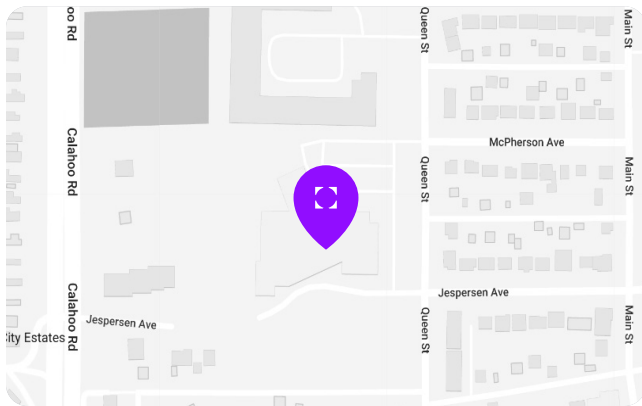




# Queen Street Place

505 Queen Street, Spruce Grove, Alberta



## Location Highlights



### Major Intersection

Queen Street and Jespersen Avenue



### Nearest Hospital

6 km Westview Health Centre



### Public Transit Access

Routes 568, 560, 561

## Leasing Inquiries



**Richie Lipton**  
Leasing Manager

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# Queen Street Place

505 Queen Street, Spruce Grove, Alberta



## Property Description

Queen Street Place is a two-storey, 77,161 square foot medical office building located a short drive west of Edmonton, in the community of Spruce Grove. The recently-constructed building was designed to suit cross-functional medical use and is tenanted by a diversified mix of medical professionals and healthcare support services including a pharmacy, laboratory, diagnostic imaging, and a wide variety of specialists. Queen Street Place is easily accessed by car or public transit and features an abundance of free surface parking for tenants and visitors.

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## Property Highlights

<b>Building Size</b>	77,161 sq.ft.
<b>Floors</b>	2
<b>Asking Rent Starting At</b>	\$19.00
<b>Additional Rent (est. 2023)</b>	
Operating Costs	\$12.45
Realty Taxes	\$4.01
In Suite Cleaning Costs	\$2.07
<b>Total</b>	\$18.53 psf
<b>Bike Storage</b>	Outdoor
<b>Parking</b>	Surface
<b>Electric Vehicle Chargers</b>	No
<b>Wired Score</b>	Certified

NOTE: Asking Rent listed above is based on a standard medical office. Additional Rent listed above is an estimate and is subject to change.