



# FOR LEASE **ELLERSLIE PROFESSIONAL CENTRE**

Up to 7,654 SF Professional Office Space Available

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**IMMEDIATE AVAILABILITY IN SUMMERSIDE  
BUILDING SIGNAGE NEGOTIABLE**

232 Parsons Road SW  
Edmonton, AB

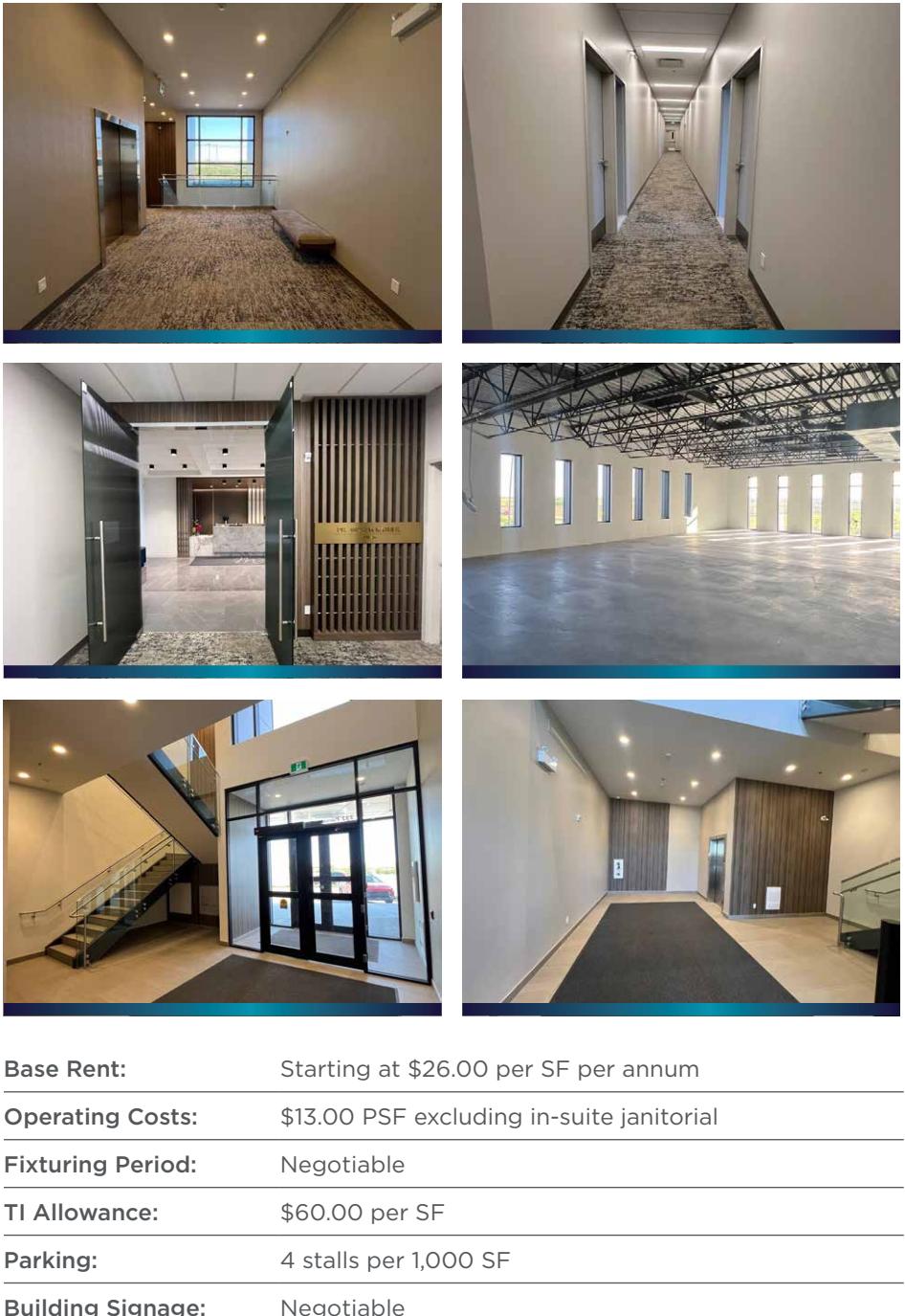
**CUSHMAN & WAKEFIELD**  
Edmonton  
Suite 2700, TD Tower  
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Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

