



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

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

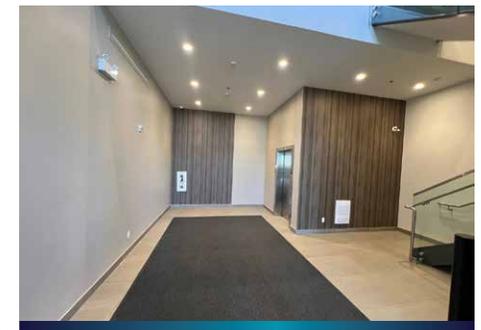
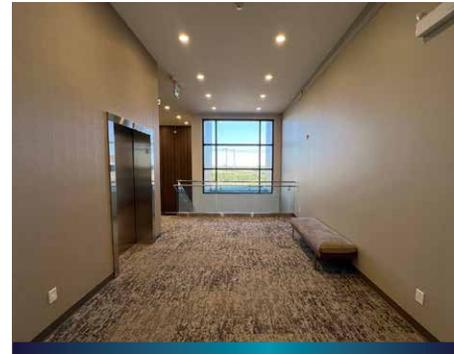
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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

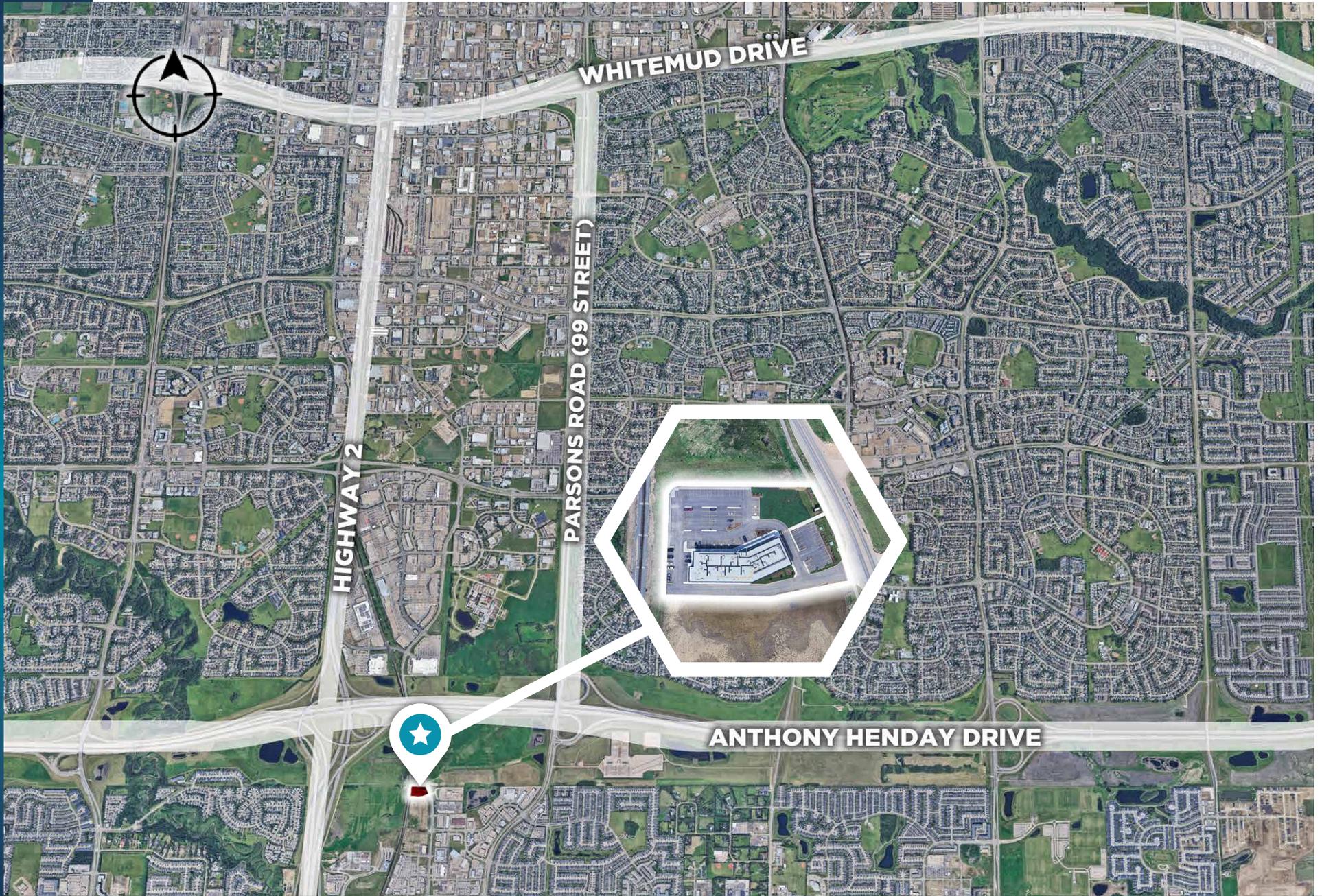
PROPERTY DETAILS

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
	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	

