



## **Building A**

### **Up to 47,395 sf available**

Commerce South Office Park has excellent profile, location, exposure, signage, and branding opportunity for future tenants. A rare opportunity for a large user, or the building can accommodate several tenants with a variety of demising options. Located within close proximity to Whitemud Drive at Roper Road and 86th Street.

#### **Get more information**

**Mark Hartum**, B.Comm, SIOR  
Principal  
+1 780 429 7557  
mark.hartum@avisonyoung.com

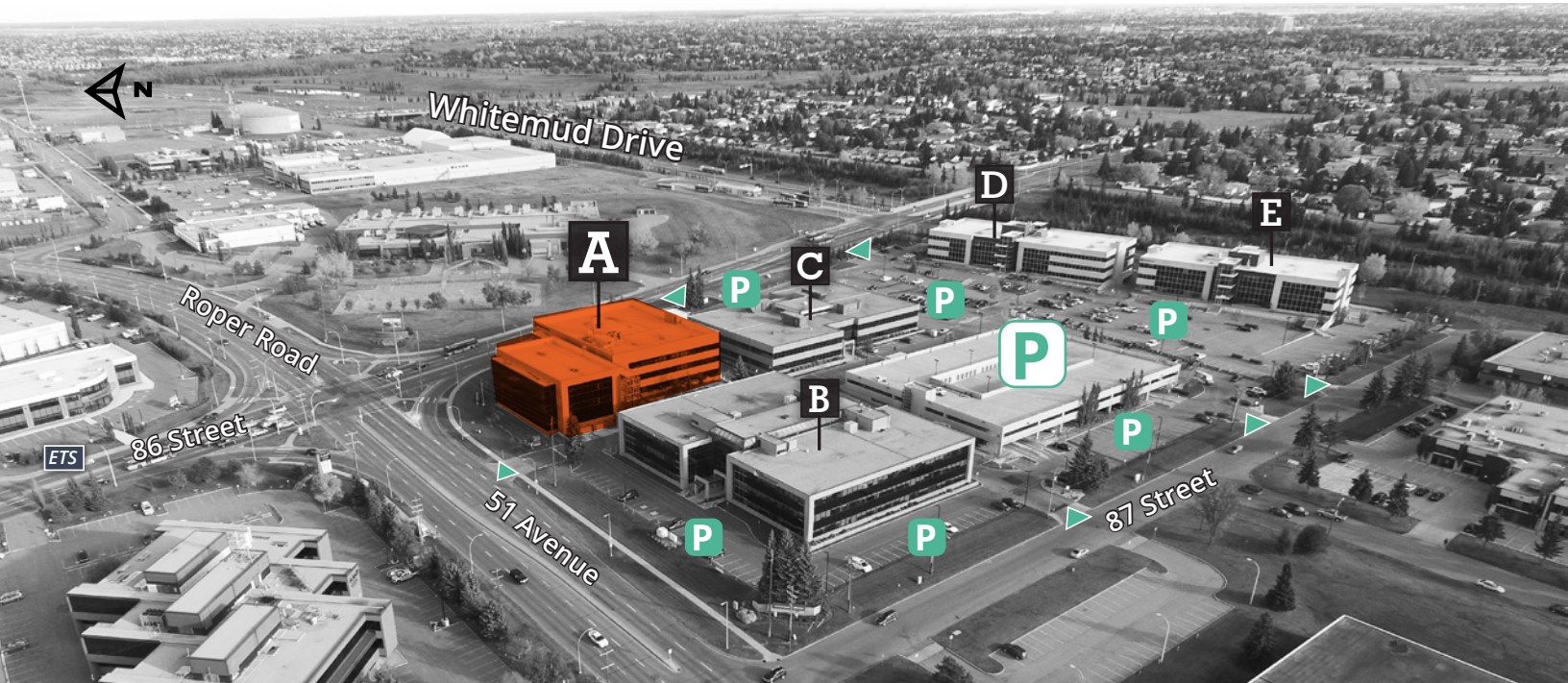
**Karnie Vertz**, LEED GA  
Principal  
+1 780 429 7551  
karnie.vertz@avisonyoung.com

