



5,469 sf
Suite 208H (2nd floor)

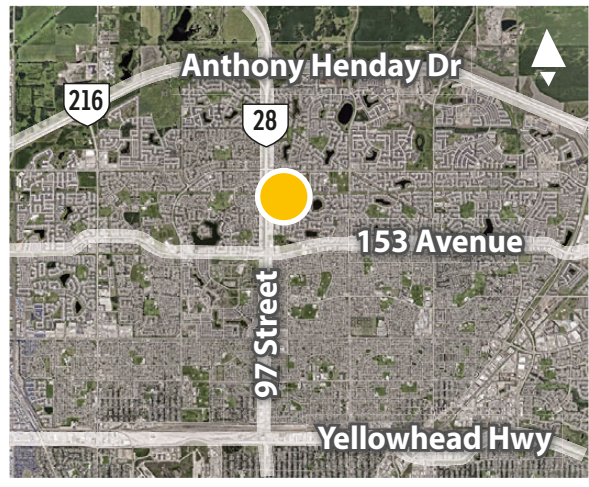
1,501 sf
Suite 201H (2nd floor)

1,408 sf
Suite 202H (2nd floor)

OFFICE / PROFESSIONAL SPACE FOR LEASE

Namao South Centre
15823 97th Street NW, Edmonton

- » Located in the retail node of North Edmonton, serving communities of Beaumaris and Belle Rive
- » Steps away from the Eaux Claires Transit Centre.



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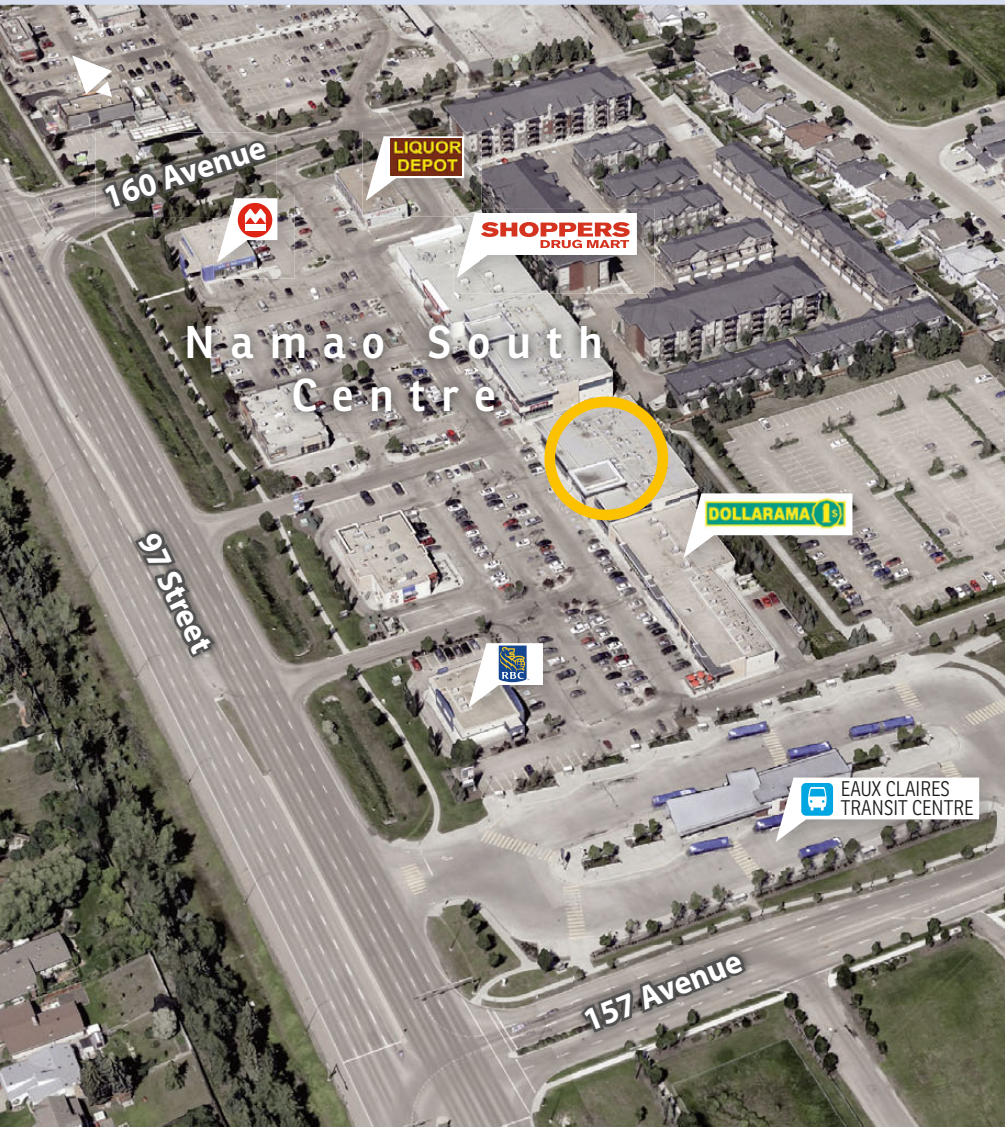
BARCLAY STREET
REAL ESTATE
LOCAL EXPERTISE MATTERS

