



# 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

**Shane Asbell**

Partner  
780 993 0082  
shane.asbell@cwedm.com

**Scott Vreeland**

Associate Partner  
780 975 6336  
scott.vreeland@cwedm.com

**Jacob Dykstra**

Senior Associate  
780 934 7769  
jacob.dykstra@cwedm.com

**CUSHMAN & WAKEFIELD**

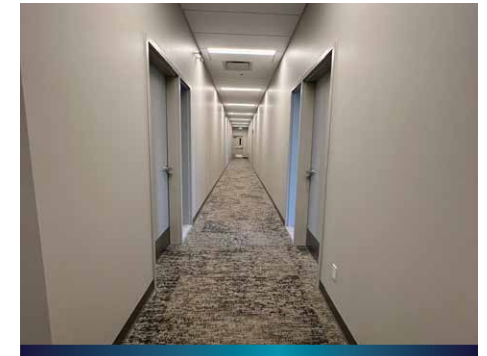
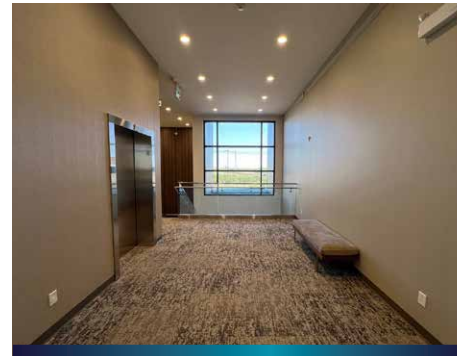
Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

