



MASKWA MEDICAL CLINIC

Call for Expression of Interest

Maskwa Medical Center, Grande Prairie, AB



Closing Date: August 30, 2024

**For consideration at this time, documents must be received electronically
by the Maskwa Medical Center. Submit to:**

jurness@maskwamedical.ca

By Midnight, August 30, 2024

Contact Person for Information:

Ken Drysdale

Chairman of the Board

kdrysdale@maskwamedical.ca

The Maskwa Medical Center (MMC) invites Expressions of Interest (EOI) from interested parties looking for an opportunity to lease commercial space in the Maskwa Medical Center in Grande Prairie, AB.



Maskwa Medical Center Overview

The Maskwa Medical Center is an innovative, Alberta based, not-for-profit registered charity committed to accelerating the process and improving access to medical specialists and services for the people of the Peace Region. This project will see the development of a cutting-edge facility spanning 100,000 square feet, meticulously designed not only to educate future medical professionals but also to offer comprehensive services including daycare facilities, medical supply outlet, pharmacy outlet, holistic healthcare services, and dining amenities. Of particular significance is the collaboration of specialist area, poised to streamline and elevate the experience of individuals in need of urgent medical assessments.

The purpose of this call for an Expression of Interest is to seek interested parties that have a desire to lease space in the new Maskwa Medical Center situated in the lot across from the Grande Prairie Regional Hospital, Grande Prairie, AB.

The building is expected to be in the final stages of construction by Spring of 2026. Operations in the building will commence in May of 2026 for second floor tenants.

More information about the Maskwa Medical Center can be found at maskwamedical.ca

Building Information

Size: approximately 75,000 square feet above ground on three floors. There will also be an underground parkade.

Use: Medical hub providing academic and diagnostic services that support the health and wellbeing of Peace Country residents.

Main floor: Will host a 22,000 square foot academic teaching clinic in partnership with the University of Alberta. This will encompass clinic receptionists, nurses, nurse practitioners, and physicians.

Second floor: Will host retail space for tenants including a Pharmacy, medical supply business, daycare and restaurant.

Third floor: Will host office space for Medical Specialists and the Maskwa Clinic a leading medical clinic for the diagnosis of medical conditions that are complex and difficult to diagnose. It will bring together top specialists and subspecialists from across the province to provide timely diagnosis and treatment planning for patients.

Available Space

The second floor will be leased to commercial tenants, preferably tenants providing needed services to medical staff and academic students and supporting health and wellness practices.

The space available to lease is approximately 19,000 sq ft in total. Each tenant will be responsible for the tenant improvements to the space or costs can be built into the lease rate. There may be an



opportunity to have the building construction team be engaged to complete the tenant improvements to the space. The floor plans are shown in Attachment 'A'.

Space	Room Area
Daycare	4,819 sq ft.
Daycare Outdoor Terrace	5,910 sq ft.
Restaurant	2,303 sq ft.
Retail	7,849 sq ft.
Corridor	1,501 sq ft.
Facilities Office	306 sq ft.
IT	56 sq ft.
Janitor	77 sq ft.
Lobby	3,314 sq ft.
Meeting	761 sq ft.
Reception	144 sq ft.
Vestibule	462 sq ft.
Waiting Area	109 sq ft.
Stairs	177 sq ft.
WC Lobby	115 sq ft.
Washrooms	237 sq ft.

Term of Lease

The term of lease will be for a predetermined period from date of commencement, with an option to renew for an additional negotiable period, upon mutual agreement between both parties.

Rental Structure

It is expected that rent will be based on local rates or greater due to location and business opportunities for each individual space. The final rent will be negotiated between Maskwa Medical Center and the selected Tenant.

Review Process and Lease Agreement

Following the closing date, The Maskwa Medical Center Board will consider the submissions and will (by invite only) invite one or more parties for further detailed discussions. The Maskwa board, at its sole discretion, will decide which, if any, of the applicants to accept and may reopen a call for expressions of interest in its discretion.

Prior to any lease agreement being finalized, the Maskwa Board will require a Certificate of Liability Insurance. The Maskwa Medical Center shall have the final authority on all matters regarding submissions to this Expression of Interest.



The Submission

The following information is to be included in the Expression of Interest response:

1. Proposed operating name (Tenant Name);
2. A brief description of the business, its nature, history (including number of years in operation), client base, projects, etc. Attach any relevant literature (brochures, etc.);
3. Proposed hours of operation (Number of days per week & hours of operations each day) and expectations as to access to the building;
4. Proposed term of the lease and options;
5. Preferred date of occupancy (earliest possible date starting May 2026)
6. Any other supporting information or terms and conditions you may wish to include with your submission

Closing Date and Enquiries

Expressions of Interest will be received up to midnight August 30th, 2024

Submissions can be emailed to:

Subject: Expression of Interest

Jessie Urness, Executive Assistant at jurness@maskwamedical.ca

Enquiries regarding the Expression of Interest should be directed to:

Ken Drysdale, Chairman of the Board at kdrysdale@maskwamedical.ca

Phone: 780-831-0796

Conditions of Expression of Interest Submission

1. The submissions are for informational purposes only. A submission does not entitle or obligate the submitter to take a lease of the property. The Expression of Interest is non-binding;
2. The submitter can withdraw the submission at any time on giving notice to the Maskwa Executive Assistant;
3. MMC may withdraw the Expression of Interest at any time;
4. The submitter should provide all information asked for by the EOI. If the submitter fails to do this, the MMC may decline to consider the submission;
5. If the submitter fails to lodge the submission as described above by the closing date, MMC may decline to consider the submission;
6. MMC will not meet or contribute to any costs associated with a submission;



7. The submitter and their representative must not, without written permission of MMC, make public any statement in relation to any EOI documents;
8. MMC will not enter into any correspondence or discussion with any submitter relating to decision made by MMC on the leasing of the space.
9. MMC reserves the right to negotiate with any party whether they have submitted an Expression of Interest or not.



Maskwa Medical Center EOI Submission Form

This page to be completed and returned with your submission

PROPOSED LESSEE:

PROPOSED TENANT NAME (if different from above):

MAILING ADDRESS:

CITY:

PROVINCE:

POSTAL CODE:

NAME OF CONTACT PERSON:

PHONE NUMBER:

EMAIL ADDRESS:

SIGNATURE OF AUTHORIZED OFFICIAL

PRINT NAME

DATE