



**CUSHMAN &  
WAKEFIELD**  
Edmonton

FOR LEASE

**MILLWOODS  
TOWN CENTRE  
PROFESSIONAL  
BUILDING**

6203 28 Avenue,  
Edmonton, AB



**MOVE-IN READY MEDICAL/OFFICE SPACE**

**MEDICAL & PROFESSIONAL SPACE FOR LEASE**

**PROPERTY HIGHLIGHTS**

- Medical/professional building within walking distance of the Grey Nuns Hospital and Millwoods Town Centre Mall
- Easy access to public transit
- Underground and surface parking available
- Great mix of professional and medical tenants



**MEDICAL**



**START-UP**



**PROFESSIONAL**

**Will Harvie**  
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## PROPERTY DETAILS

<b>Municipal Address:</b>	6203 28 Avenue, Edmonton, AB
<b>Zoning:</b>	DC1
<b>Parking:</b>	Surface: Free Underground: available at market rates
<b>Base Rent:</b>	Market

<b>Operating Costs:</b>	\$19.98 per SF
<b>Tenant Improvement:</b>	Negotiable
<b>Availabilities:</b>	Suite 200: 1,340 SF Suite 200A: 986 SF Suite 212: 824 SF Suite 304: 1,292 SF Suite 306: 1,164 SF

## PROPERTY PHOTOS



## DEMOGRAPHICS

POPULATION	1km	3km	5km
	9,234	89,853	165,786

HOUSEHOLDS	1km	3km	5km
	3,558	30,658	55,063

AVERAGE INCOME	1km	3km	5km
	\$85,650	\$99,206	\$107,386

VEHICLES PER DAY	10,700 VPD on 28 Avenue NW





# SUITE 304 PHOTOS





# AERIAL



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