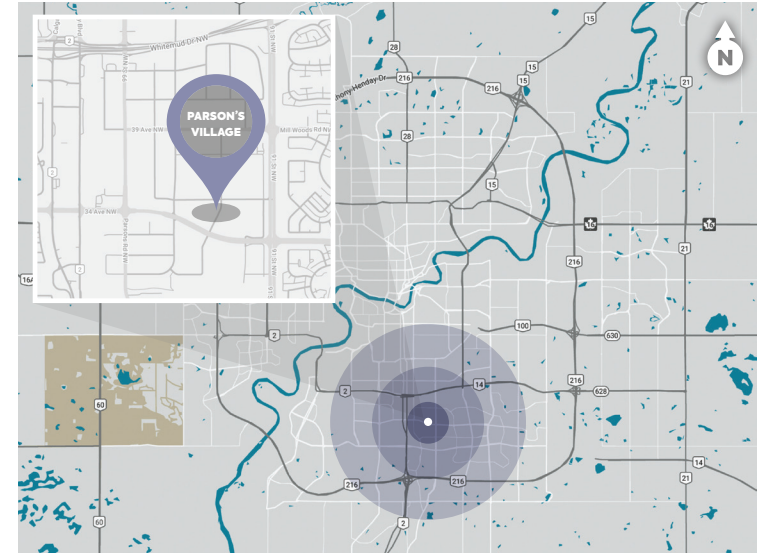


# PARSON'S VILLAGE

93 STREET & 34 AVENUE | EDMONTON, AB

## + OFFICE FOR LEASE

Parson's Village provides tenants with retail and office space at a competitive rate in an easily accessible and highly visible area in Edmonton's southeast.



Located in southeast Edmonton along bustling 34<sup>th</sup> Avenue, Parson's Village provides excellent exposure and easy access from Gateway Boulevard and Whitemud Drive. Nearby retail, restaurants, and other amenities make the location convenient for guests and employees.

The second floor office space is demisable into units ranging from 1,000 SF – 11,678 SF.

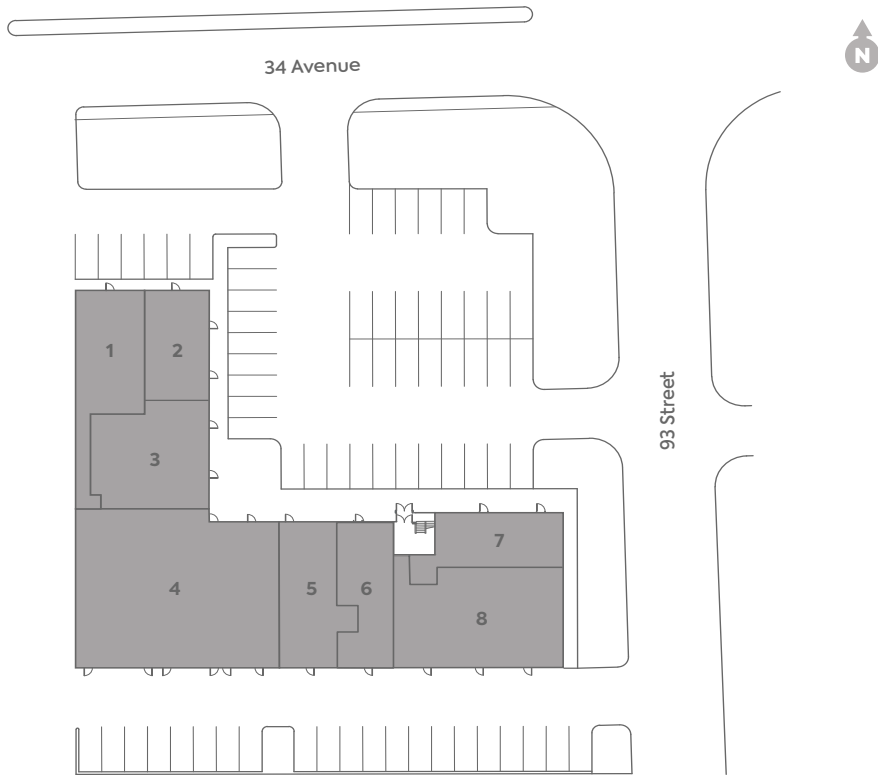
## FEATURES

- Great exposure along 34 Avenue
- Abundance of natural light
- Free surface parking
- Pylon signage available



# + SITE PLAN – RETAIL SPACE

PARSON'S VILLAGE



- |   |                                     |          |
|---|-------------------------------------|----------|
| 1 | SAI Canada Immigration              | 1,300 SF |
| 2 | Gill International Travel           | 1,009 SF |
| 3 | Wind Mobile/Sandhu Computers        | 1,838 SF |
| 4 | Edmonton Violence Prevention Centre | 4,553 SF |
| 5 | Quality Zabeeha                     | 1,361 SF |
| 6 | Leased                              | 1,152 SF |
| 7 | 34 Ave Dental with Dr. Sam Huang    | 1,205 SF |
| 8 | Sylvan Learning                     | 2,125 SF |

The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice. Demographics data collected from Environics Analytics.

