

PARKWEST BUSINESS CENTRE

Building 1 | 14904 123 Avenue

Building 2 | 12340 149 Street

Building 4 | 15015 123 Avenue

Building 5 | 15023 123 Avenue

EDMONTON, AB

AVISON
YOUNG



QUICK LOOK



Building 1
14904 123 Avenue

Available
Full Building: 17,435 sf
Available with 30 days notice

 **Turnkey Classroom Space**



Building 2
12340 149 Street

Available
2nd Floor: 12,294 sf
Demising options available



Building 4
15015 123 Avenue

Available
Suite 201: 2,804 sf (Show Suite)



Building 5
15023 123 Avenue

Available
Suite 101: 6,498 sf
Available with 30 days notice
Suite 202: 6,096 sf
Suite 203: 3,197 sf

- Tenant amenities coming soon
- 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



New Tenant Amenities (Located in Building 4)

Gym (Showers/locker room) | Games Room | Conference Centre



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Free-standing shop/ storage space

Available | 1,200 sf
Additional fenced parking available with 20 stalls

BUILDING 1

14904 123 Avenue

Available: Full Building: 17,435 sf
Available with 30 days notice

Net Rent: Starting at \$13.00 psf

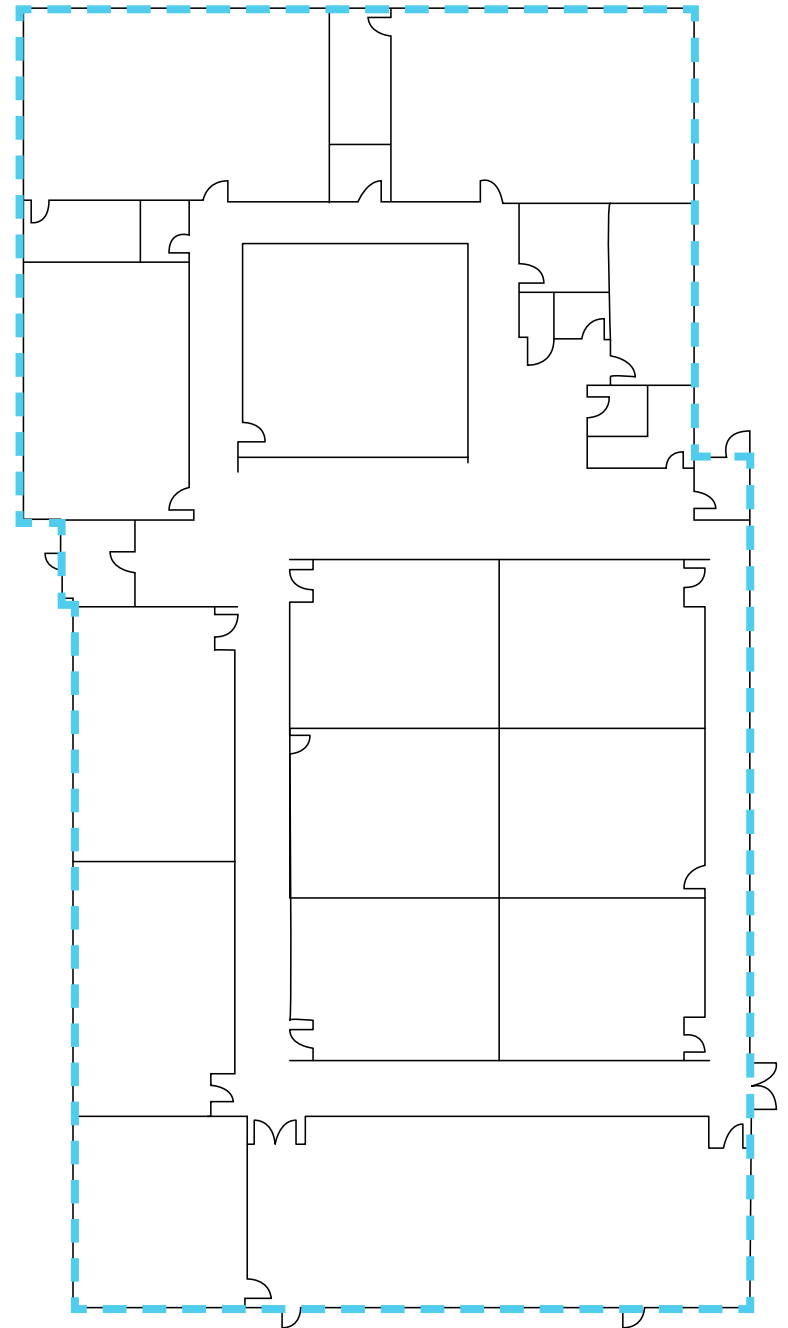
Additional Rent: \$13.25 psf (2025)



