



FOR LEASE

ELLERSLIE PROFESSIONAL CENTRE

Up to 6,722 Professional Office Space Available

IMMEDIATE AVAILABILITY IN SUMMERSIDE

BUILDING SIGNAGE NEGOTIABLE

232 Parsons Road SW
Edmonton, AB

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CUSHMAN & WAKEFIELD

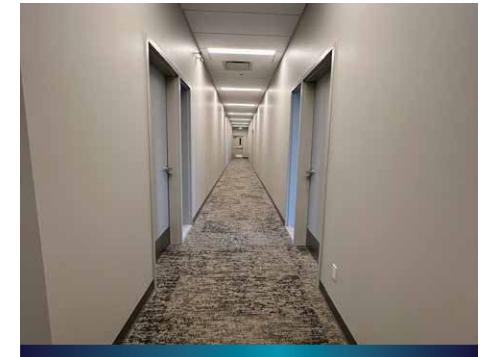
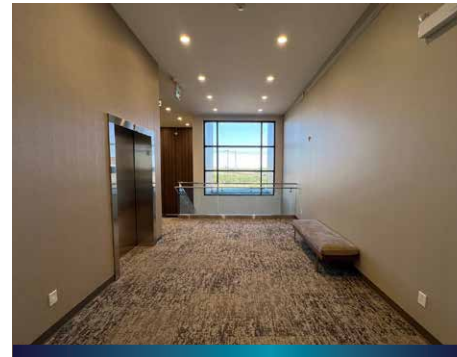
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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

