



FOR LEASE **ELLERSLIE PROFESSIONAL CENTRE**

Up to 6,722 Professional Office Space Available

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

**IMMEDIATE AVAILABILITY IN SUMMERSIDE
BUILDING SIGNAGE NEGOTIABLE**

232 Parsons Road SW
Edmonton, AB

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

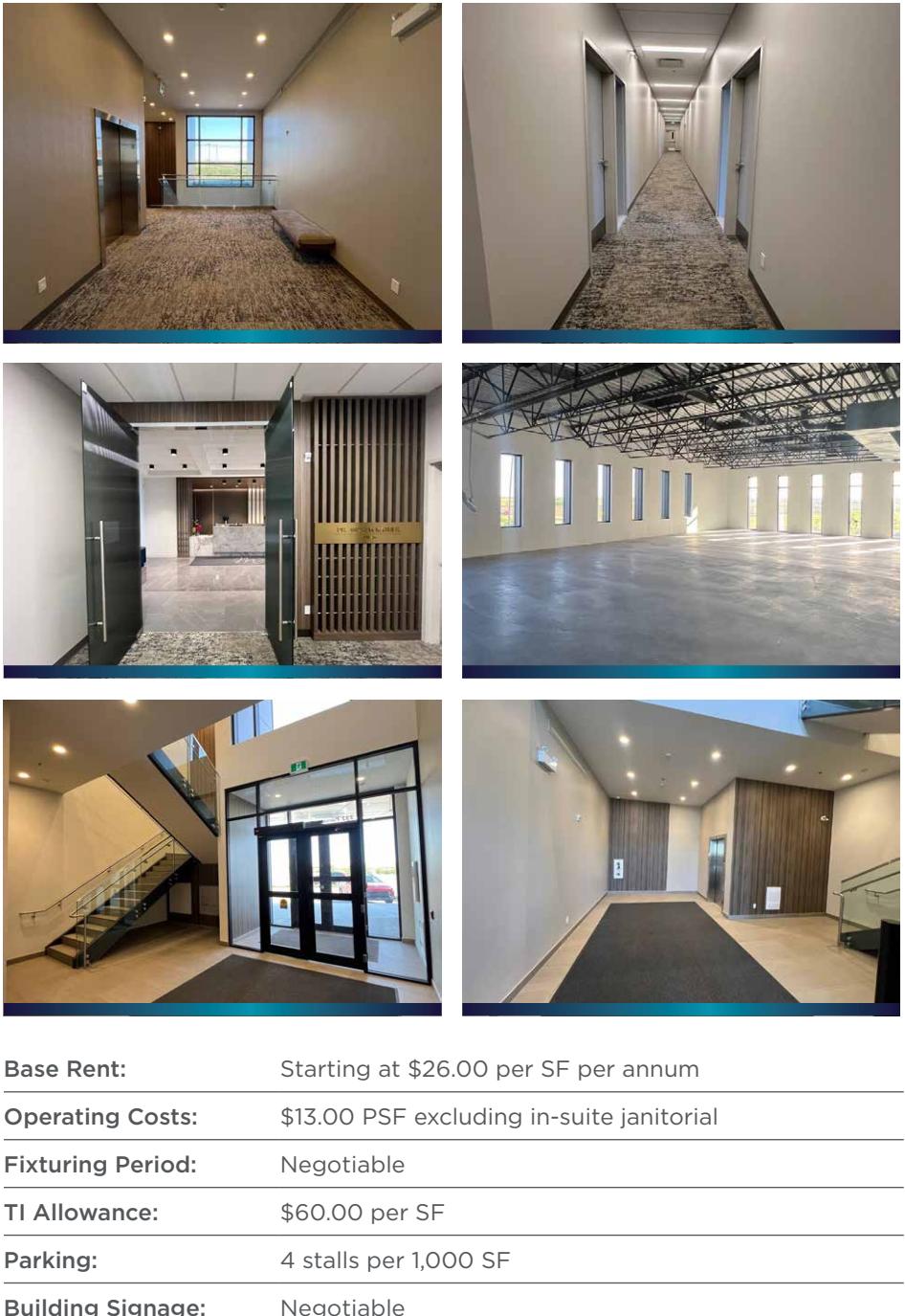
Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of 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. May 29, 2025

