

TAMARACK ELITE CENTRE



2341 Maple Rd. NW, Edmonton, Alberta

FOR LEASE

POSSESSION FALL 2020



Come Join!



Welcome to TAMARACK ELITE POWER CENTRE!!! Located in the Heart of Tamarack (Southeast Edmonton). Come join WalMart, Sport Check, Michael's & more. Surrounded by pristine 6 acres (approx) DC1 Zoned Building is an "A" Class Contemporary and up-graded Development. HIGH DENSITY, Great Access, Fantastic Exposure anchoring on 17th street & Maple Road. Come join KFC, Goodlife Fitness, Daycare, Grocery, Vitamin Pro, Garcha Bros Meat Shop, Starbucks, H & R Block and more POSSESSION 2020. Total of 37,000+- sq. ft. Multiple Bay sizes available. Lease rates start at \$36/sq.ft. (Triple Net) 10 Year Leases. Ti's Improvements, Building & Pylon Signage Available, Lots of Parking.

MLS®:E4140771

2341 Maple Rd NW, Edmonton



Maxwell Polaris-Commercial
4107 99 Street
Edmonton, AB T6E 3N4
Office: 780-450-6300

ROMI SARNA
& Associates

780-450-6300
romi@romisarna.ca
www.romisarna.ca

TAMARACK ELITE CENTRE



2341 Maple Rd. NW, Edmonton, Alberta

FANTASTIC RESTAURANT W/PATIO SPACE FOR LEASE



Joint Walmart, Goodlife Fitness, SportCheck and Michaels Surrounding in this 5.61 power centre in Southeast Edmonton.

Strategically located in the center of Edmonton's rapidly growing southeast node, in the heart of the Tamarack neighbourhood

Strong exposure to both 17 Street (20,900 vpd, 2014) and Maple Road, with Whitemud Drive (49,600 vpd, 2014) immediately to the north

Excellent access with multiple all-directional intersections and a strong internal road network

Retail opportunities available for both immediate occupancy and future development

Tamarack features modern, attractive architecture and building design

Good ETS ridership (8,900 per weekday) additional traffic to this development

MaxWell

**Polaris
COMMERCIAL**

Maxwell Polaris-Commercial
4107 99 Street
Edmonton, AB T6E 3N4
Office: 780-450-6300

ROMI SARNA

& Associates

780-450-6300

romi@romisarna.ca
www.romisarna.ca

Information, though deemed to be correct, is not guaranteed. Not intended to interfere with Clients under contract.

TAMARACK ELITE CENTRE



2341 Maple Rd. NW, Edmonton, Alberta

FOR LEASE

[Site Plan](#)



Within 3km of the Property...

- 44,003** POPULATION
- 44%** OF THE POPULATION IS AGE 20 - 44
- \$116,770** AVERAGE HOUSEHOLD INCOME
- 51%** HOUSEHOLDS WITH INCOME > \$100,000



MaxWell
Polaris
COMMERCIAL

Maxwell Polaris-Commercial
4107 99 Street
Edmonton, AB T6E 3N4
Office: 780-450-6300

