

FOR LEASE


**HAWKS RIDGE
PLAZA**

MENTAL CLINIC

MEDICAL CLINIC

SIGNAGE

SIGNAGE

PHARMACY

New commercial retail development
475 Hawks Ridge Boulevard

WIDE RANGE OF UNIT SIZES TO FIT YOUR NEEDS
UNITS STARTING AT 1,025 SF +/-

NOW PRE-LEASING!

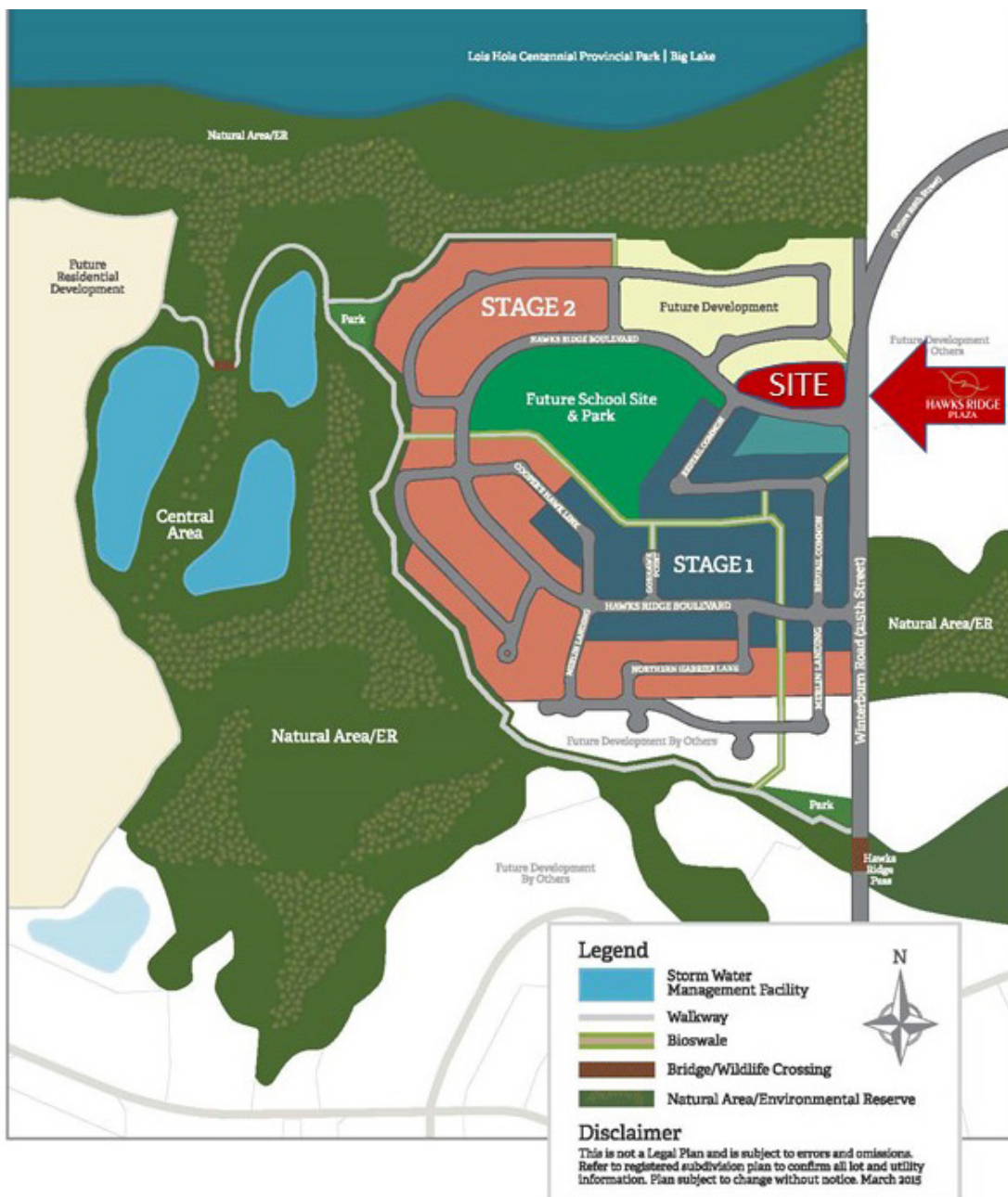
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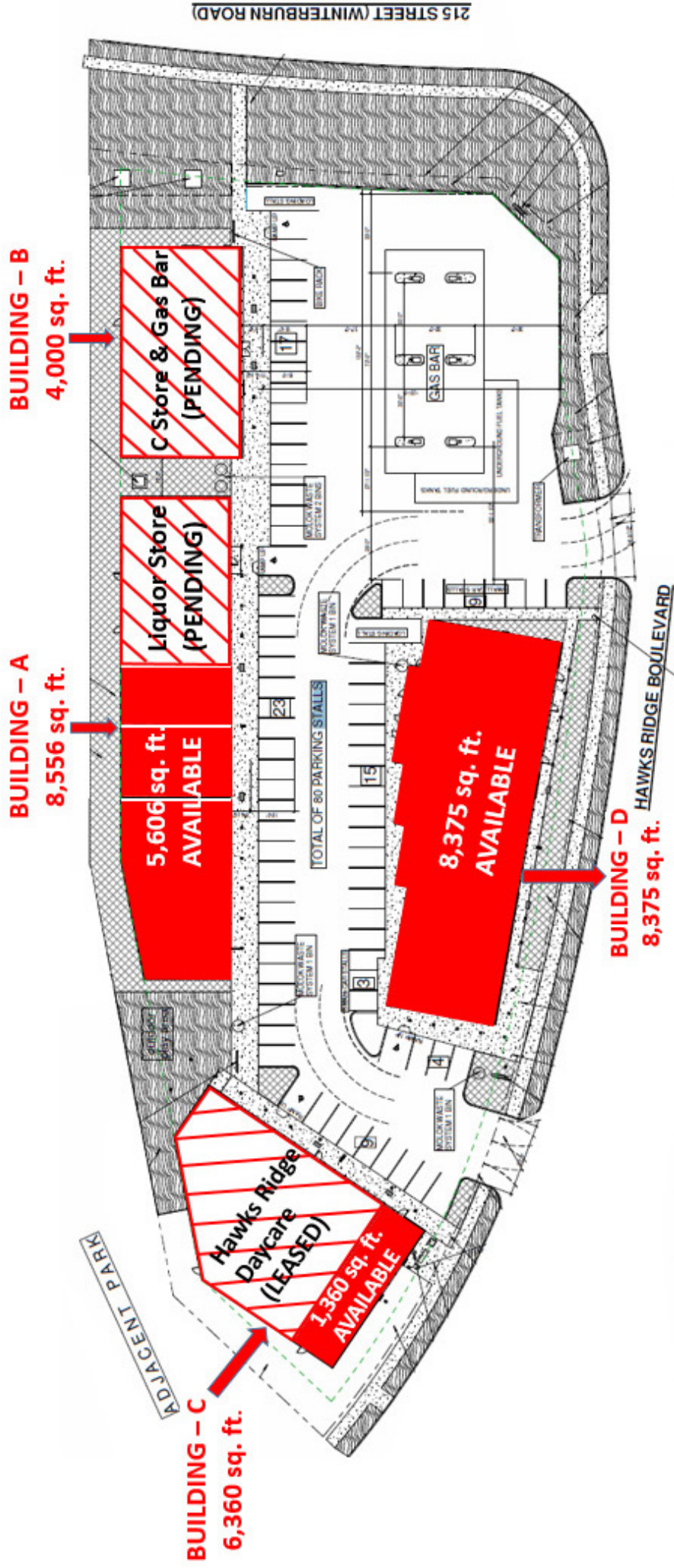
RE/MAX EXCELLENCE
COMMERCIAL DIVISION