PROPERTY HIGHLIGHTS

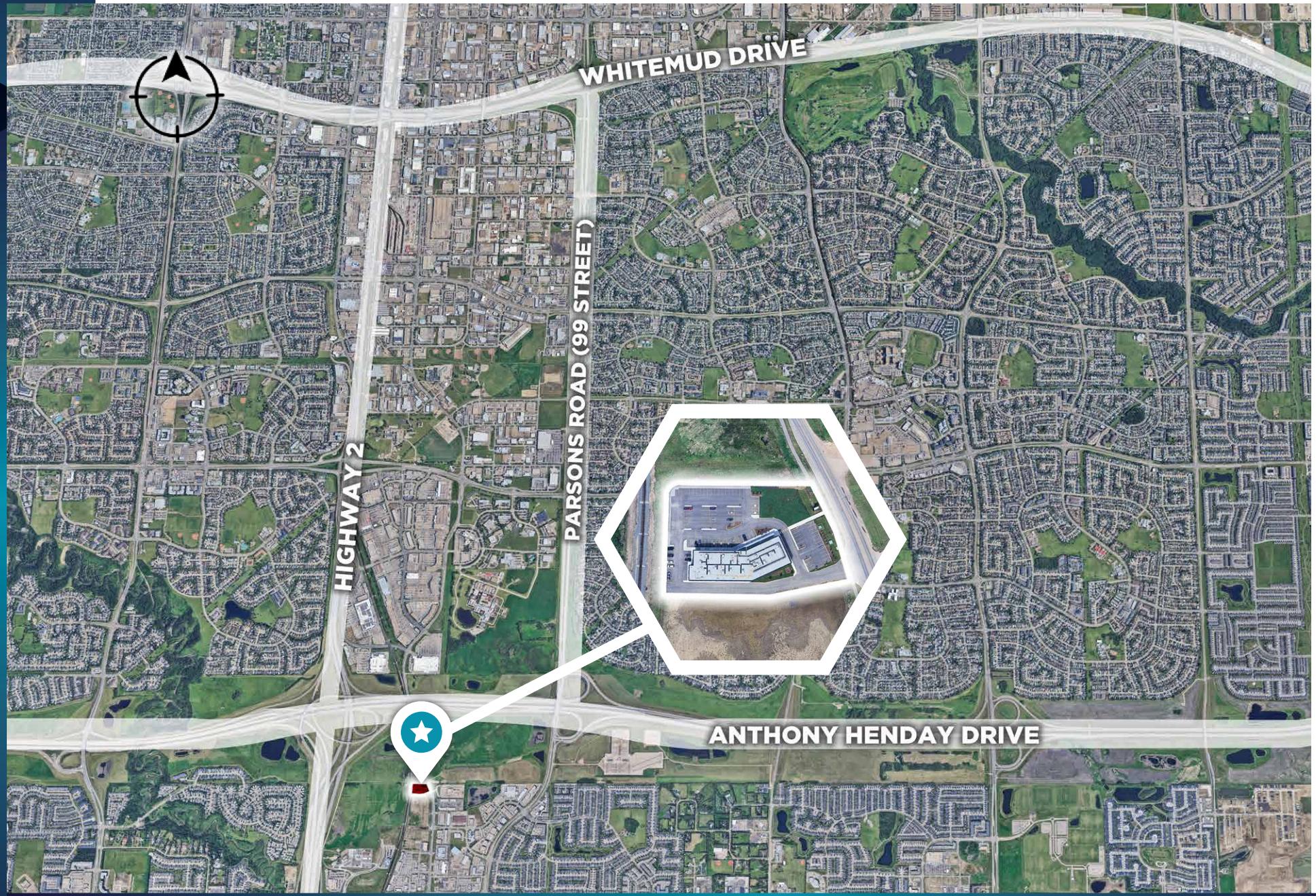
- Modern and new professional office space located in the dynamic Summerside area in Edmonton
- Elevator service to the second floor
- Strategically situated along Parsons Road with over 17,240 vehicles per day, offering excellent visibility. Convenient connectivity to Ellerslie Road, Anthony Henday, 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