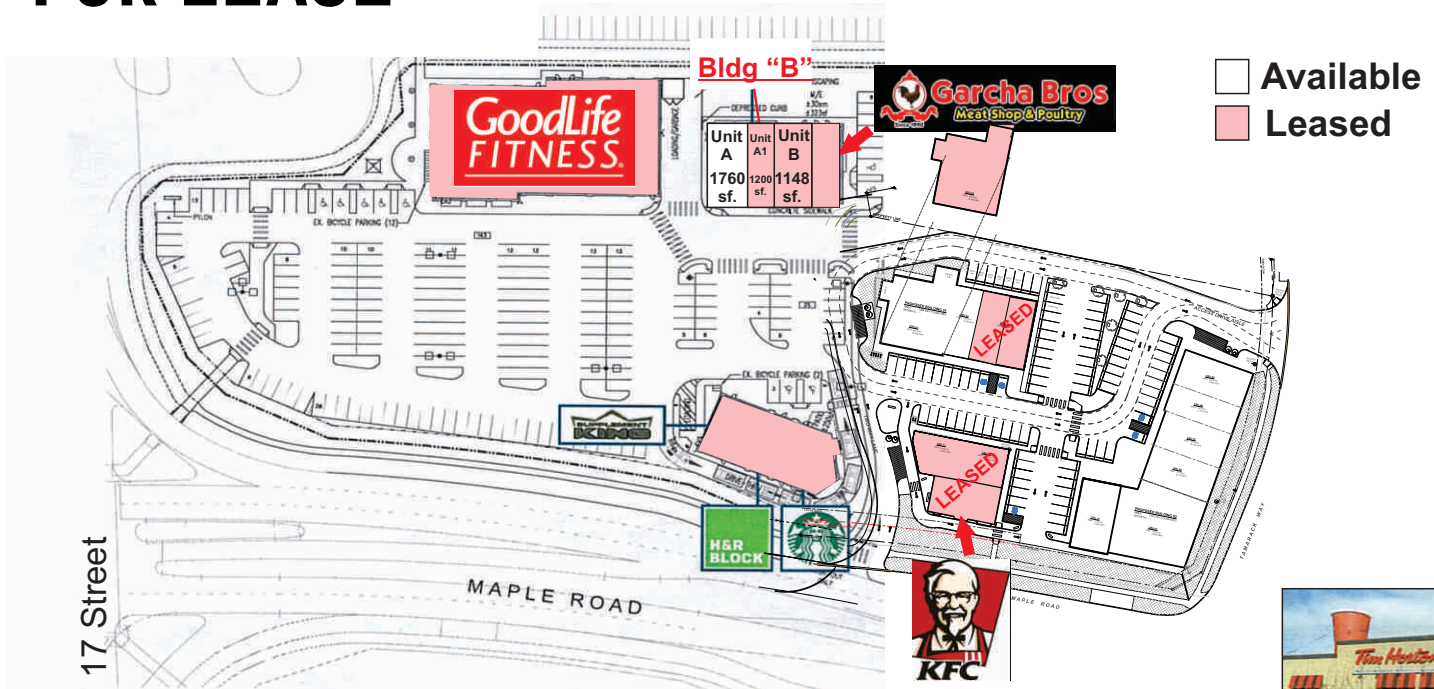
ROMI SARNA
& Associates
780-450-6300
romi@romisarna.ca
www.romisarna.ca

TAMARACK ELITE CENTRE



2341 Maple Rd. NW, Edmonton, Alberta

FOR LEASE



Area Overview

Tamarack Retail Centre is an exciting multi-phase development anchored by Walmart, GoodLife Fitness, Shoppers Drug Mart, SportChek and Michaels. It is situated in the heart of the larger Meadows area of southeast Edmonton. Formally established in 2006, Tamarack is defined geographically by Whitemud Drive to the north, the Canadian National Rail Line to the east, 23 Avenue to the south and 17 Street to the west.

The majority of the neighbourhood consists of low to medium density residential with multi-family located to the south and east. Meadows area has a population of 29,763 as of 2014. Upon full build-out this number is projected to increase to 59,602 people.

Further south along 17 Street and 23 Avenue is the Meadows Community Recreation Centre. This is Edmonton's newest recreation centre and consists of a state of the art aquatic centre, fitness centre, gymnasium and two NHL-sized hockey rinks. Over 800,000 individuals used the facility last year making it one of the busiest recreation centres in the Edmonton region.

New Residential = Four 6-storey apartment buildings by Deveraux Apartment Communities for a total of 347 units, first phase under construction for late 2020 anticipated opening.

Edmonton CMA is Canada's sixth largest metropolitan area with a population of over 1.4 million.

Retail Sales Growth: 2019 = 3.1%

Trade Area: Primary=300,000+ / Secondary = 500,000+



Maxwell Polaris-Commercial
4107 99 Street
Edmonton, AB T6E 3N4
Office: 780-450-6300