**Cailey Martiniuk**  
Associate  
+1 780 429 7553  
cailey.martiniuk@avisonyoung.com

**Ally Shirley**  
Associate  
+1 780 915 2210  
ally.shirley@avisonyoung.com

**For Lease**

**Commerce South Office Park A**  
8615 - 51 Avenue, Edmonton



 Street Access     Surface Parking     Parkade

### Property Description

- Built in 2014
- Class A, LEED Gold office building
- BOMA Best Gold
- Fitwell Certified with Distinction & Energy Star Certified
- Underground parking with 7' clearance
- Building is equipped with Shaw fibre optics
- Tenants have access to the fitness facility and tenant lounge featuring a golf simulator located in building B
- Excellent signage exposure to 51st Avenue & 86th Street



**Situated with easy access to major arterials and nearby amenities**



**Top of class ownership by Sun Life Investment Management and management by BentallGreenOak**



**Minutes from Davies Transit Centre and future LRT station**



Fitness Facility (Building B)



Tenant Lounge (Building B)



Tenant Lounge (Building B)

# For Lease

Commerce South Office Park A  
8615 - 51 Avenue, Edmonton

Available Area: **Main Floor: 28,179 sf**  
**Second Floor: 19,216 sf**  
**Total: 47,395 sf**

HVAC Hours: 7:00 am - 6:00 pm M-F

Base Rent: \$19.00 psf

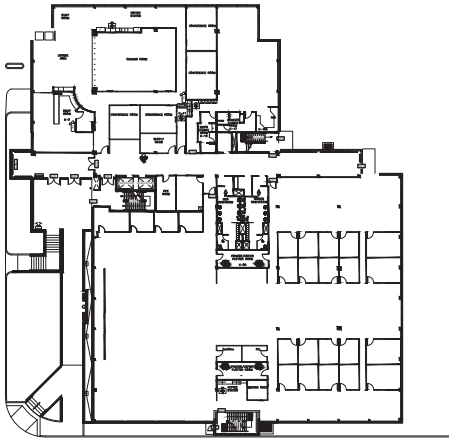
Additional Rent: \$14.02 psf (2023)  
*\*Includes utilities and in-suite janitorial*

Parking: 3/1,000 sf comprised of:  
1/1,000 sf reserved underground stalls \$75.00/mo  
2/1,000 sf reserved surface stalls \$25.00/mo

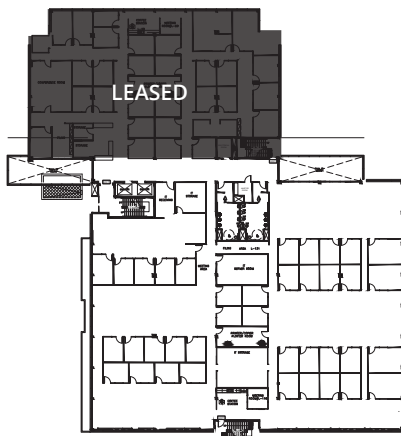
## Building Highlights:

- Large floor plates with built out offices, kitchen, open work space, breakout rooms, etc.
- Demising options are available
- Move-in ready
- Excellent branding and signage opportunities

Main Floor: 28,179 sf



Second Floor: 28,252 sf



**For Lease**

**Commerce South Office Park A**  
8615 - 51 Avenue, Edmonton



**Drive Times**

Davies Station LRT	3 Mins	Sherwood Park	19 Mins
Whyte Avenue	11 Mins	Beaumont	21 Mins
Anthony Henday	11 Mins	International Airport	22 Mins
Downtown	17 Mins	Yellowhead Trail	26 Mins
West Edmonton Mall	19 Mins	St. Albert	36 Mins

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