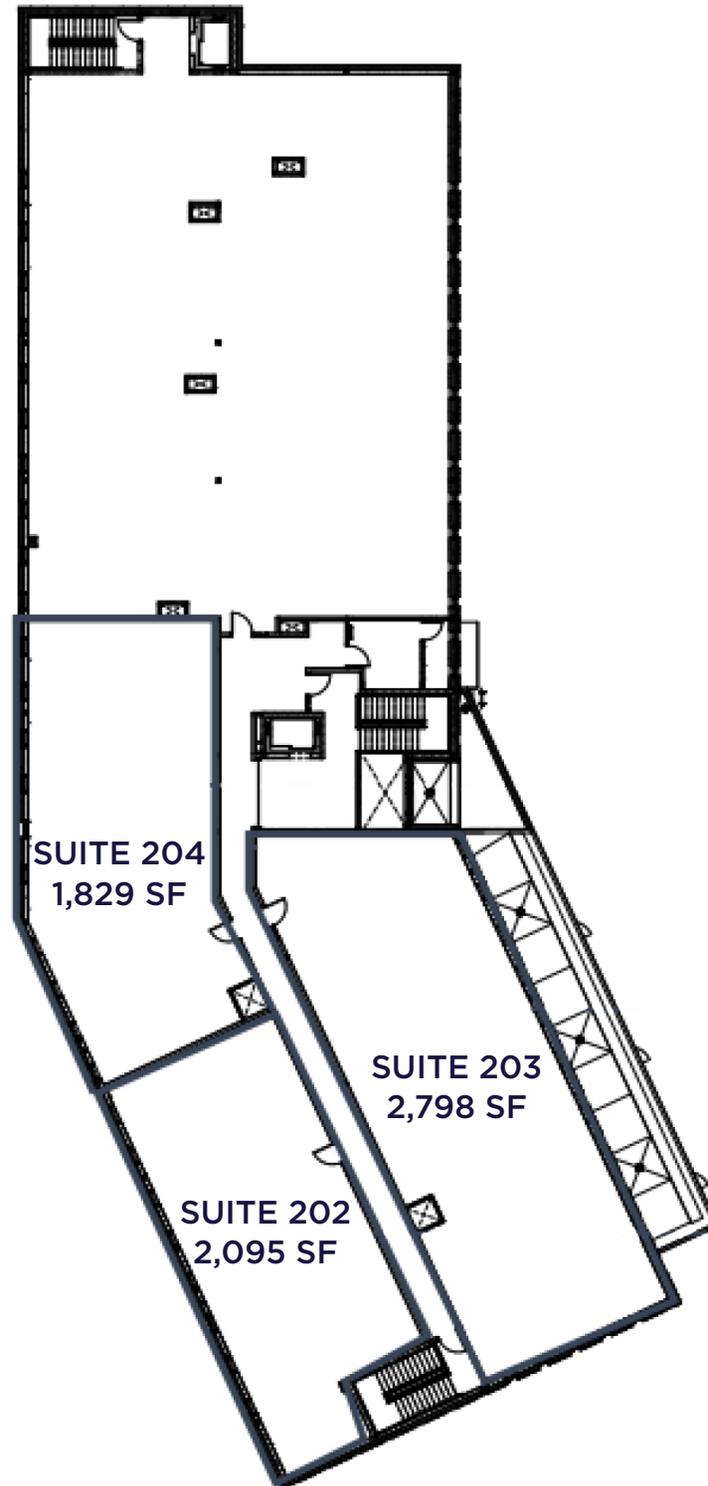


Base Rent:	Starting at \$26.00 per SF per annum
Operating Costs:	\$13.00 PSF excluding in-suite janitorial
Fixturing Period:	Negotiable
TI Allowance:	\$60.00 per SF
Parking:	4 stalls per 1,000 SF
Building Signage:	Negotiable

AERIAL



FLOOR PLAN



**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.