



## Building E

# A variety of office space opportunities available

Commerce South Office Park has excellent profile, location, exposure, signage, and branding opportunity for future tenants. Located within close proximity to Whitemud Drive at Roper Road and 86th Street.

## Get more information

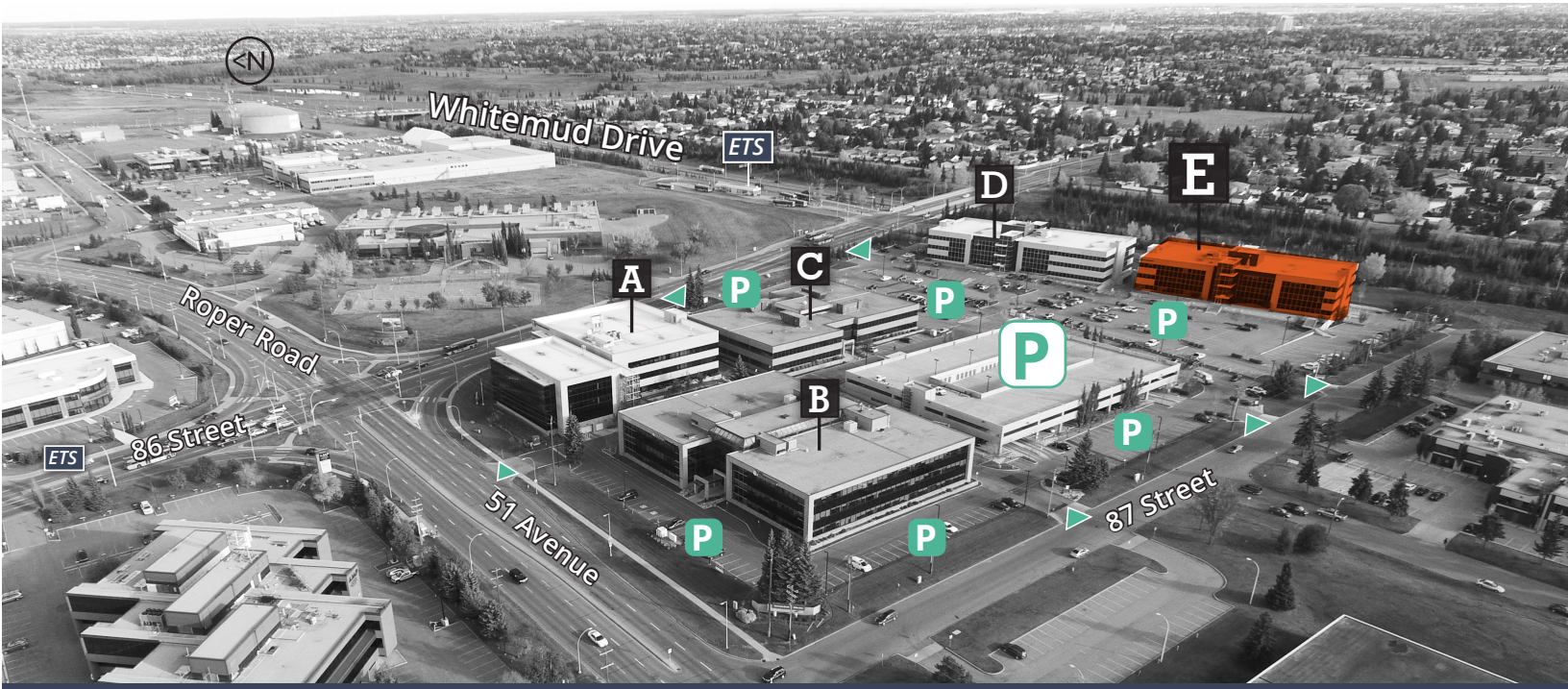
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# For Lease

Commerce South Office Park **E**  
4803 - 87 Street, Edmonton



Street Access    Surface Parking    Parkade

## Property Description

- Built in 2008
- Class A, LEED Silver office building
- BOMA Best Silver
- Underground parking with 7'5" clearance
- Building is equipped with TELUS fibre optics
- Tenants have access to the fitness facility located in Building B and future tenant lounge featuring a golf simulator



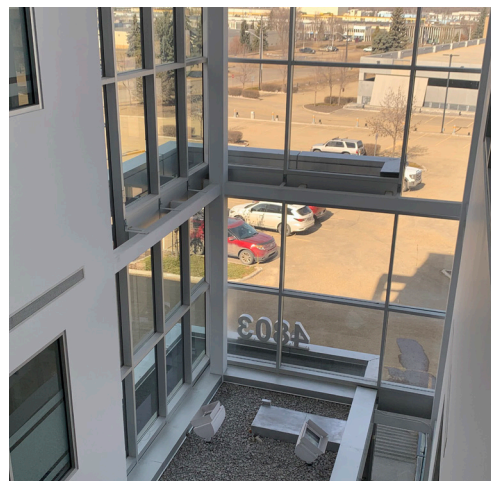
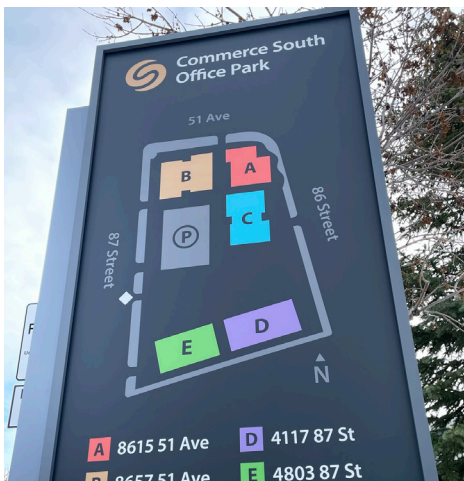
Situated with easy access to major arterials and nearby amenities.



