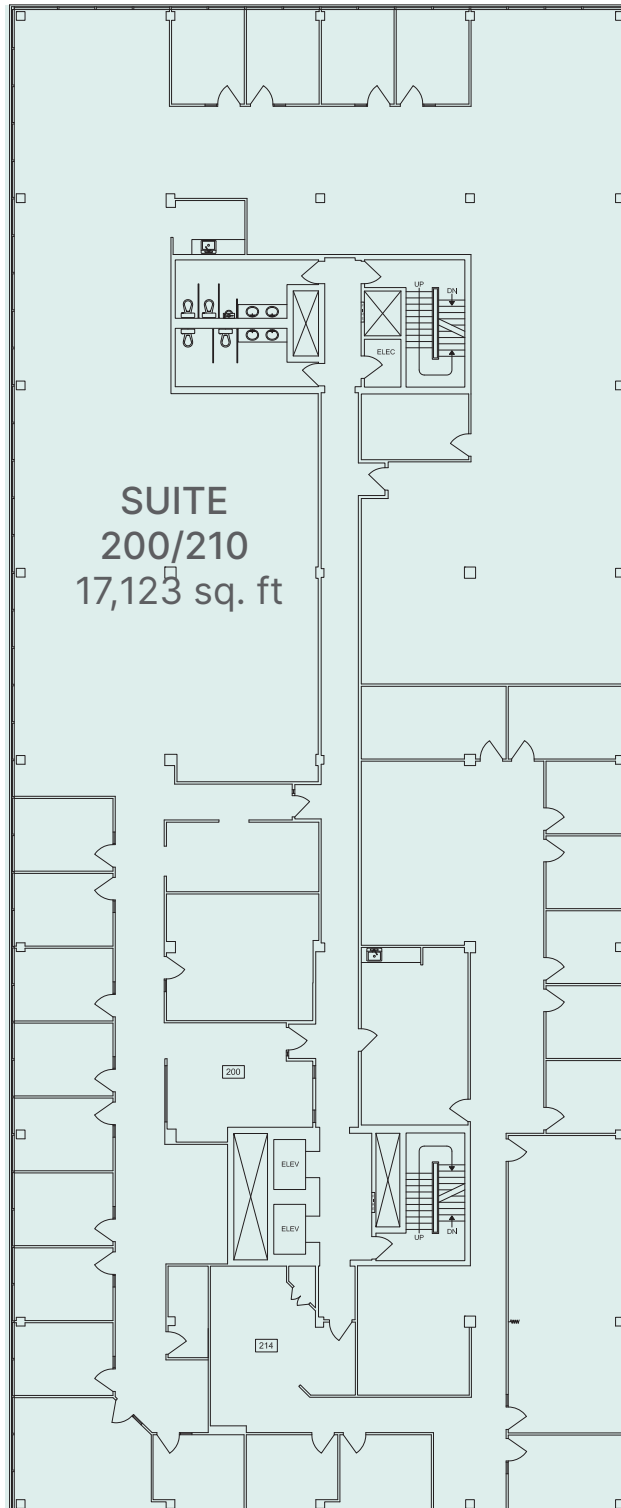
SUITE 105 | 645 sq. ft .

SUITE 106 | 1,163 sq. ft .



## Second Floor

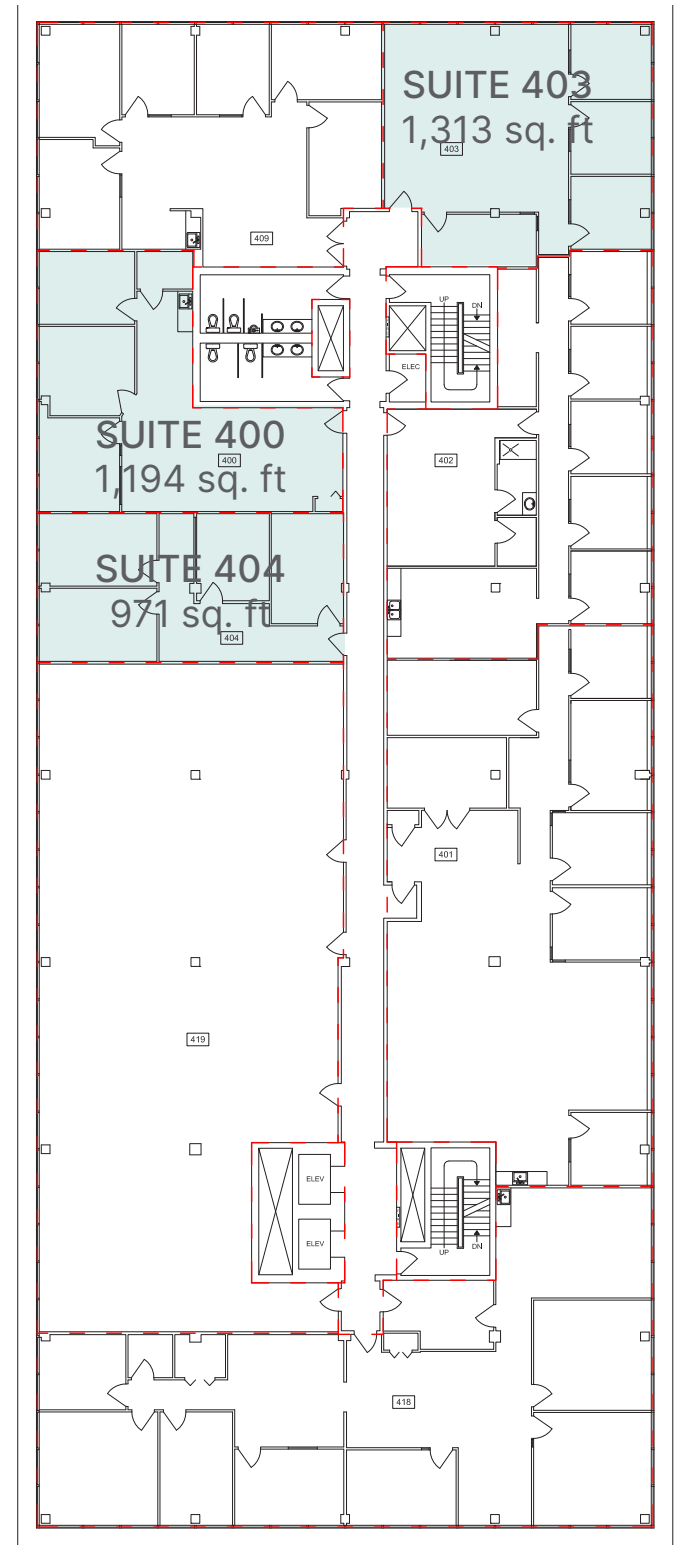
SUITE 200/210 | 17,123 sq. ft .



