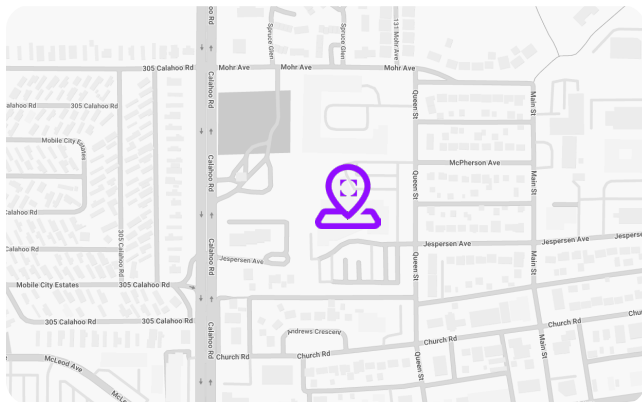




Queen Street Place

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



German Contreras
Senior Leasing Manager

C +1 587 439 6386
E german.contreras@nwhreit.com
W nwhproperties.com



Queen Street Place

505 Queen Street, Spruce Grove, Alberta



Property Description

Queen Street Place is a two-storey, 77,161-square-foot medical outpatient 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 centre, and a wide variety of medical specialists. Queen Street Place is easily accessed by car or public transit, and has abundant free surface parking for tenants and visitors.

Leasing Inquiries



German Contreras
Senior Leasing Manager

C +1 587 439 6386
E german.contreras@nwhreit.com
W nwhproperties.com

Property Highlights

Building Size	77,161 sq.ft.
Floors	2
Asking Rent	Market
Additional Rent (2026 est.)	
Operating Costs	\$12.71
Realty Taxes	\$5.23
In Suite Cleaning Costs	\$0.99
Total	\$18.93 psf
Bike Storage	Outdoor
Parking	Surface