ROMI SARNA
& Associates

780-450-6300
romi@romisarna.ca
www.romisarna.ca

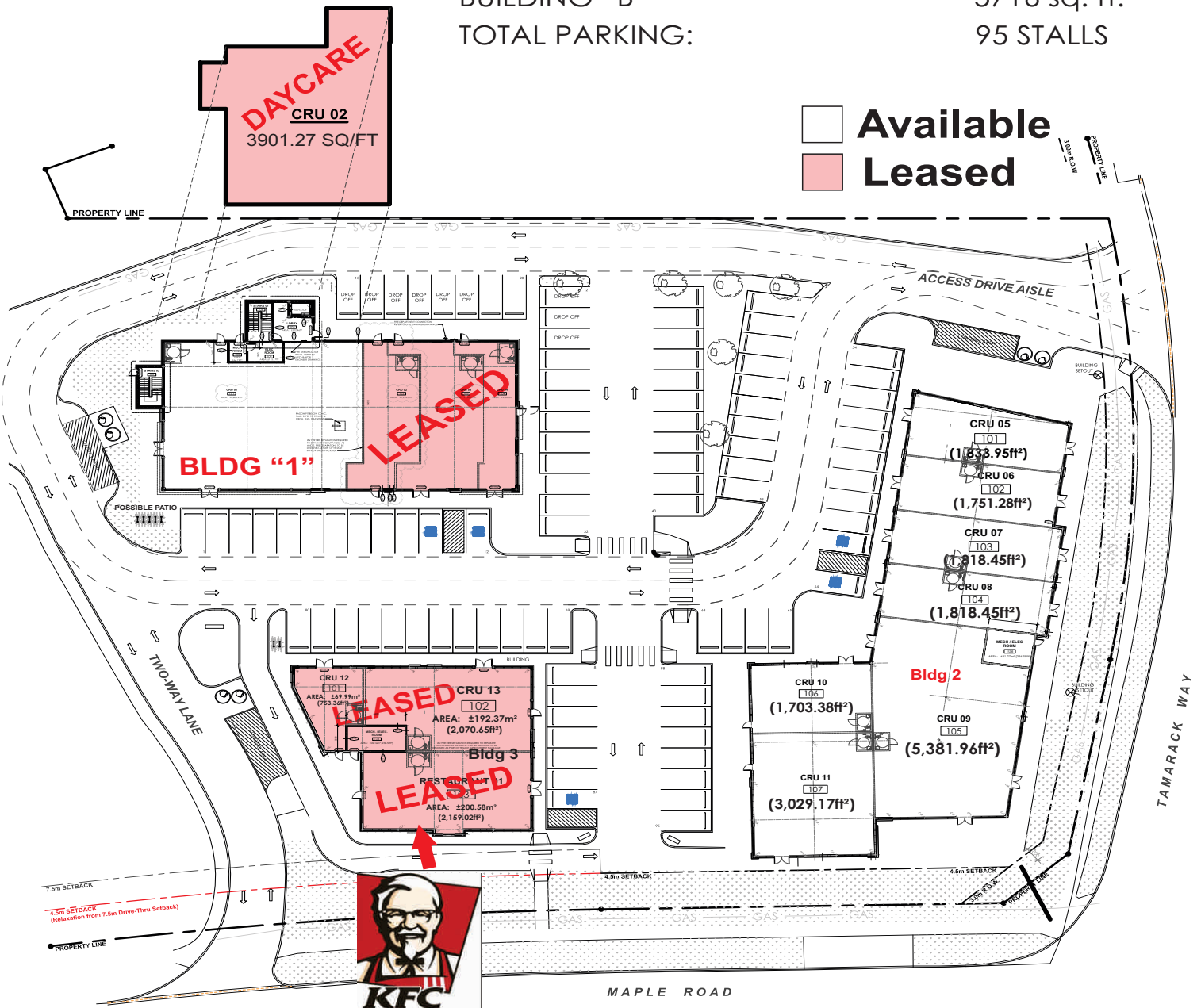
TAMARACK ELITE CENTRE



2341 Maple Rd. NW, Edmonton, Alberta

FOR LEASE

TOTAL BUILDING 01 GFA:	9,336.83ft ²
TOTAL BUILDING 02 GFA:	17,674.66ft ²
TOTAL BUILDING 03 GFA:	5,221.68ft ²
BUILDING "B"	5716 sq. ft.
TOTAL PARKING:	95 STALLS



MaxWell
Polaris
COMMERCIAL

Maxwell Polaris-Commercial
4107 99 Street
Edmonton, AB T6E 3N4
Office: 780-450-6300

