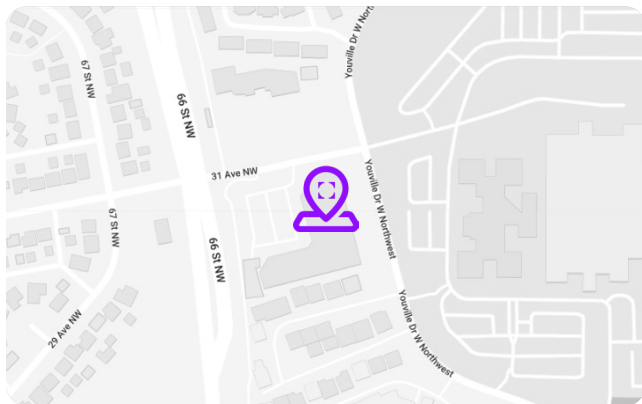




Tawa Centre

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

C +1 780 293 9348
E richie.lipton@nwhreit.com
W nwhproperties.com



Tawa Centre

3017 66th Street, Edmonton, Alberta



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

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

General Information

Number of Floors	2
Year Built	1985
Year(s) of Expansion(s)	N/A
Building Modernizations/Upgrades	2016: cooling tower upgrade 2019: roof replacement
Building Size (sq. ft.)	95,226
Floor Plate (sq. ft.)	47,613
Additional Rent Total (p.s.f.)	\$24.19
Realty Taxes (p.s.f.)	\$6.03
Operating Costs (p.s.f.)	\$13.39
In-Suite Cleaning Costs (p.s.f.)	\$4.77
Building Access Points	3 (NW, east, via parkade)
Heating, Ventilation & Air Conditioning (HVAC)	Natural gas-fired boilers, MUA units, cooling tower, chiller
HVAC Hours	Tenant-controlled
After-Hours HVAC Operation Fee	Starting at \$25.00/hour
Building Security Information	Paladin Security. 24/7 CCTV, mobile patrols, card-key access
Total Number of Public Washrooms	4 (multi-stall)
Washrooms per Floor	2 (one male, one female)
Anchor Tenants	MIC Medical Imaging, Pharmasave, Southside Women's Health Clinic, Dynalife Medical Labs, Montessori Daycare
Fire & Life Safety Information	Mircom FX-2000 fire panel; full building sprinkler system. AED in main floor lobby.
Building Automation System	Siemens/ESC

Electricity

General Information	277/4801V, 1600A, 3-phase
Building Emergency Power	Battery packs for emergency lighting
Tenant Emergency Power	No
Base Building Lights	LED, T8, T12
Lighting Control	Timer control
Electrical Rooms	3 (one per floor)
Telecommunications Rooms	3 (one per floor)

Elevators

Number of Passenger Elevators	2
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	2.86/1,000 sf
Total Number of Parking Stalls	272
Number of Accessible Stalls	5
Parking Lot Type	Underground & surface
Parking System	Pay-by-plate
Parking Stall Allocation	148 tenant, 124 visitor
Parkade (if applicable) - year built	1985
Number of Parkade Levels	1

Amenities

Fitness Centre	No
Bicycle Storage	Indoor
Shipping & Receiving	N/A
Common Area Meeting Room	No
Meeting Room Cost	N/A
Shared Social Space	No
Food Service / Café	No
Public Transit Information	Mill Woods LRT Station; Bus Route 523
NWHP Online Service Request System	Yes
NWHP On-site Office	No

Environmental

Energy Savings Initiatives	Timer-controlled lights, photocells, 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	< 1 km
Hospital Name	Grey Nuns Community Hospital
WiredScore Certification	Silver
Building Hours	Mon-Sat: 6:00 am - 9:00 pm Sun: Closed