



**5,469** sf **C/L**

Suite 208H (2nd floor)

**1,501** sf **C/L**

Suite 201H (2nd floor)

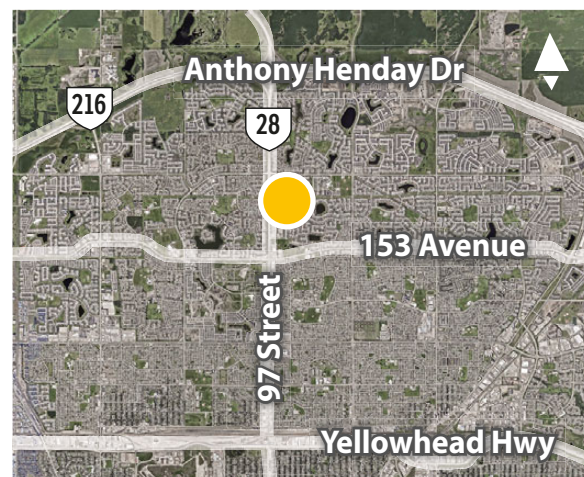
**1,408** sf **C/L**

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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**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

LOCAL  
EXPERTISE  
MATTERS





NAMAO SOUTH  
CENTRE'S  
MAJOR  
TENANTS

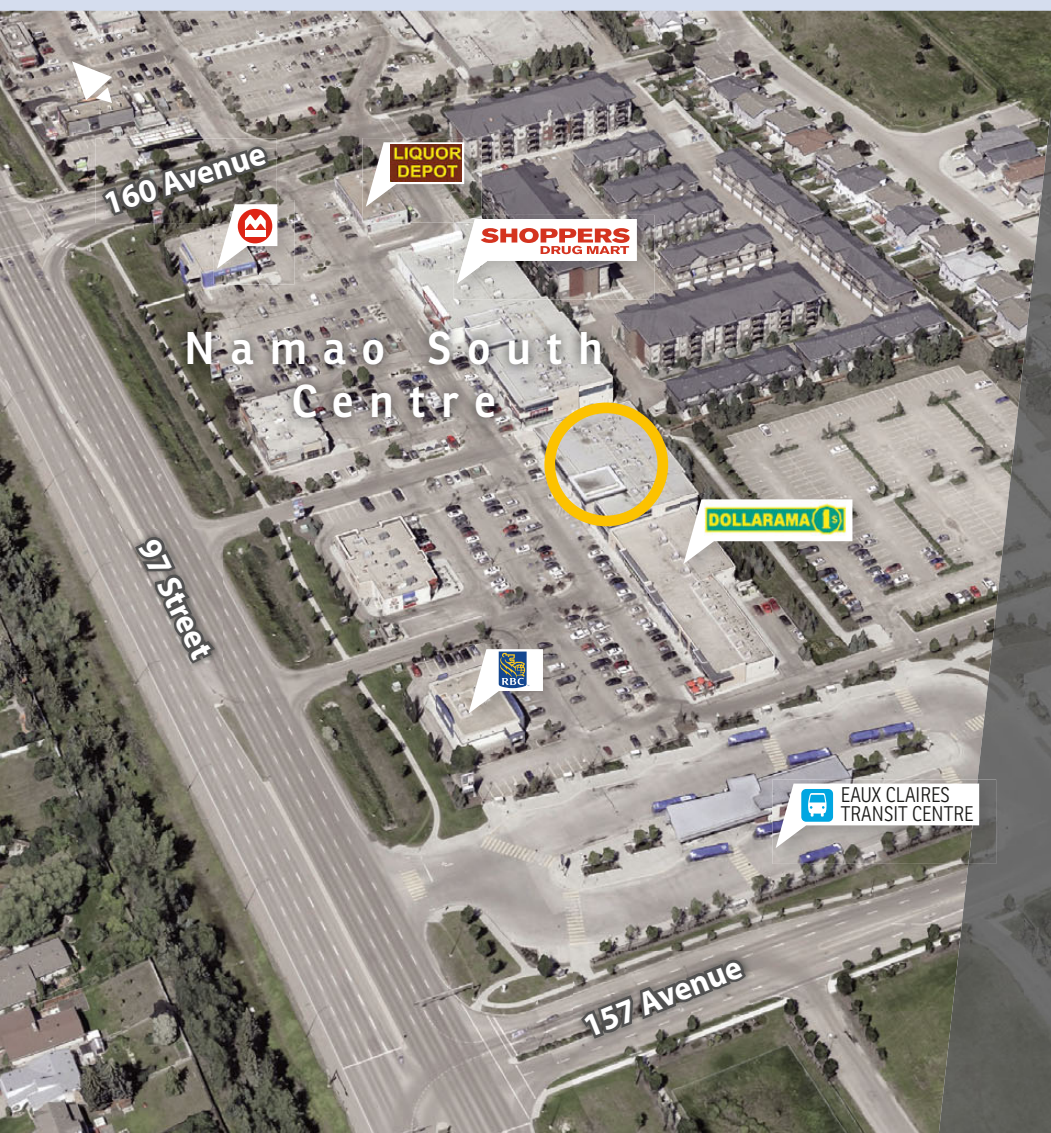
**SHOPPERS**  
DRUG MART



Bank of Montreal

**DOLLARAMA** \$

**LIQUOR  
DEPOT**



## 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

ADDRESS: 15823 – 97 Street NW, Edmonton

ZONING: DC1 (Direct Development Control)

### AVAILABLE FOR LEASE:

- » 1,501 sq. ft. – Suite 201H **C/L**
  - Reception, 5 offices, staff room, storage
- » 1,408 sq. ft. – Suite 202H **C/L**
  - Built out as medical space
- » 5,469 sq. ft. – Suite 208H **C/L**
  - 2 large studios, 2 large change rooms / washrooms (including showers), kitchenette / staff room

### NET RENT:

Market

### BUDGETED OPERATING COSTS (2024):

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



SUITE 208H **C/L**  
**5,469** SQ.FT.



Not to scale.  
May not be exactly as shown.

SUITE 201H  
1,501 SQ.FT.

C/L



SUITE 202H  
1,408 SQ.FT.

C/L



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