ROMI SARNA
& Associates

780-450-6300
romi@romisarna.ca
www.romisarna.ca

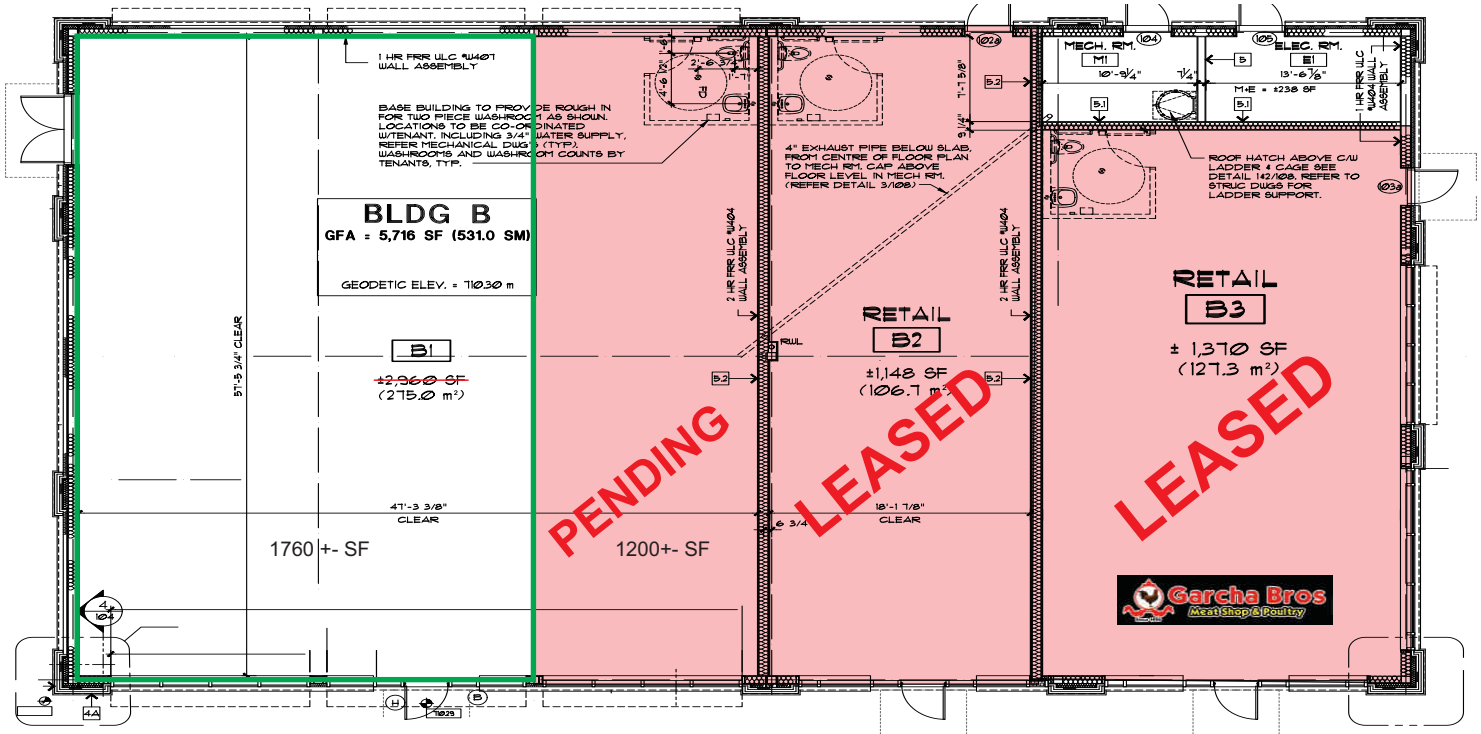
TAMARACK ELITE CENTRE



2341 Maple Rd. NW, Edmonton, Alberta

FOR LEASE

Bldg "B" - Ground Floor Plan



Property Type	Transaction Type : Lease
Community	: Fulton Meadows
Neighborhood	: Tamarack
Land Use/Zoning	: DC1
Year Built	: 2020
Net Lease Rate	: Starting @ \$36.00 SF/Annum
Subject Space	
SqFt.	: Multiple Bay Sizes
Subject Space	Multiple Bay Sizes
Operating Costs (Lease):	\$12.00/sq.ft./annum (2020 estimate) includes taxes, common area, maintenance insurance and management fees



Maxwell Polaris-Commercial
4107 99 Street
Edmonton, AB T6E 3N4
Office: 780-450-6300

ROMI SARNA
& Associates
780-450-6300
romi@romisarna.ca
www.romisarna.ca