# PROPERTY HIGHLIGHTS

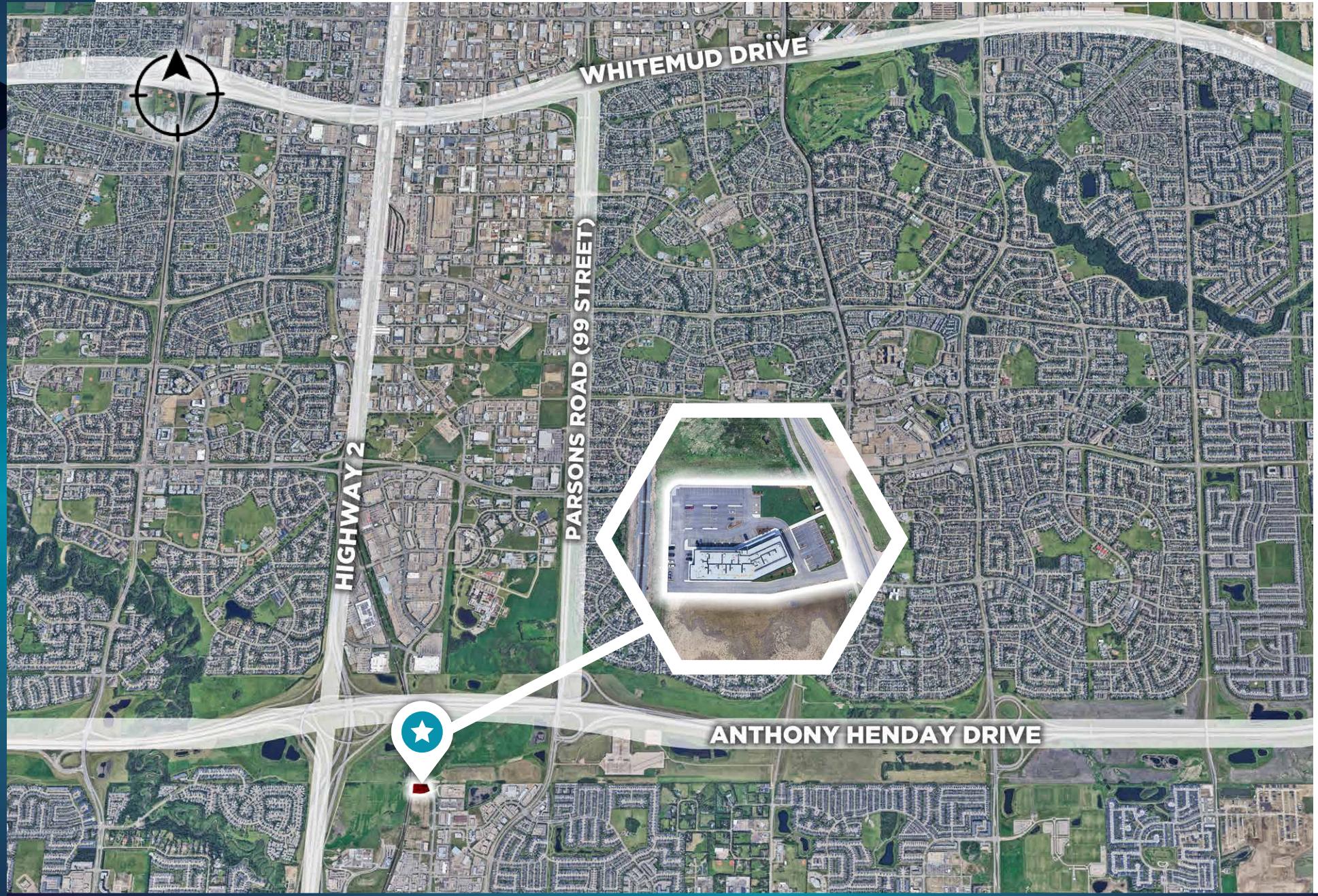
- Modern and new professional office space located in the dynamic Summerside area in Edmonton
- Elevator service to the second floor
- Strategically situated along Parsons Road with over 17,240 vehicles per day, offering excellent visibility. Convenient connectivity to Ellerslie Road, Anthony Henday,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

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



# AERIAL



## FLOOR PLAN

