



PRICE REDUCED

FOR LEASE

ELLERSLIE PROFESSIONAL CENTRE

Up to 7,654 SF Professional Office Space Available

IMMEDIATE AVAILABILITY IN SUMMERSIDE

BUILDING SIGNAGE NEGOTIABLE

232 Parsons Road SW
Edmonton, AB

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CUSHMAN & WAKEFIELD
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PROPERTY HIGHLIGHTS

- Modern and new professional office space located in the dynamic Summerside area in Edmonton
- Elevator service to the second floor
- Strategically situated along Parsons Road with over 17,240 vehicles per day, offering excellent visibility. Convenient connectivity to Ellerslie Road, Anthony Henday, Whitemud Drive, 91 Street & Calgary Trail/ Gateway Boulevard ensuring ease of access for staff and clients
- Located less than 15 minutes from the Edmonton International Airport and close to a wide range of retail, hospitality, and commercial services
- Join Dr. Andrew Mather, oral surgeon, and Investors Group
- Building signage negotiable
- Pylon signage available



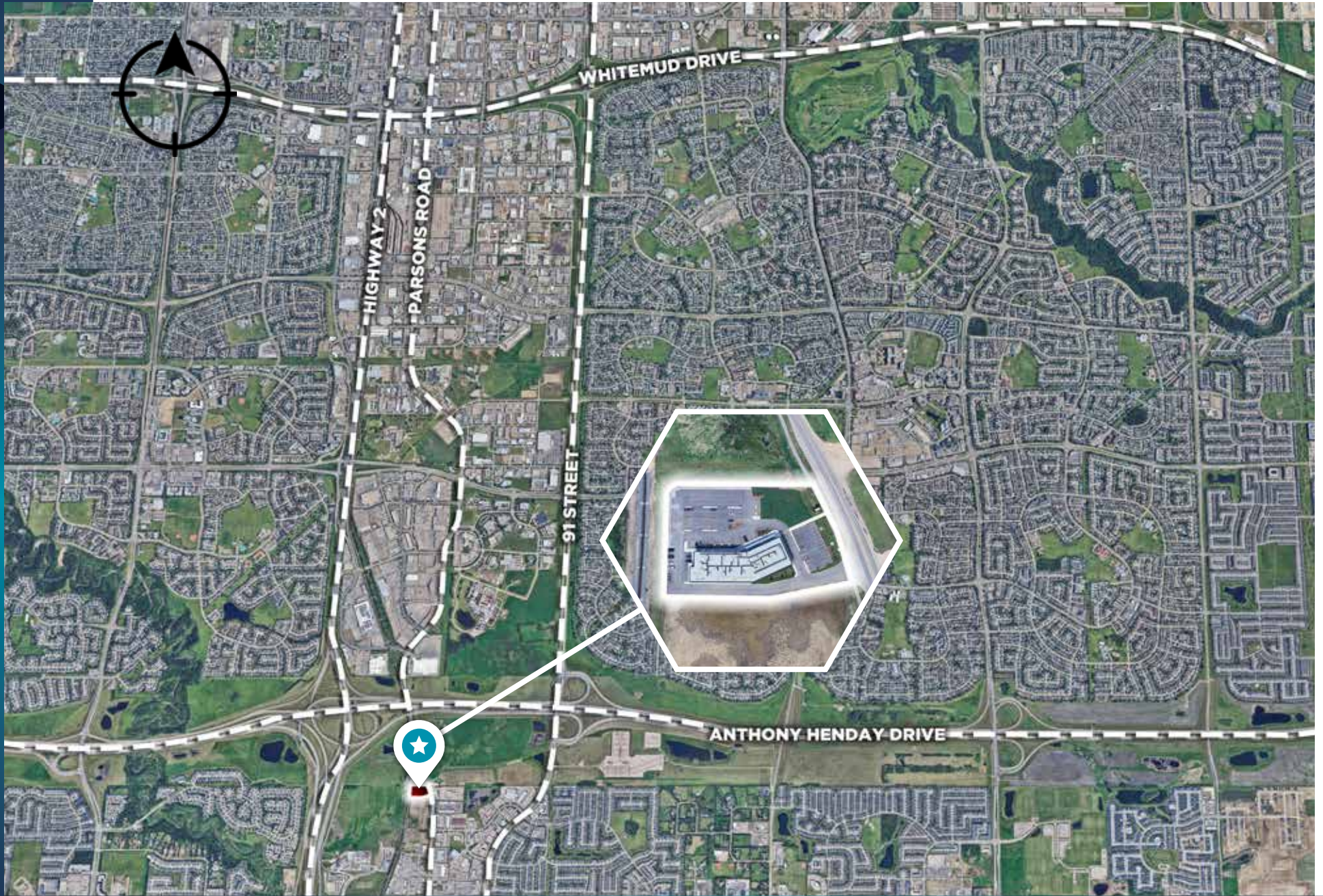
PROPERTY DETAILS

Municipal Address:	232 Parsons Road SW, Edmonton, AB	
Legal Description:	Plan 1922859 Block 2 Lot 1	
Zoning:	Ellerslie Commercial Business Zone (ECB)	
Neighbourhood:	Ellerslie Industrial	
Built:	2023	
Area Available:	Suite 202:	3,185 SF
	Suite 203:	2,127 SF
	Suite 204:	2,342 SF Suites 203 & 204 contiguous for 4,469 SF
	Total:	7,654 SF
Possession Date:	Immediate	
Term of Lease:	5 to 10 years	

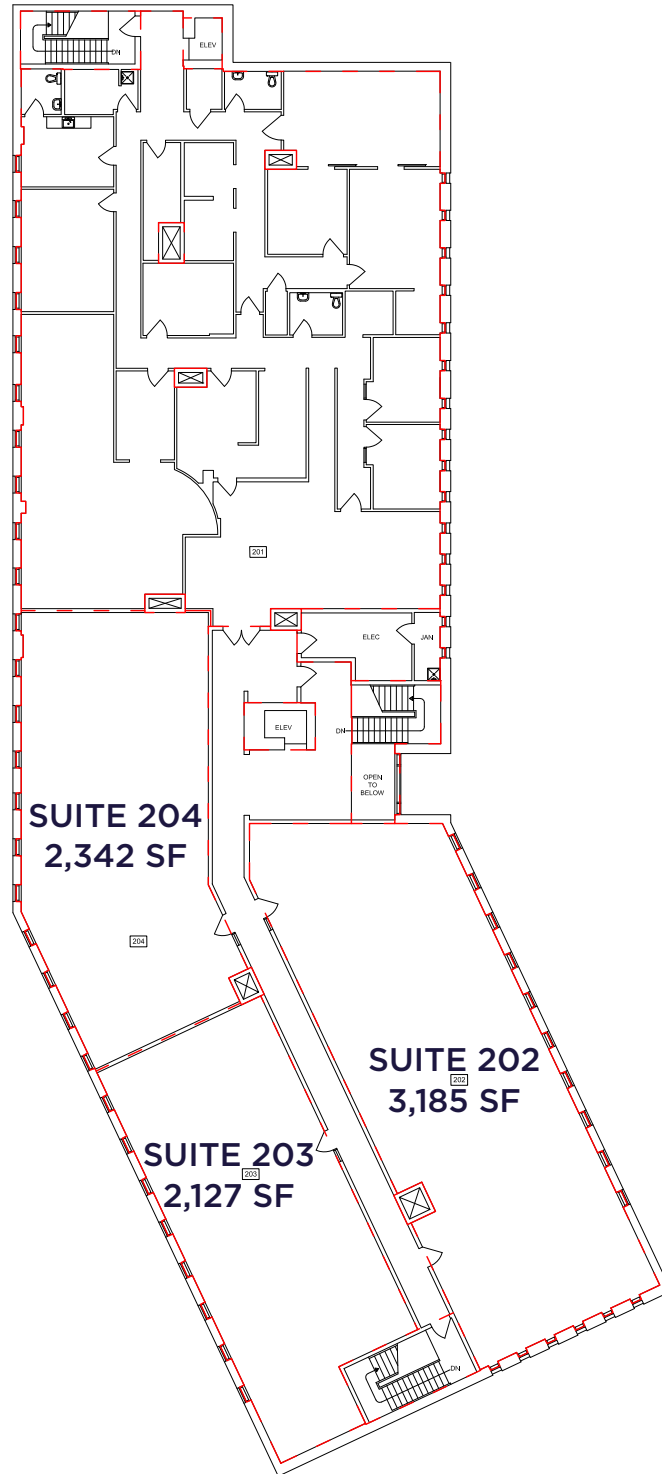


Reduced Base Rent:	Starting at \$22.00 per SF per annum
Operating Costs:	\$13.00 PSF excluding in-suite janitorial
Fixturing Period:	Negotiable
TI Allowance:	\$60.00 per SF
Parking:	4 stalls per 1,000 SF
Building Signage:	Negotiable

AERIAL



FLOOR PLAN



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