

FOR LEASE

AVISON
YOUNG

McLennan Ross Building

12220 Stony Plain Road
Edmonton, AB

MCLENNAN ROSS

McLennan Ross
recently committed
to their ongoing,
long-term anchor
tenancy

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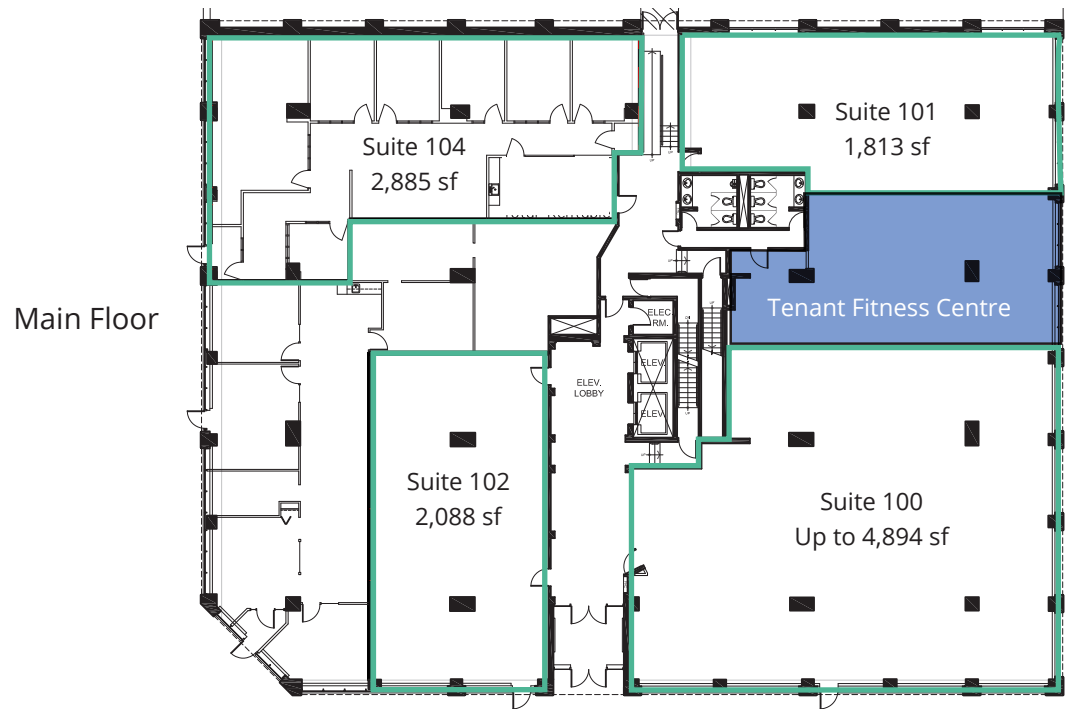
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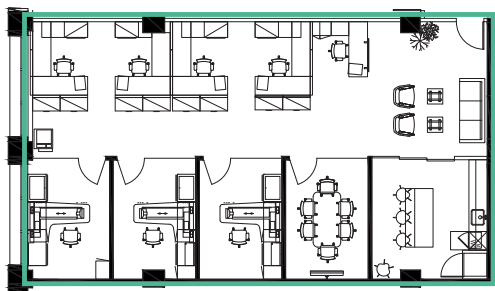
Property details

Areas Available	Suite 100: 4,894 sf *
	Suite 101: 1,813 sf
	Suite 102: 2,088 sf
	Suite 104: 2,885 sf
	Suite 202: 1,653 sf*
	Suite 212: 1,906 sf
	<i>* Subject to final measurement</i>

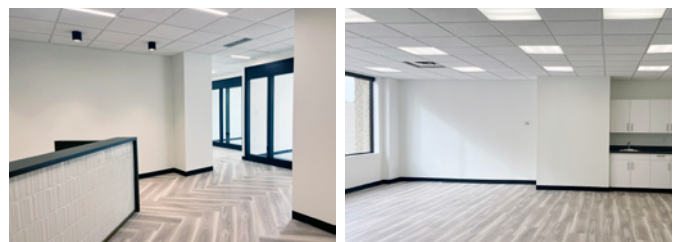
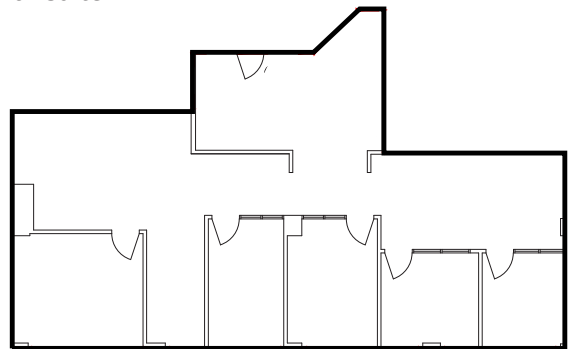
Base Rent	Starting at \$13.00 psf
Additional Rent	\$19.76 psf (2025)
Parking	2.3/1,000 sf
	Underground: \$160/month Surface: \$75/month



Second Floor
Suite 202: 1,653 sf*
Showsuite



Second Floor
Suite 212: 1,906 sf
Showsuite



West facing view.



12220 Stony Plain Road | Nearby Amenities

- EVOLVE STRENGTH
- LOTUSCAFE CAFES SPA
- transcend
- MEC
- WINNERS
- REMEDY Licensed Chai Bar
- eob Breakfast Co.
- Delicious PHO
- Irrational BREWING COMPANY
- CityMarket
- SHOPPERS DRUG MART
- YWCA EDMONTON
- SHELL
- BODEGA tapas • wine • bar

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