



# Meadowlark Professional Building

MEDICAL | OFFICE

8702 MEADOWLARK ROAD, EDMONTON, AB

**FOR LEASE**



NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

**DREW JOSLIN**

Associate  
780 540 9100  
djoslin@naiedmonton.com

**RYAN BROWN**

Partner  
587 635 2486  
rbrown@naiedmonton.com

**CHAD GRIFFITHS**

Partner, Associate Broker  
780 436 7414  
cgriffiths@naiedmonton.com

**NAI**Commercial

## Property Highlights



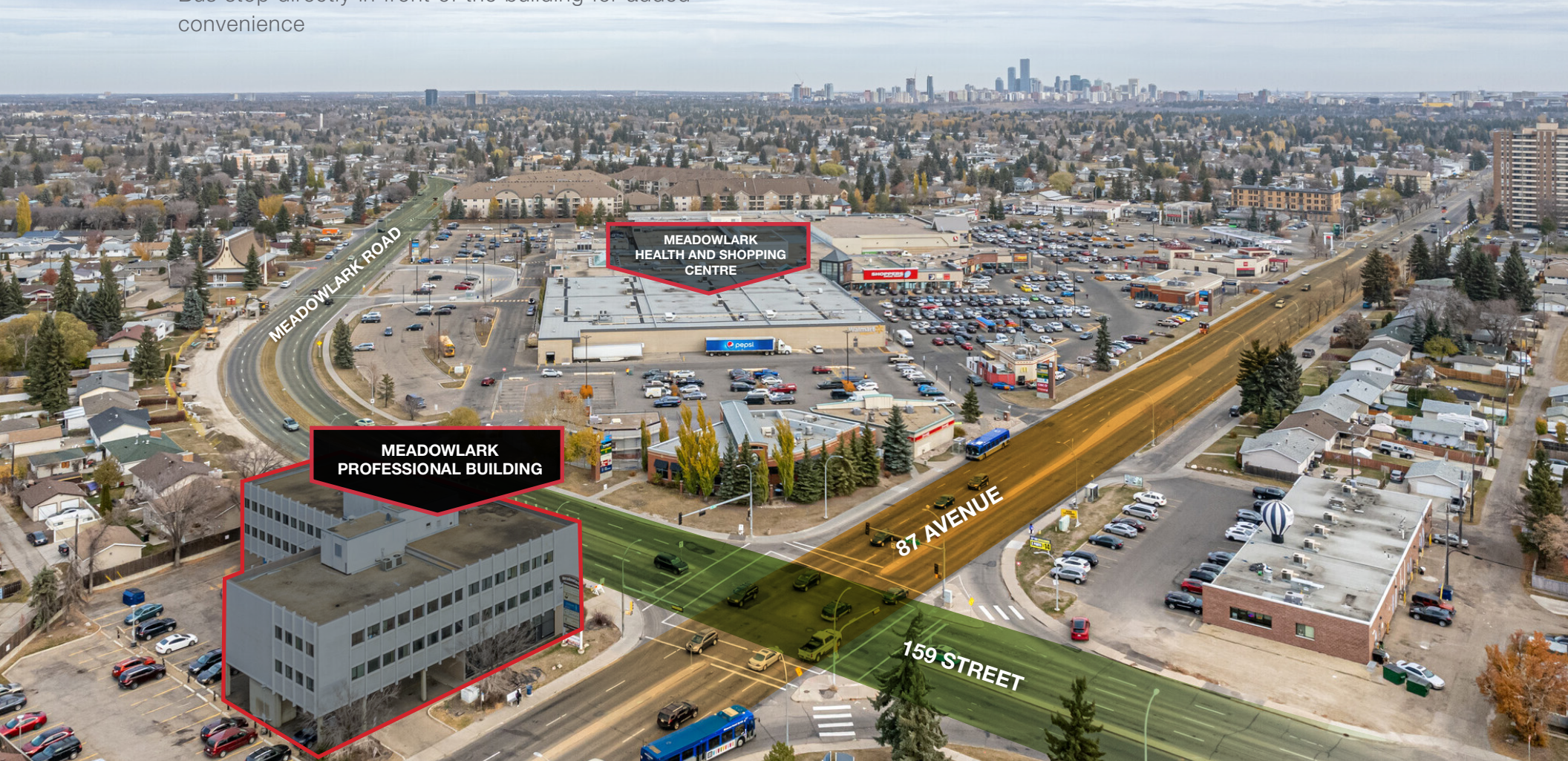
### Prime Location:

- High exposure along 87 Avenue and 159 Street
- Easily accessible west end location
- Future Valley Line West LRT route, just a 3-minute walk to the nearest stop
- Bus stop directly in front of the building for added convenience