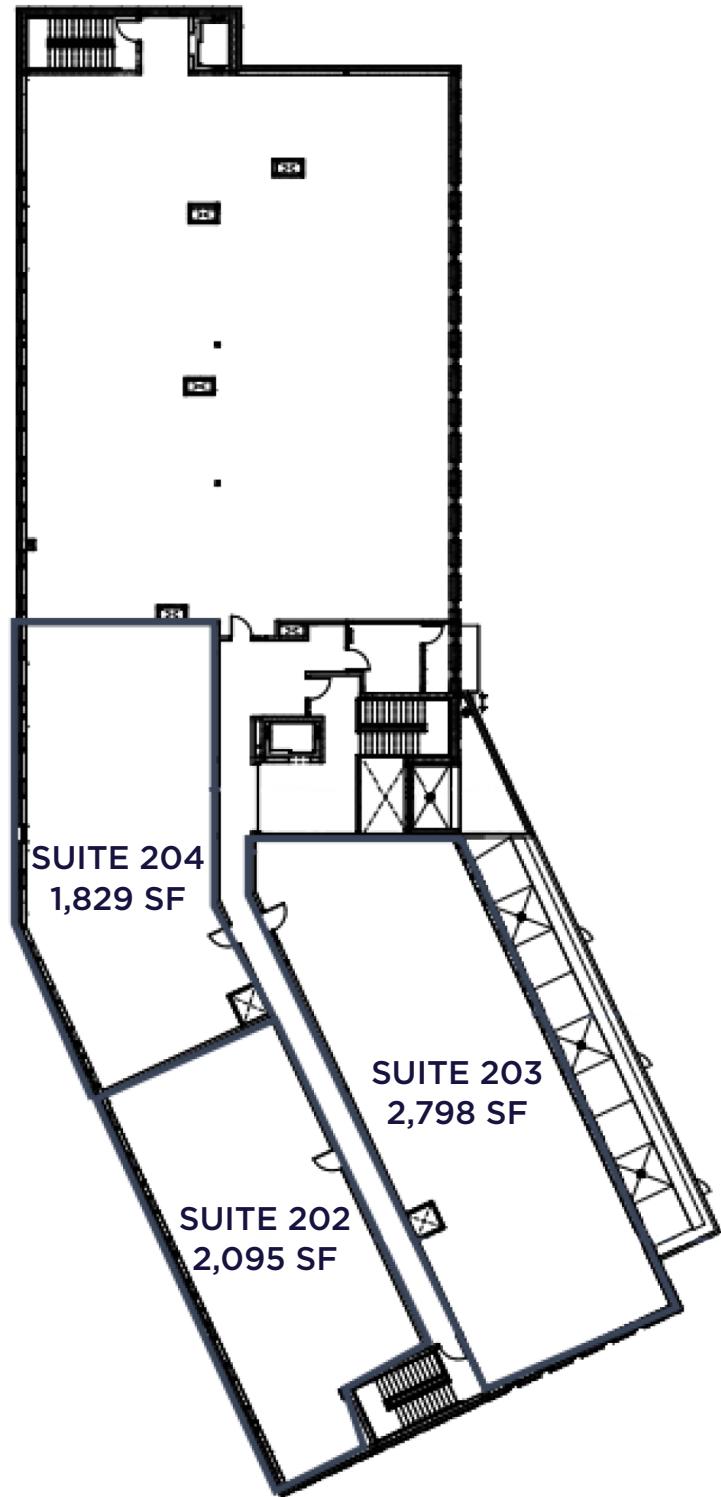
Municipal Address:	232 Parsons Road SW, Edmonton, AB								
Legal Description:	Plan 1922859 Block 2 Lot 1								
Zoning:	Ellerslie Commercial Business Zone (ECB)								
Neighbourhood:	Ellerslie Industrial								
Built:	2023								
Area Available:	<table><tr><td>Suite 202:</td><td>2,798 SF</td></tr><tr><td>Suite 204:</td><td>2,095 SF - contiguous with 202 for 4,893 SF</td></tr><tr><td>Suite 203:</td><td>1,829 SF</td></tr><tr><td>Total:</td><td>6,722 SF</td></tr></table>	Suite 202:	2,798 SF	Suite 204:	2,095 SF - contiguous with 202 for 4,893 SF	Suite 203:	1,829 SF	Total:	6,722 SF
Suite 202:	2,798 SF								
Suite 204:	2,095 SF - contiguous with 202 for 4,893 SF								
Suite 203:	1,829 SF								
Total:	6,722 SF								
Possession Date:	Immediate								
Term of Lease:	5 to 10 years								



AERIAL



FLOOR PLAN



CUSHMAN & WAKEFIELD
Edmonton

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 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. May 29, 2025.