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



Nearby ETS Millgate Transit Centre



# For Lease

Commerce South Office Park E  
4803 - 87 Street, Edmonton

Available Area:

**Main Floor**  
Suite 110\*: +/- 5,948 sf  
Suite 120: +/- 10,075 sf

**Second Floor**  
Suite 210\*\*: 8,860 sf

\* available as office space or potential for a daycare

\*\*Available September 2023

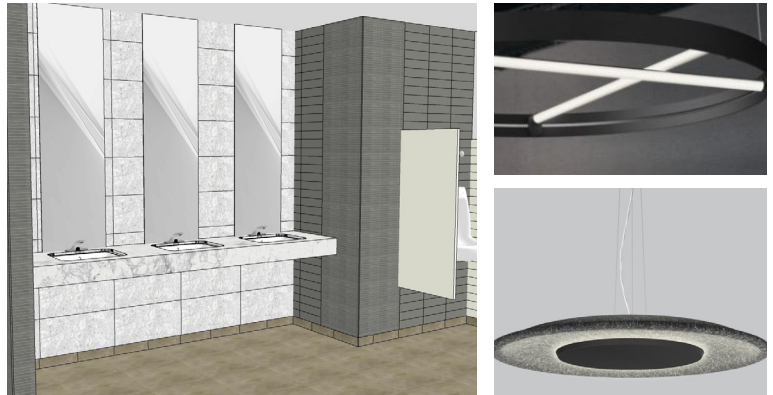


HVAC Hours: 6:00 am - 6:00 pm M-F

Base Rent: \$19.00 psf

Additional Rent: \$16.51 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

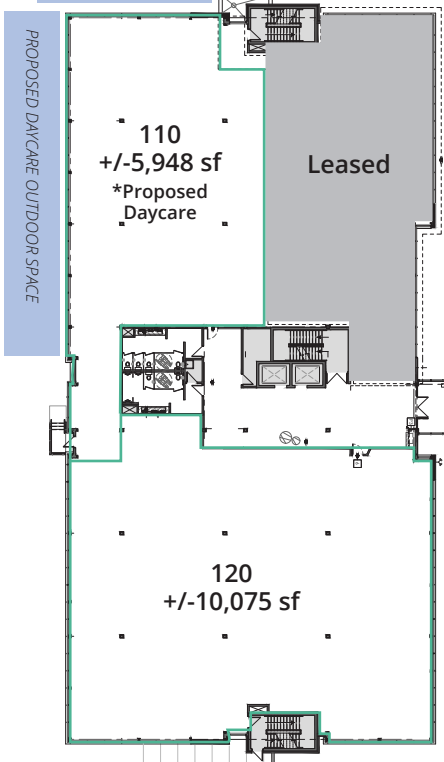


Proposed common area upgrades, to be completed by spring 2023

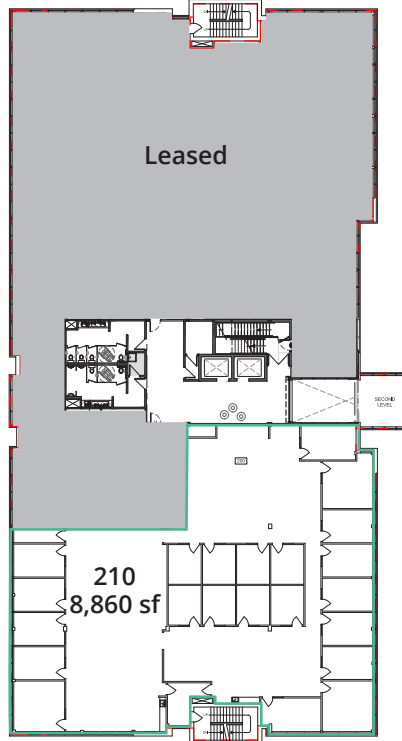


## Main Floor

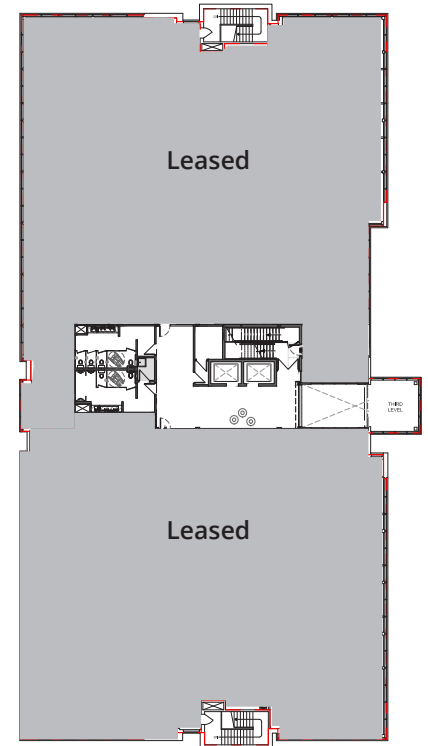
PROPOSED DAYCARE  
DROP OFF/ENTRANCE



## Second Floor



## Third Floor



# For Lease

Commerce South Office Park E  
4803 - 87 Street, Edmonton



## Drive Times

Whyte Avenue	11 Mins	Sherwood Park	19 Mins
Anthony Henday	11 Mins	Beaumont	21 Mins
Century Park LRT	12 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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