

FOR LEASE

GATEWAY PROFESSIONAL BUILDING

4905 Gateway Blvd., Edmonton, AB

884 SF PROFESSIONAL SPACE AVAILABLE FOR LEASE

PROPERTY FEATURES

- Contemporary building design, attractive facade and floor to ceiling windows
- Ideally located along Gateway Blvd., a commuter route connecting the City Centre to north & south access points into the city
- 41,000 vehicles per day along Gateway Blvd.
- 21,000 vehicles per day along 51st Avenue
- Ample parking on site
- All of second floor occupied by established dental professionals

CUSHMAN & WAKEFIELD
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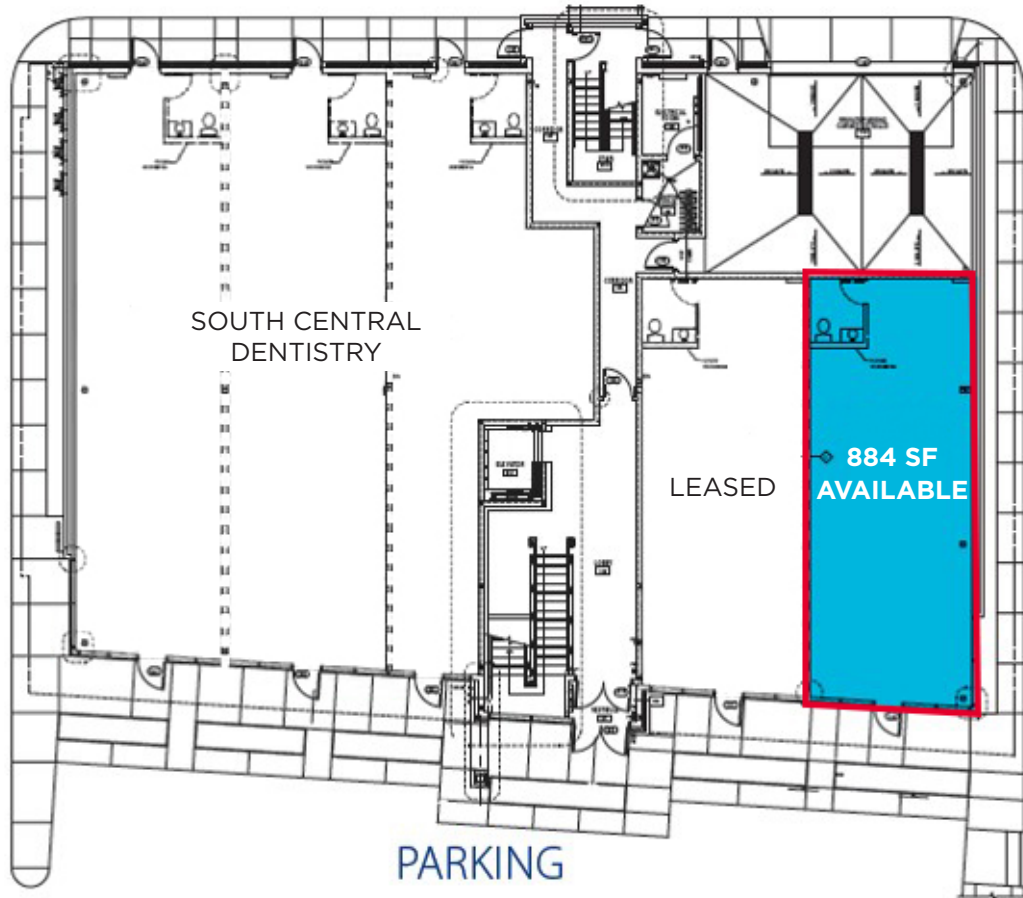
PROPERTY HIGHLIGHTS

Total Available:	884 SF	Parking:	43 stalls
Rental Rate:	\$32.00 per SF	Zoning:	CB2 - General Business Zone
T.I. Allowance:	Negotiable	Pylon Sign:	Available
Operating Costs:	\$10.00 per SF (estimated for 2024)	Traffic Count:	41,000 vehicles per day along Gateway Blvd.

PROPERTY PHOTOS



SITE PLAN





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