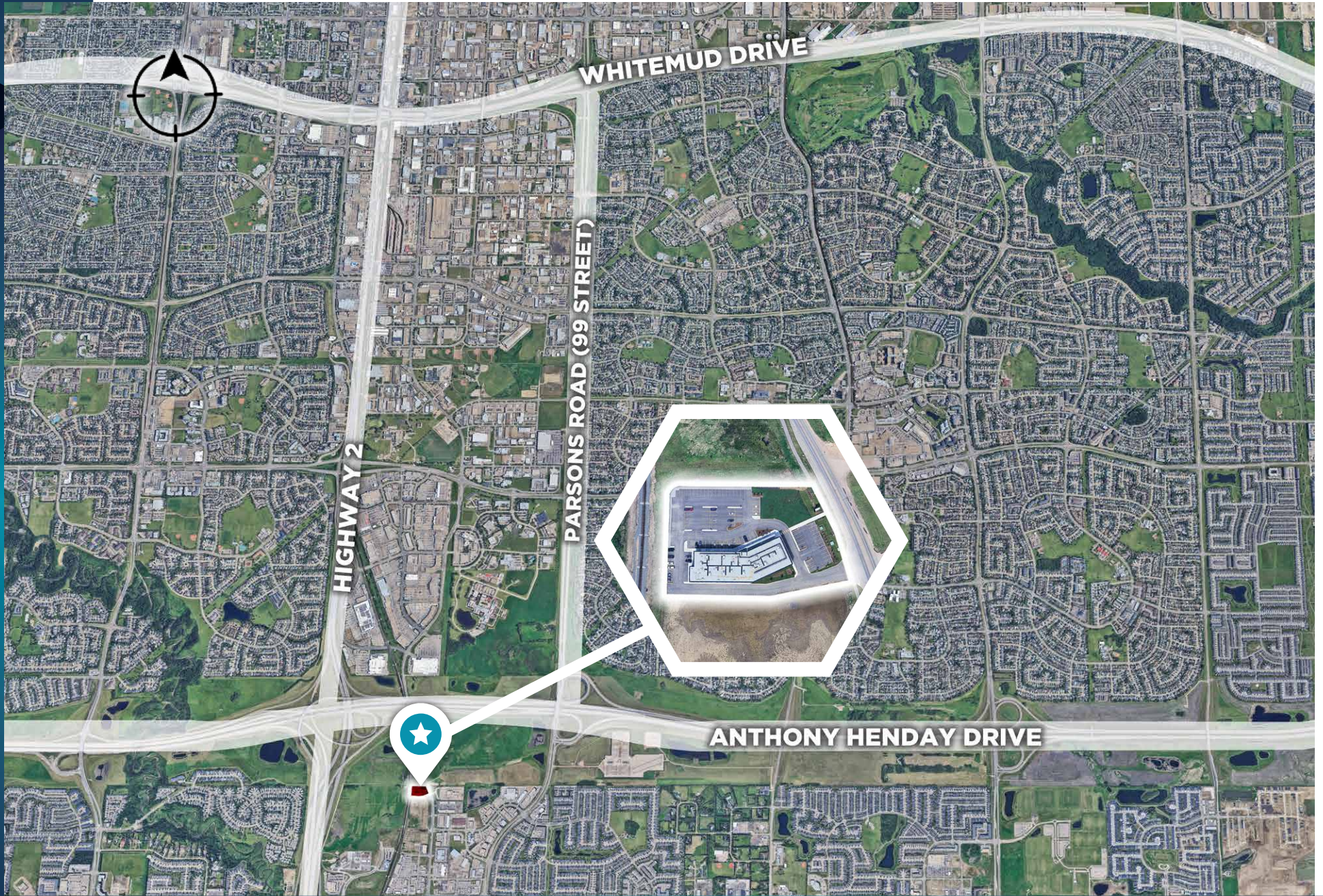
PROPERTY DETAILS

| | | | |
|--------------------|--|----------|------------------------------------|
| 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: | 2,798 SF | - contiguous with 202 for 4,893 SF |
| | Suite 204: | 2,095 SF | |
| | Suite 203: | 1,829 SF | |
| | Total: | 6,722 SF | |
| Possession Date: | Immediate | | |
| Term of Lease: | 5 to 10 years | | |

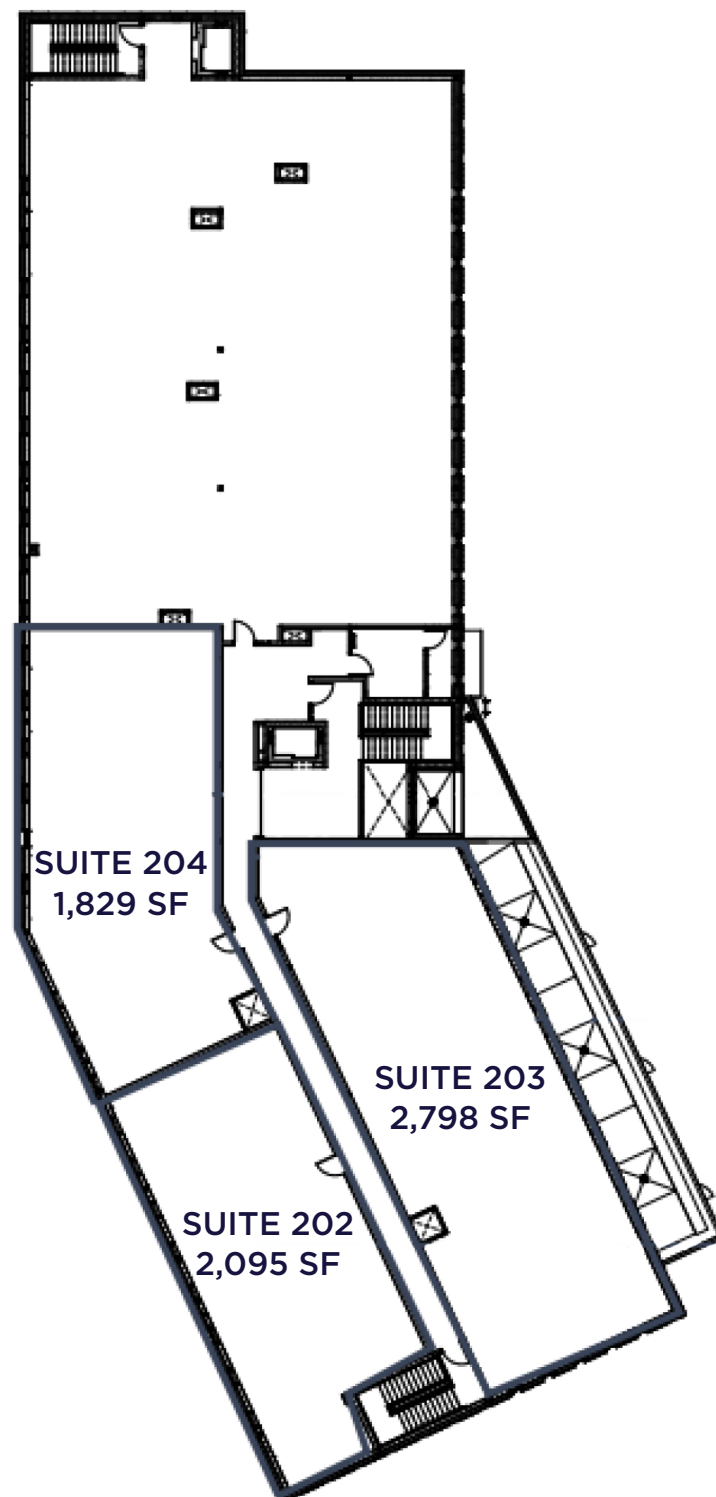


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|--------------------------|---|
| Base Rent: | Starting at \$26.00 per SF per annum |
| Operating Costs: | \$13.00 PSF excluding in-suite janitorial |
| Fixturing Period: | Negotiable |
| TI Allowance: | \$60.00 per SF |
| Parking: | 4 stalls per 1,000 SF |
| Building Signage: | Negotiable |

AERIAL



FLOOR PLAN



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WAKEFIELD**
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