# + AREA DEMOGRAPHICS



## POPULATION

<b>1 KM</b>	<b>3 KM</b>	<b>5 KM</b>
900	56,377	164,072



## HOUSEHOLDS

<b>1 KM</b>	<b>3 KM</b>	<b>5 KM</b>
297	20,201	58,770



## AVERAGE INCOME

<b>1 KM</b>	<b>3 KM</b>	<b>5 KM</b>
\$100,840	\$96,188	\$110,977



## VEHICLES PER DAY

22,600 on 34 Avenue in front of property in 2018\*

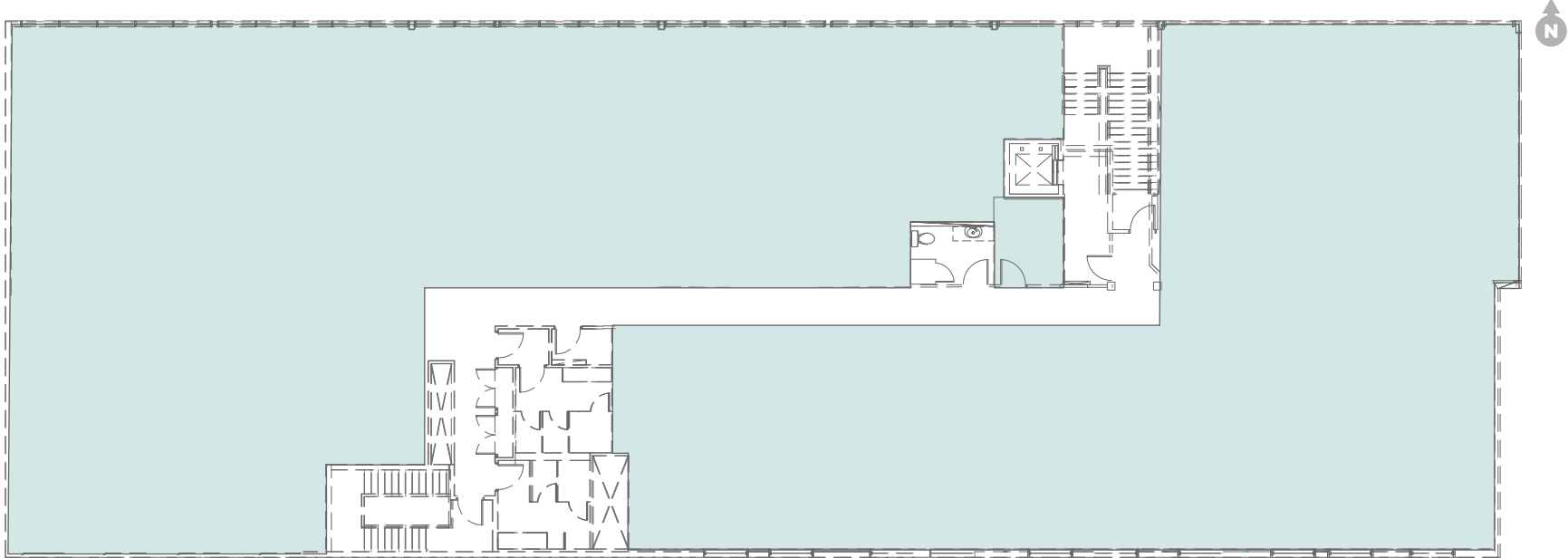
*\*Most recent data available*



# + FLOOR PLAN – 2<sup>ND</sup> FLOOR OFFICE SPACE

PARSON'S VILLAGE

Up to (approx.) **11,678 SF** of office space available on the 2<sup>nd</sup> floor.  
Space can be demised into options ranging from 1,000 – 11,678 SF



The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice.

## + PROPERTY DETAILS



**SITE AREA**  
1.15 Acres



**RENTAL RATE**  
RETAIL: \$20.00/SF (est.)  
OFFICE: Market



**AVAILABILITY**  
Immediately



**GROSS BUILDING AREA**  
26,187 SF



**ADDITIONAL RENT**  
Prop Tax: \$3.97/SF  
CAM: \$7.22/SF  
EST. TOTAL: \$11.19/SF



**PARKING RATIO**  
1/1,000 SF

## CONTACT



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