AVISON YOUNG

For Lease

PARKWEST BUSINESS CENTRE

Building 2 | 12340 149 St

Building 4 | 15015 123 Ave

Building 5 | 15023 123 Ave

Building 6 | 15111 123 Ave

- Exclusive use tenant patios
- Ample parking including heated underground parking and surface EV charging stations
- Abundant natural light
- Nicely improved space ready for immediate occupancy
- Excellent access to Yellowhead Trail and 149th Street











Manulife Investment Management

For Lease

PARKWEST BUSINESS CENTRE

Building 2 | 12340 149 St

Available: 2nd Floor: 12,294 sf

Net Rent: Starting at \$13.00 psf

Additional Rent: \$15.79 psf (2023)

Tenant Inducements: Negotiable

Building 4 | 15015 123 Ave

Available:

Suite 001: 4,120 sf
Suite 201: 2,804 sf

Net Rent:

Suite 001: \$5.00 psf
Suite 201: Starting at \$13.00 psf

Additional Rent:

\$12.26 psf (2023)

Tenant Inducements:

Negotiable

Building 5 | 15023 123 Ave

Suite 201: 3,985 sf
Available: Suite 202: 6,096 sf
Suite 203: 3,197 sf

2nd floor contiguous up to 13,278 sf

Net Rent: Starting at \$13.00 psf
Additional Rent: \$12.57 psf (2023)

Tenant Inducements: Negotiable

CLICK TO VIEW 360° TOURS

Building 6 | 15111 123 Ave

Available: Suite 12227: 3,347 sf

Net Rent: Starting at \$13.00 psf

Additional Rent: \$16.27 psf (2023)

Tenant Inducements: Negotiable

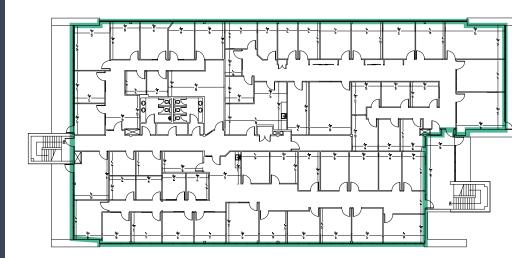
PARKING

Free surface parking

3.7 stalls per 1,000 sf leased
Underground parking available in
Building 5: \$75.00/stall/month
EV charging stations on site

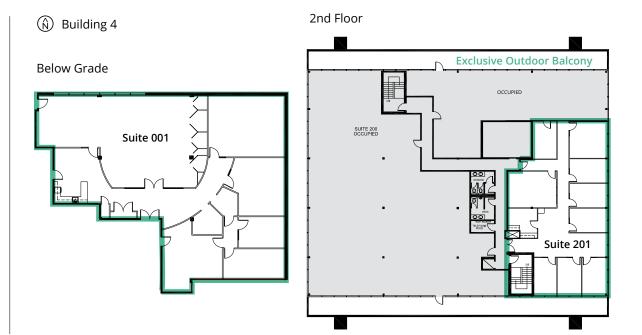


(i) Building 2 2nd Floor | Full Floor

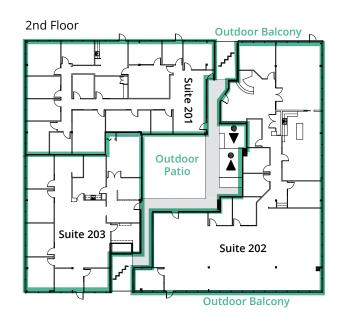




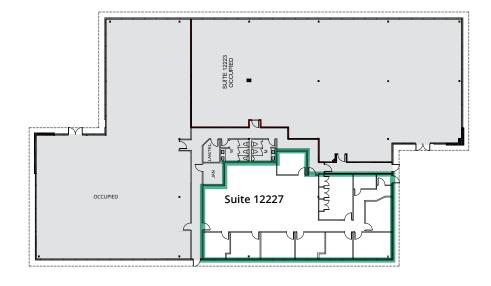




(N) Building 5

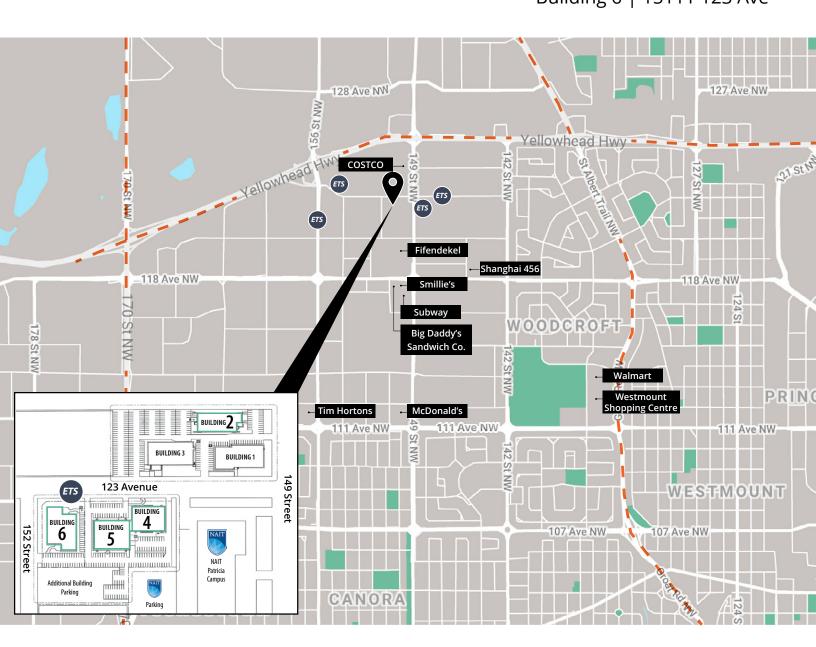


N Building 6



PARKWEST BUSINESS CENTRE

Building 2 | 12340 149 St Building 4 | 15015 123 Ave Building 5 | 15023 123 Ave Building 6 | 15111 123 Ave





Get more information

Mark Hartum

Principal, SIOR 780 429 7557 mark.hartum@avisonyoung.com

Hillary Williams

Senior Associate 780 429 7564 hillary.williams@avisonyoung.com

Jason Gardner

Vice President 780 429 7569 jason.gardner@avisonyoung.com

Cailey Martiniuk

Sales & Executive Assistant 780 429 7553 cailey.martiniuk@avisonyoung.com

