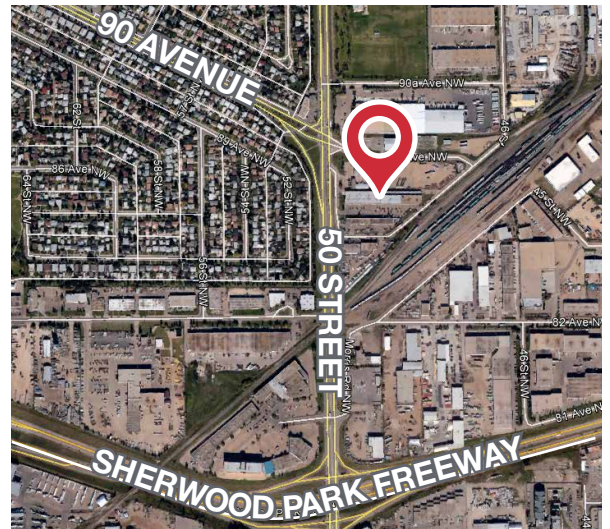




Suite 208, 8711 - 50 Street
Edmonton, Alberta

Property Features:

- 1,989 rentable sq.ft.± currently demised into reception area, 4 private offices, storage room, lunchroom/boardroom with sink and cabinets and balance is open work area/bullpen
- Suite is air conditioned
- Recent building improvements:
 - Common area washrooms: new wall tiles, new sinks and counter tops and new LED lighting
 - Exterior building: new metal cladding and resurfaced parking lot.
- Poplar Business Centre is located on the east side of 50th Street with a service road between 50th Street and the Centre. 50th street is a main artery with a current traffic count of 35,700 vehicles per day (2015 City of Edmonton), and connects to Whitemud Freeway to the south and Sherwood Park Freeway and 101 Avenue to the north



Karen Chayka

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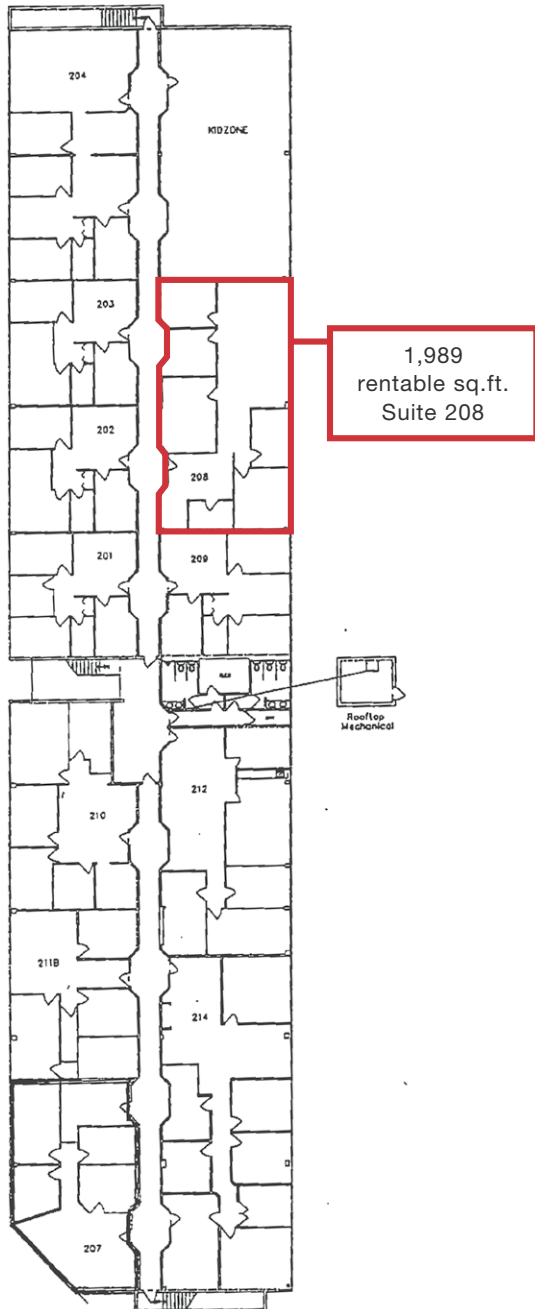
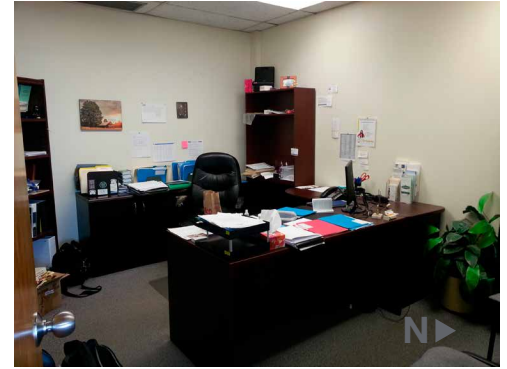
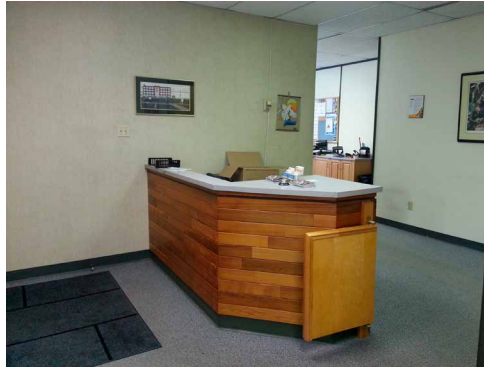
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For Sublease
Second Floor Office
Poplar Business Centre



Suite 208, 8711A - 50 Street Edmonton, Alberta

Additional Information:

- Area available: *1,989 rentable sq.ft.± second floor office (walk-up)
- Legal description: Block 5, Plan 2586KS
- IB Zoning (Industrial Business)
- Sublease term: Available immediately and ending April 29, 2020
- Lease rate: \$16.00/sq.ft./annum plus GST (includes power, gas, water, property taxes, maintenance, management, and building insurance (2017 base year). Additionally, Sub-Tenant responsible for its pro-rata share of increases in property taxes and operating costs over and above the 2018 Base Year.
- **Longer term headlease also available

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