### Versatile Vacancy:

- Office and retail spaces available with high exposure signage opportunities
- Ideal for medical professionals, professional office users and retailers
- Flexible floor plan allowing up to 4,928 sq.ft.±



## Additional Information

### SUITES AVAILABLE

MAIN FLOOR		SECOND FLOOR		THIRD FLOOR	
Unit 8704B	1,761 sq.ft.±	Unit 202	1,226 sq.ft.±	Unit 300	582 sq.ft.±
Unit 8704C	2,082 sq.ft.±	Unit 205	1,468 sq.ft.±	Unit 301	1,560 sq.ft.±
Unit 100	1,923 sq.ft.±	Unit 250	1,565 sq.ft.±	Unit 302	1,747 sq.ft.±
Max Contiguous	3,843 sq.ft.±			Unit 310	1,150 sq.ft.±
				Unit 320	1,449 sq.ft.±
				Unit 390	651 sq.ft.±
				Max Contiguous	4,928 sq.ft.±

LEGAL DESCRIPTION	Lot 109, Block 8, Plan 6151KS
ZONING	Neighbourhood Commercial (CN)
PARKING	2 stalls: 1,200 sq.ft.
AVAILABLE	Immediately
LEASE TERM	3 - 10 years
NET RENTAL RATE	\$12.00/sq.ft./annum
OPERATING COSTS	\$16.15/sq.ft./annum (2025) Includes the Tenant's proportionate share of property taxes, property maintenance, management fees, building insurance, power, water and gas



