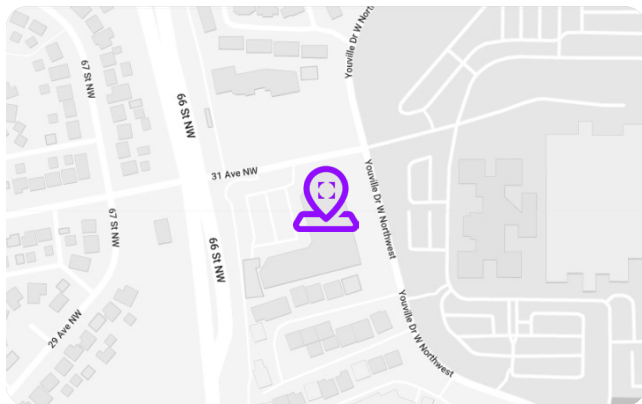




# Tawa Centre

3017 66th Street, Edmonton, Alberta



## Location Highlights



### Major Intersection

66th Street and 31st Avenue



### Nearest Hospital

<1 km Grey Nuns Community Hospital



### Public Transit Access

Mill Woods LRT Station

## Leasing Inquiries



**Richie Lipton**  
Leasing Manager

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## Property Description

Tawa Centre is a two-storey, 95,226 square foot mixed-use development with a primary focus on healthcare tenancies, conveniently located adjacent to the Grey Nuns Community Hospital. The building's first floor retail configuration provides prime street-level visibility and separate suite entrances, ideally suited to service-oriented healthcare tenants. The second floor's multi-tenant layout is ideal for medical/clinical or office users who require proximity to the hospital. Tawa Centre is occupied by a variety of healthcare and retail services including medical consultation clinics, diagnostic imaging, a lab, and a pharmacy. It is easily accessed by car or transit.

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## Property Highlights

<b>Building Size</b>	95,226 sq.ft.
<b>Floors</b>	2
<b>Asking Rent (starting at)</b>	\$18.00
<b>Additional Rent (2024 est.)</b>	
Operating Costs	\$13.39
Realty Taxes	\$6.03
In Suite Cleaning Costs	\$4.77
<b>Total</b>	\$24.19 psf
<b>Bike Storage</b>	Underground
<b>Parking</b>	Surface and Underground
<b>Electric Vehicle Chargers</b>	No
<b>Wired Score</b>	Silver

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