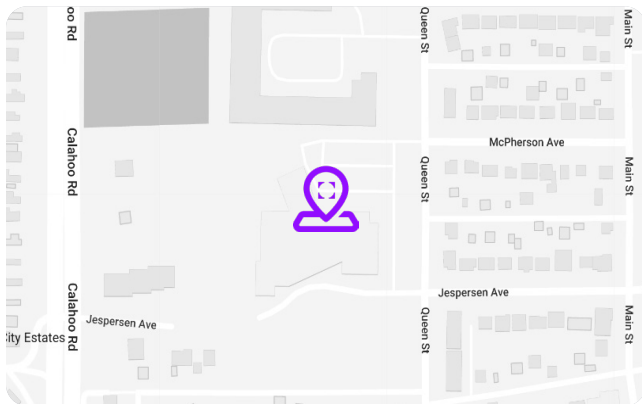




Queen Street Place

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

Bus 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. Constructed in 2007, the building was designed to suit cross-functional medical uses 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 specialist physicians. 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

Building Size	77,161 sq.ft.
Floors	2
Asking Rent (starting at)	\$19.00
Additional Rent (2024 est.)	
Operating Costs	\$12.08
Realty Taxes	\$5.04
In Suite Cleaning Costs	\$2.36
Total	\$19.48 psf
Bike Storage	Outdoor
Parking	Surface
Electric Vehicle Chargers	No
Wired Score	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.