TCN
WORLDWIDE REAL ESTATE SERVICES

CELEBRATING
50 YEARS
1973-2023



NAMAO SOUTH CENTRE'S MAJOR TENANTS



Area Demographics (5 km radius)

Population 207,488

Median Age 37.1

Average Household Income \$115,903

Current Consumption / Person

\$14,968 FOOD

\$5,032 HEALTH CARE

\$5,386 RECREATION

\$2,480 PERSONAL CARE

\$3,974 LIQUOR/TOBACCO

\$3,977 CLOTHING

Source: Statistics Canada

LEASE INFORMATION

MUNICIPAL ADDRESS:

15823 – 97 Street NW, Edmonton

ZONING: DC1 (Direct Development Control)

AVAILABLE FOR LEASE:

» 1,501 sq. ft. – Suite 201H

- Reception, 5 offices, staff room, storage

NET RENT: Market

BUDGETED OPERATING COSTS (2024):

\$20.05 per sq. ft. (including management fees)

» 1,408 sq. ft. – Suite 202H

- Built out as medical space

NET RENT: Market

BUDGETED OPERATING COSTS (2024):

\$20.05 per sq. ft. (including management fees)

» 5,469 sq. ft. – Suite 208H **GROSS RENT**

- 2 large studios, 2 large change rooms / washrooms (Including showers), kitchenette / staff room

GROSS RENT: \$30.00 per sq. ft.

AVAILABILITY: Immediate



SUITE 208H **GROSS RENT**
5,469 SQ.FT.

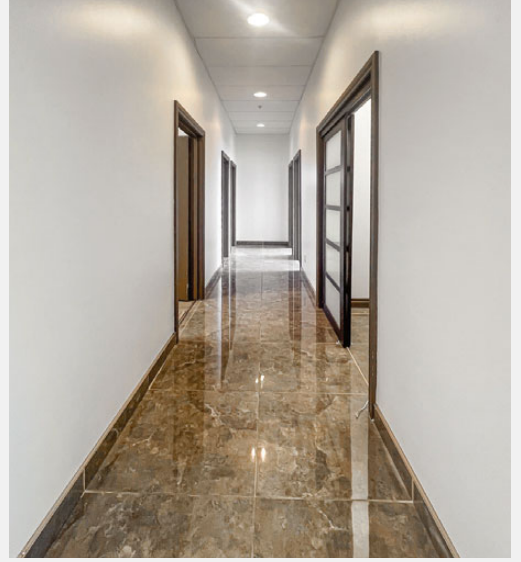


SUITE 202H
1,408 SQ.FT.

SUITE 201H
1,501 SQ.FT.

Not to scale.
 May not be exactly as shown.

SUITE 201H
1,501 SQ.FT.



SUITE 202H
1,408 SQ.FT.



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