# 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

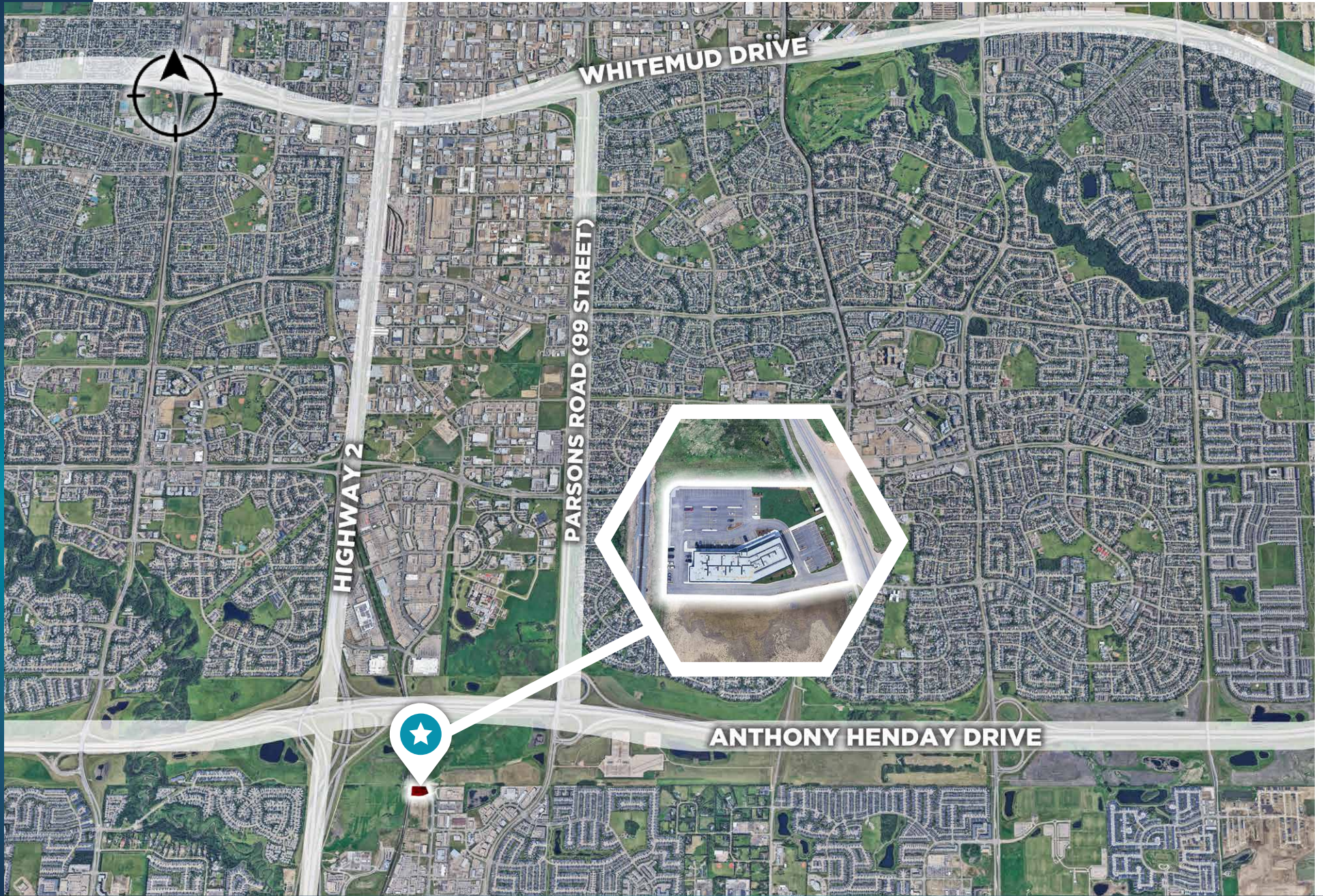
# PROPERTY DETAILS

|                    |                                          |          |                                          |
|--------------------|------------------------------------------|----------|------------------------------------------|
| 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:                               | 3,185 SF | Suites 203 & 204 contiguous for 4,469 SF |
|                    | Suite 203:                               | 2,127 SF |                                          |
|                    | Suite 204:                               | 2,342 SF |                                          |
|                    | Total:                                   | 7,654 SF |                                          |
| Possession Date:   | Immediate                                |          |                                          |
| Term of Lease:     | 5 to 10 years                            |          |                                          |

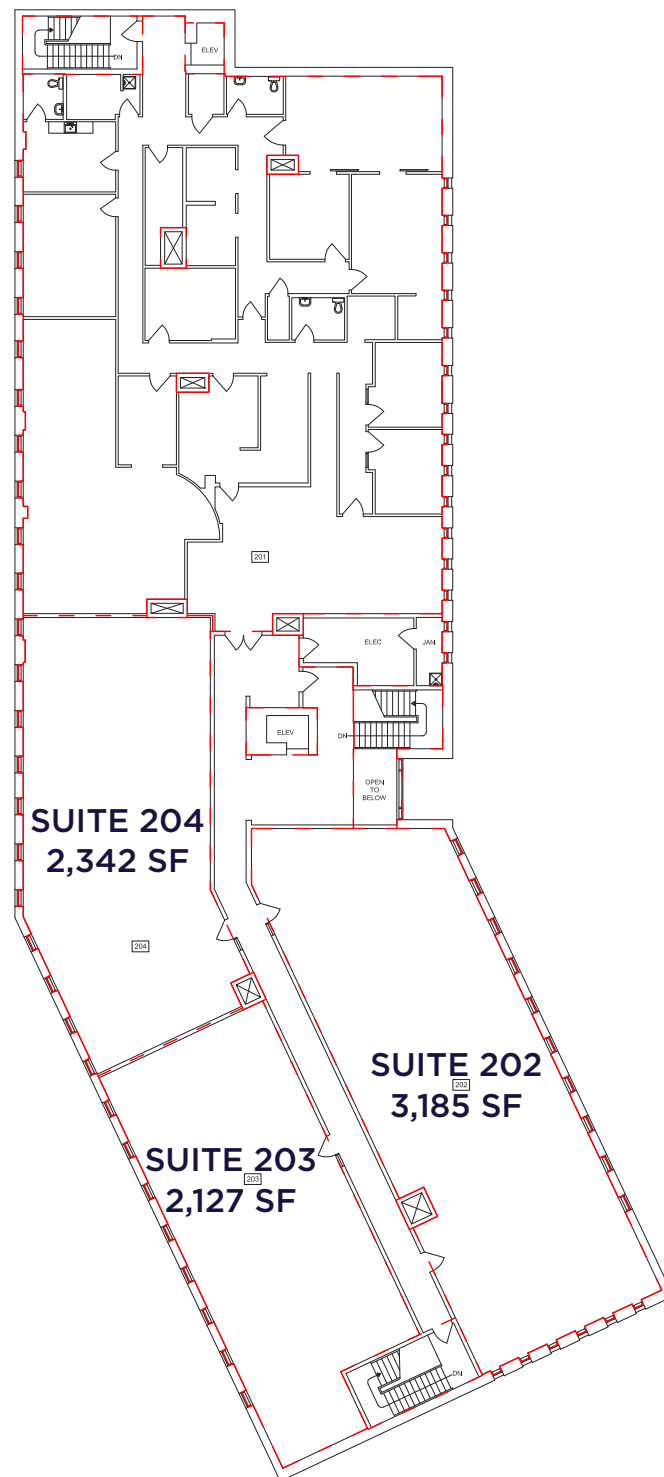


|                          |                                           |
|--------------------------|-------------------------------------------|
| <b>Base Rent:</b>        | Starting at \$26.00 per SF per annum      |
| <b>Operating Costs:</b>  | \$13.00 PSF excluding in-suite janitorial |
| <b>Fixturing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

# AERIAL



## FLOOR PLAN



**CUSHMAN &  
WAKEFIELD**  
Edmonton

**Shane Asbell**

Partner  
780 993 0082  
shane.asbell@cwedmonton.com

**Scott Vreeland**

Associate Partner  
780 975 6336  
scott.vreeland@cwedmonton.com

**Jacob Dykstra**

Senior Associate  
780 934 7769  
jacob.dykstra@cwedmonton.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. January 2026