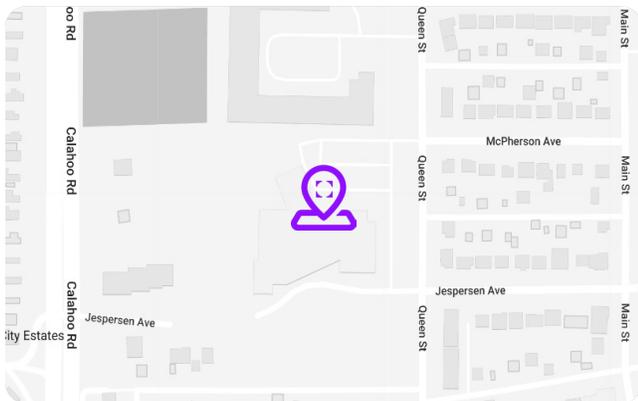




# Queen Street Place

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

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

### General Information

Number of Floors	2
Year Built	2007
Year(s) of Expansion(s)	N/A
Building Modernizations/Upgrades	2017: washroom upgrades, barrier-free washroom added
Building Size (sq. ft.)	77,161
Floor Plate (sq. ft.)	38,581
Additional Rent Total (p.s.f.)	\$19.48
Realty Taxes (p.s.f.)	\$5.04
Operating Costs (p.s.f.)	\$12.08
In-Suite Cleaning Costs (p.s.f.)	\$2.36
Building Access Points	3 (south, north x2)
Heating, Ventilation & Air Conditioning (HVAC)	RTUs
HVAC Hours	Tenant-controlled
After-Hours HVAC Operation Fee	Starting at \$25.00/hour
Building Security Information	Paladin Security. 24/7 CCTV, on-site security Mon-Fri: 6:30am - 10:00pm + Sat: 6:30am - 6:30 pm, mobile patrols, card-key access
Total Number of Public Washrooms	3 (2 multi-stall + one universal barrier-free)
Washrooms per Floor	3 on main floor (one male, one female, one universal)
Anchor Tenants	Insight Medical Imaging, Rexall Pharmacy, Westgrove Clinic, Alberta Health Services, Dynamic Physiotherapy
Fire & Life Safety Information	Honeywell Notifier NFS-640 fire panel. AED in main floor lobby.
Building Automation System	Delta by ESC

### Electricity

General Information	600V, 1200A, 3-phase, 4-wire
Building Emergency Power	Battery packs for emergency lighting
Tenant Emergency Power	No
Base Building Lights	LED
Lighting Control	Timer control
Electrical Rooms	1 (main floor)
Telecommunications Rooms	1 (main floor)

### Elevators

Number of Passenger Elevators	1
Freight Elevator	0
Elevator Modernization Year(s)	N/A
Elevator Type	Hydraulic
Elevator Speed	N/A
Passenger Cab Capacity	1,133 kg

### Parking

Parking Ratio	5.1/1,000 sf
Total Number of Parking Stalls	376
Number of Accessible Stalls	8
Parking Lot Type	Surface
Parking System	Free parking
Parking Stall Allocation	376 tenant/visitor
Parkade (if applicable) - year built	N/A
Number of Parkade Levels	N/A

Amenities	
Fitness Centre	No
Bicycle Storage	Outdoor
Shipping & Receiving	N/A
Common Area Meeting Room	No
Meeting Room Cost	N/A
Shared Social Space	No
Food Service / Café	Perks Coffee House
Public Transit Information	Bus Route 560
NWHP Online Service Request System	Yes
NWHP On-site Office	No

Environmental	
Energy Savings Initiatives	Timer-controlled lights, LED lighting
Environmental & Sustainability Initiatives	Lighting control
Conservation & Carbon Footprint Initiatives	Bicycle storage provided
Recycling Programs	Single-stream recycling and composting Electronic equipment recycling
Electric Vehicle Charging Stations	No

Additional Information	
Hospital Proximity	> 5 km
Hospital Name	Westview Health Centre
WiredScore Certification	Certified
Building Hours	Mon-Fri: 6:30 am - 8:35 pm Sat: 7:00 am - 5:00 pm Sun: Closed