


GATEWAY 56 - 2,977 TO 14,732 SF±



5613 GATEWAY BLVD | EDMONTON, AB | HIGH EXPOSURE / FLEX SPACE

Ideally positioned for businesses seeking visibility, accessibility, and functionality, this property offers:

-  High-traffic exposure with 35,000+ VPD
-  Excellent pylon signage opportunities along Gateway Blvd
-  Rear-grade loading with a convenient marshalling area
-  Flexible configurations – office/showroom & warehouse layouts available
-  Easy access to Whitemud (1.2 km) & Anthony Henday (5 km)
-  Modernized curb appeal – building façade upgrades completed in 2024
-  Landlord to update flooring, paint, ceiling tiles, and LED lighting in units where required

Take advantage of this prime flex retail/warehouse space with exceptional exposure on **Gateway Boulevard**.

Ideal for retail, light industrial, or service-based businesses.

Don't miss out on this strategic leasing opportunity!

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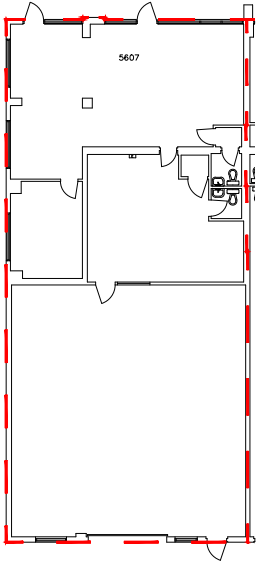
NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410

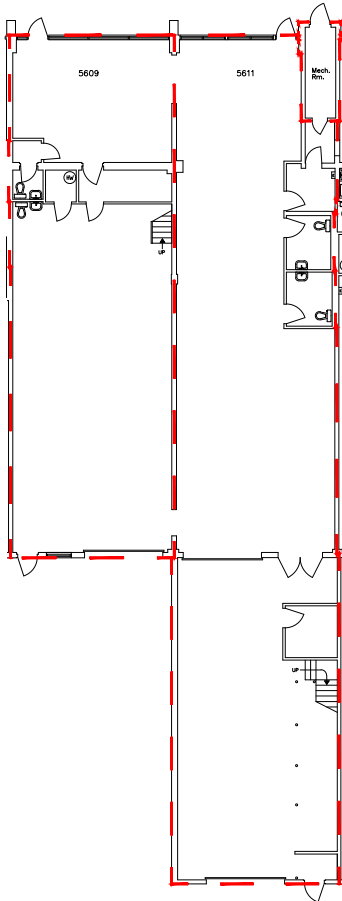


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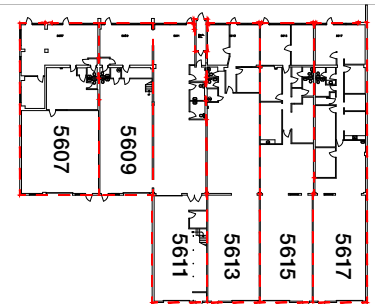
UNIT 5607

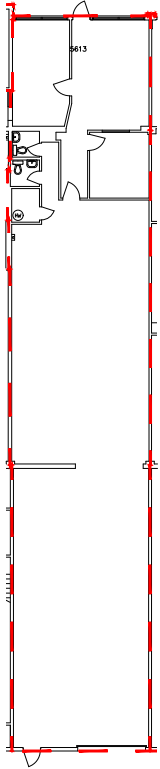
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|-----------------|--|
| SIZE | 2,977 sq.ft.± |
| CEILING | 13' (clear); 15' to deck |
| YARD | Small fenced compound with large turning radius at rear of building |
| LOADING | 12'x12' grade overhead door |
| HEATING | Forced air furnace (office) and overhead unit heater (warehouse) |
| SUMP | Dual compartment sump |
| POWER | 200 amp, 3 phase power (TBC) |
| DESCRIPTION | Open showroom with single office |
| NET RENTAL RATE | \$15.00/sq.ft./annum |
| OPERATING COSTS | \$6.76/sq.ft./annum (2025 estimate) includes property tax, common area maintenance, building insurance and management fees |
| UTILITIES | All utilities separately metered |
| NOTES | 5607 and 5609 can be combined |



UNIT 5609-5611

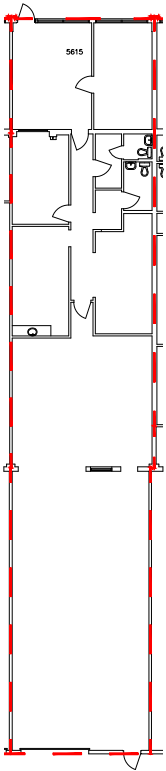
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|-----------------|--|
| SIZE | 5,242 sq.ft.± |
| AVAILABLE | September 1, 2025 |
| LOADING | Double wide man door and 12'x10' overhead door |
| DESCRIPTION | Large showroom area |
| NET RENTAL RATE | \$15.00/sq.ft./annum |
| OPERATING COSTS | \$6.76/sq.ft./annum (2025 estimate) includes property tax, common area maintenance, building insurance and management fees |
| UTILITIES | All utilities separately metered |
| NOTES | <ul style="list-style-type: none"> • 5609/5611 can be split • 5607 and 5609 can be combined |





UNIT 5613

| | |
|-----------------|---|
| SIZE | 3,228 sq.ft.± |
| AVAILABLE | Immediately |
| LOADING | 12'x12' |
| HEATING | Forced air furnace (office) and overhead unit heater (warehouse) |
| DESCRIPTION | Reception with offices and open showroom leading to the warehouse |
| NET RENTAL RATE | \$15.00/sq.ft./annum |
| OPERATING COSTS | \$6.76/sq.ft./annum 2025 estimate) includes property tax, common area maintenance, building insurance and management fees |
| UTILITIES | All utilities separately metered |



UNIT 5615

| | |
|-----------------|---|
| SIZE | 3,285 sq.ft.± |
| AVAILABLE | Immediately |
| CEILING HEIGHT | 15' clear warehouse |
| LOADING | 12'x12' grade |
| HEATING | OH Unit heater (warehouse) and force air furnace (office) |
| LIGHTING | LED lighting in warehouse |
| DESCRIPTION | 3 offices, open work area and washrooms |
| NET RENTAL RATE | \$15.00/sq.ft./annum |
| OPERATING COSTS | \$6.76/sq.ft./annum 2025 estimate) includes property tax, common area maintenance, building insurance and management fees |
| UTILITIES | All utilities separately metered |



