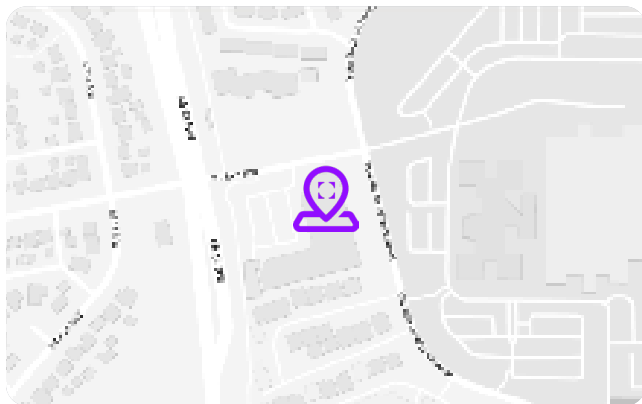




# Tawa Centre

3017 66th Street, Edmonton, Alberta



## Leasing Inquiries



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Leasing Manager

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## Location Highlights



### Major Intersection

66th Street and 31st Avenue



### Nearest Hospital

< 0.5 km Grey Nuns Community Hospital



### Public Transit Access

Grey Nuns LRT Station



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## Property Description

Tawa Centre is a two-storey, 95,226-square-foot medical outpatient building, 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, well 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. Easily accessed by car or transit, Tawa Centre is occupied by a variety of healthcare and retail services including medical consultation clinics, diagnostic imaging, a lab, and a pharmacy.

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## Property Highlights

|                                    |                         |
|------------------------------------|-------------------------|
| <b>Building Size</b>               | 95,226 sq.ft.           |
| <b>Floors</b>                      | 2                       |
| <b>Asking Rent</b>                 | Market                  |
| <b>Additional Rent (2025 est.)</b> |                         |
| Operating Costs                    | \$13.83                 |
| Realty Taxes                       | \$3.47                  |
| In Suite Cleaning Costs            | \$6.84                  |
| <b>Total</b>                       | \$24.14 psf             |
| <b>Bike Storage</b>                | Underground             |
| <b>Parking</b>                     | Surface and Underground |
| <b>Electric Vehicle Chargers</b>   | No                      |
| <b>WiredScore</b>                  | Silver                  |