PROPERTY HIGHLIGHTS

- Prominent location on the corner of Winterburn Road & Hawks Ridge Boulevard
- Easy access to major local routes, the Yellowhead Highway and the Anthony Henday
- Ideal for retail and medical, legal and other professional uses
- New residential area currently under development, including a school and park site
- Signage opportunities available
- Close proximity to Big Lake and Lois Hole Centennial Provincial Park



SITE PLAN



PROPERTY DETAILS

Legal Description:	Plan 122444, Block 7, Lot 1
Zoning:	DC1 - Direct Control Development Provision
Ideal Tenant Use:	Retail / Professional / Office
Parking:	Paved Surface Stalls
Availability:	Summer 2018

LEASE

Lease Rates:	Starting at 32 PSF
Op Costs:	\$7.50 PSF Estimated

Building	Unit #	Size SF +/-	Status
A	A1	3,131	AVAILABLE
A	A2	1,125	AVAILABLE
A	A3	1,350	AVAILABLE
A	A4	2,950	PENDING
B	B1	4,350	PENDING
C	C1	1,360	AVAILABLE
C	C2	5,000	LEASED
D	D1	1,125	AVAILABLE
D	D2	1,125	AVAILABLE
D	D3	1,250	AVAILABLE
D	D4	1,375	AVAILABLE
D	D4	1,050	AVAILABLE
D	D6	1,200	AVAILABLE
D	D7	1,100	AVAILABLE

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Contact our RE/MAX Excellence - Commercial Division !

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