Office | For Lease

# Fourth Floor

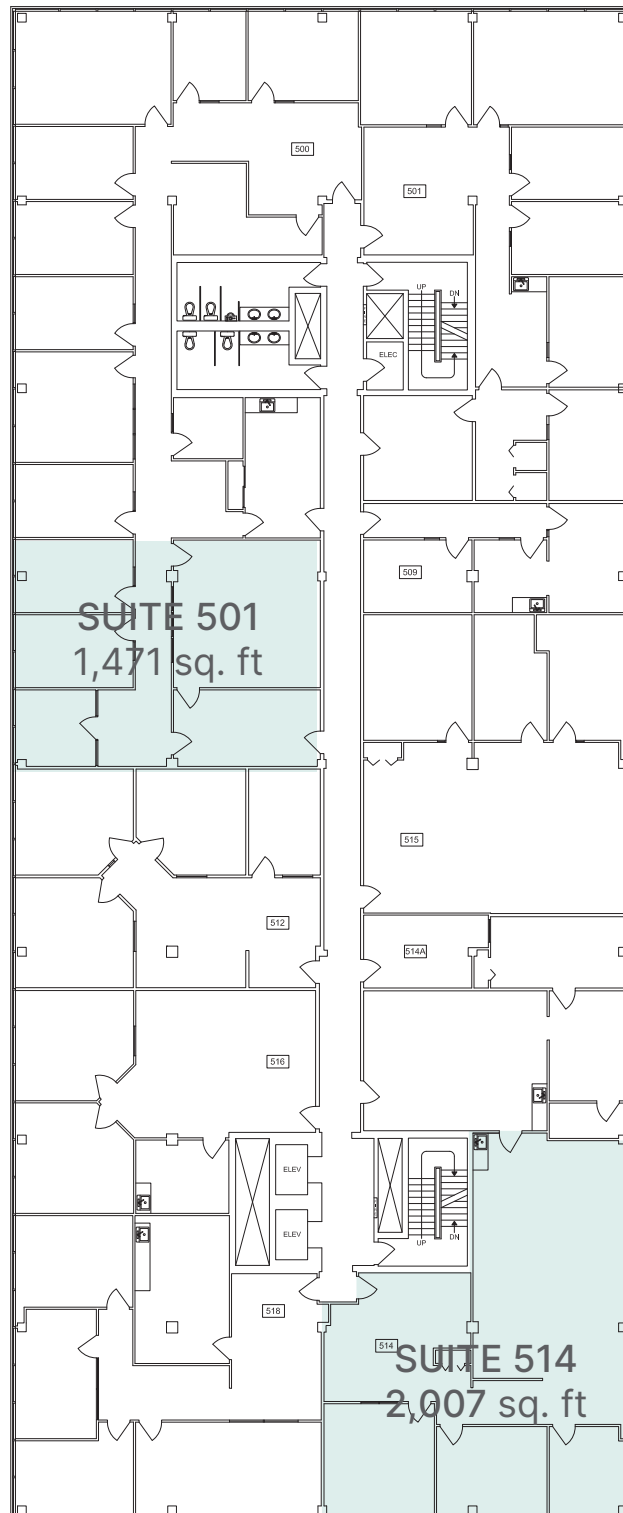
SUITE 400 | 1,194 sq. ft .  
SUITE 403 | 1,313 sq. ft .  
SUITE 404 | 971 sq. ft .





## Fifth Floor

SUITE 501 | 1,471 sq. ft .  
SUITE 514 | 2,007 sq. ft .





# Capilano Centre

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## Office | For Lease



**Capilano Transit**

7 min walk



**Capilano Mall**

2 min walk



**Centre 50**

1 min walk

## Contact Us

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