90,598  
DAYTIME POPULATION



14,335  
87 AVENUE WEST  
OF 159 STREET



2.8%  
ANNUAL GROWTH 2023-2033



\$112,807  
AVERAGE HOUSEHOLD  
INCOME



28,388  
EMPLOYEES



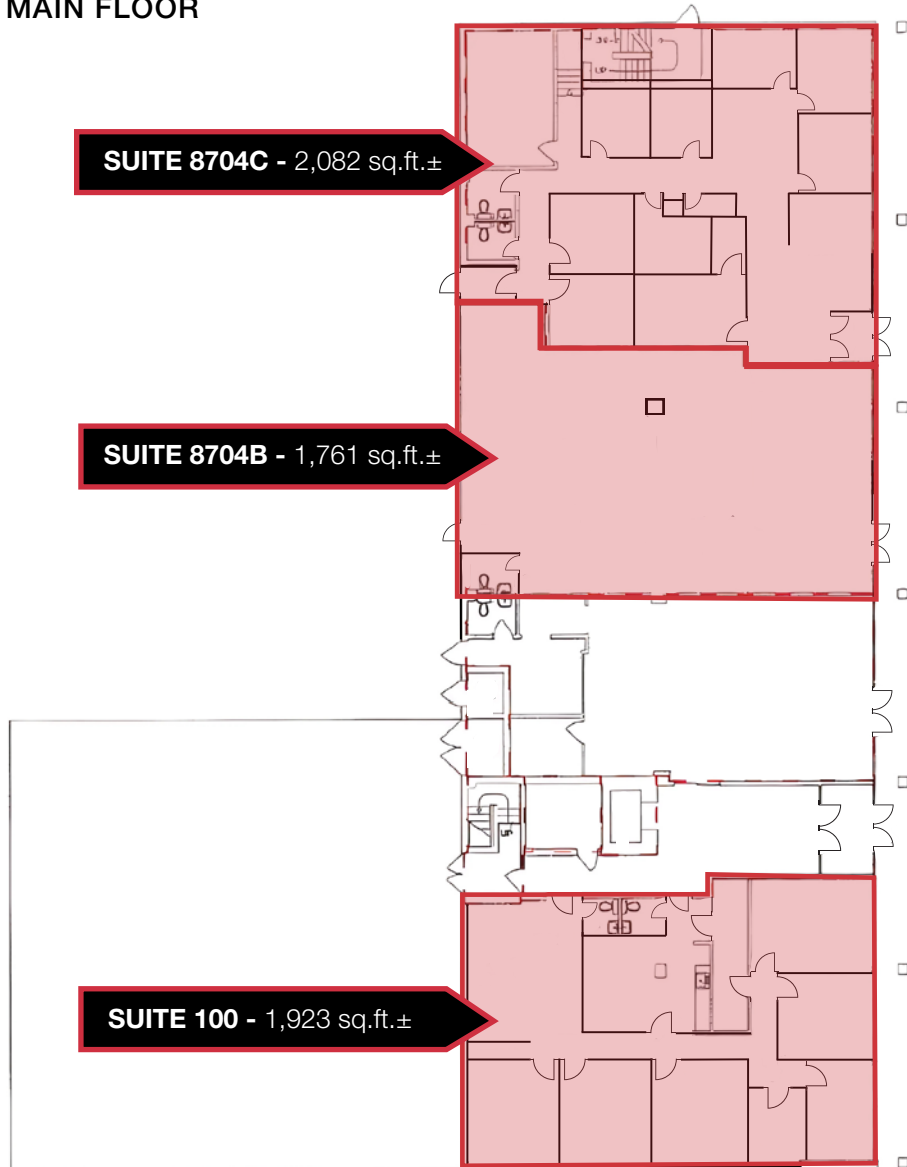
\$2.50B  
CONSUMER SPENDING

2025 COSTAR DEMOGRAPHICS  
WITHIN 3 KM RADIUS

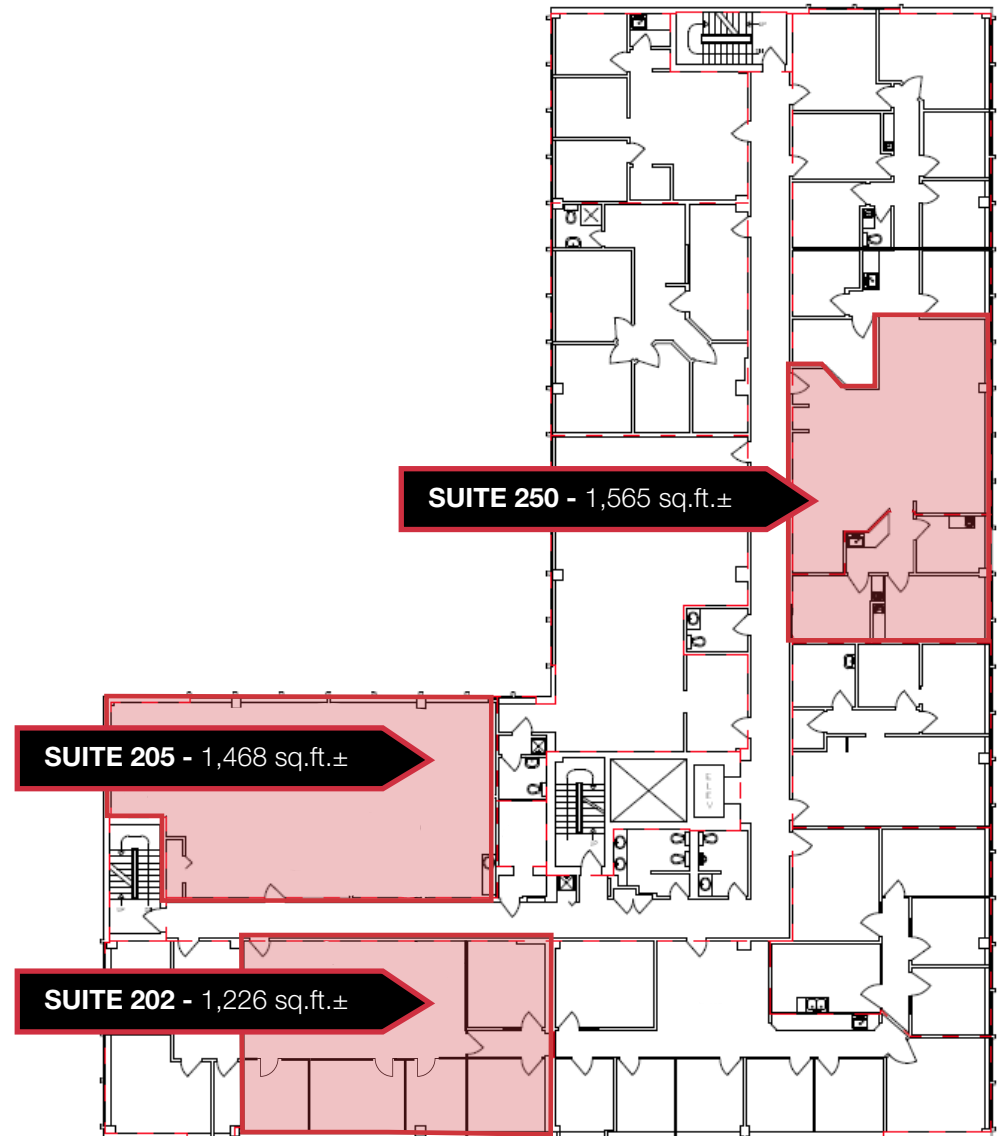
# Floor Plans



## MAIN FLOOR

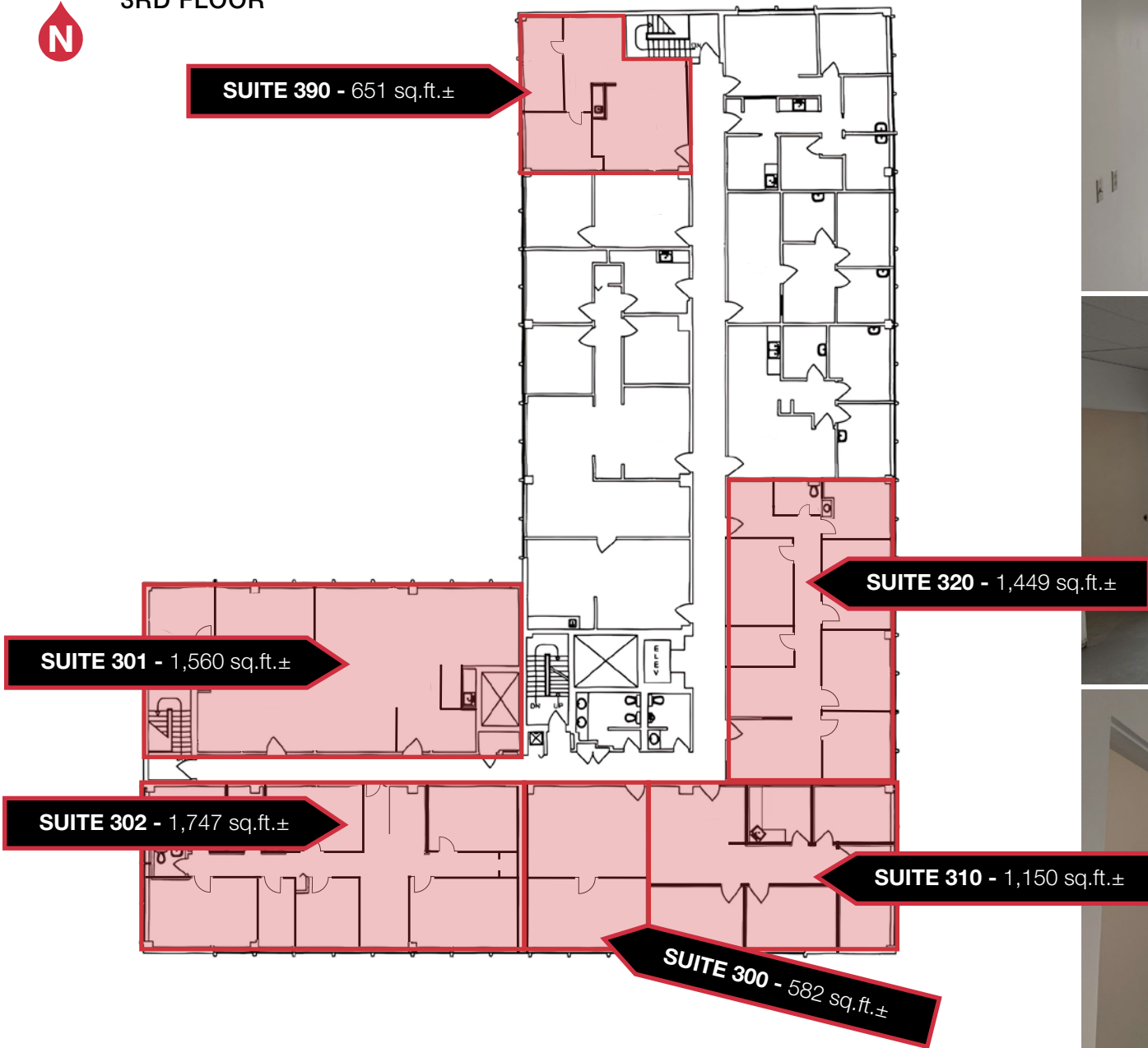


## 2ND FLOOR



## Floor Plans

3RD FLOOR



# Meadowlark Professional Building

**NAI Commercial**

📍 4601 - 99 Street NW, Edmonton, AB T6E 4Y1

📞 780 - 436 - 7410

💻 [www.naiedmonton.com](http://www.naiedmonton.com)

**DREW JOSLIN**  
Associate  
780 540 9100  
[djoslin@naiedmonton.com](mailto:djoslin@naiedmonton.com)

**RYAN BROWN**  
Partner  
587 635 2486  
[rbrown@naiedmonton.com](mailto:rbrown@naiedmonton.com)

**CHAD GRIFFITHS**  
Partner, Associate Broker  
780 436 7414  
[cgriffiths@naiedmonton.com](mailto:cgriffiths@naiedmonton.com)