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Turnkey Classroom Space



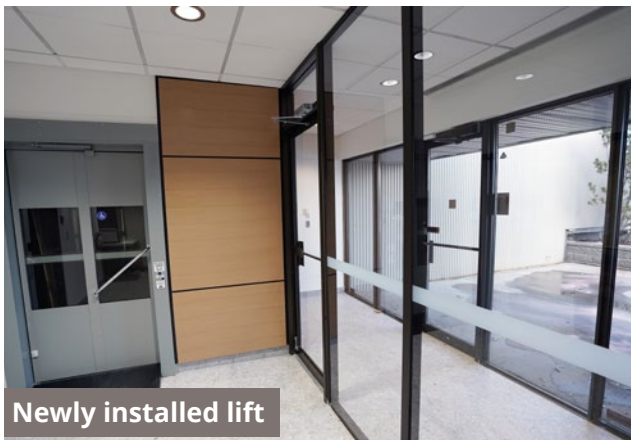
BUILDING 2

12340 149 Street

Available: 2nd Floor: 12,294 sf
Demising Options Available

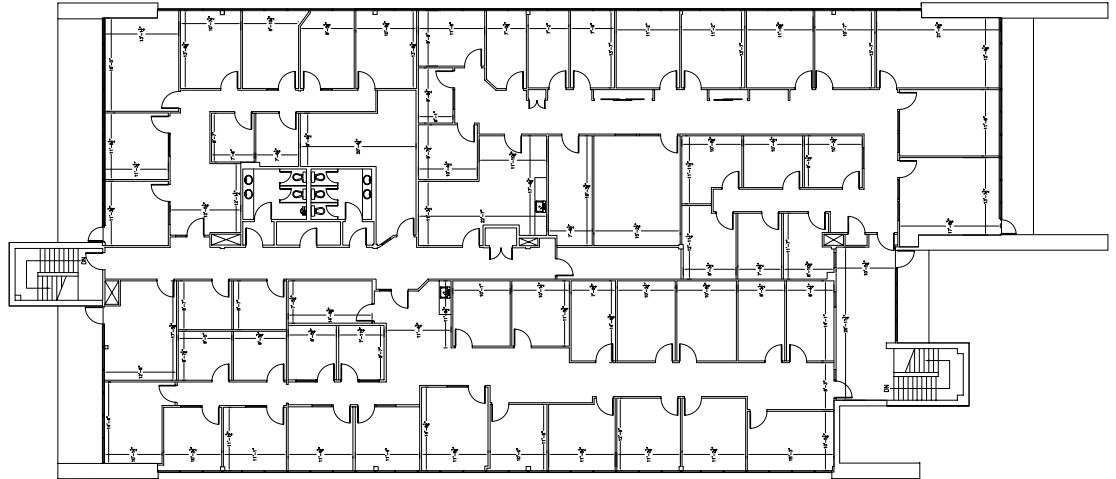
Net Rent: Starting at \$13.00 psf

Additional Rent: \$13.25 psf (2025)



Newly installed lift

Floor Plan

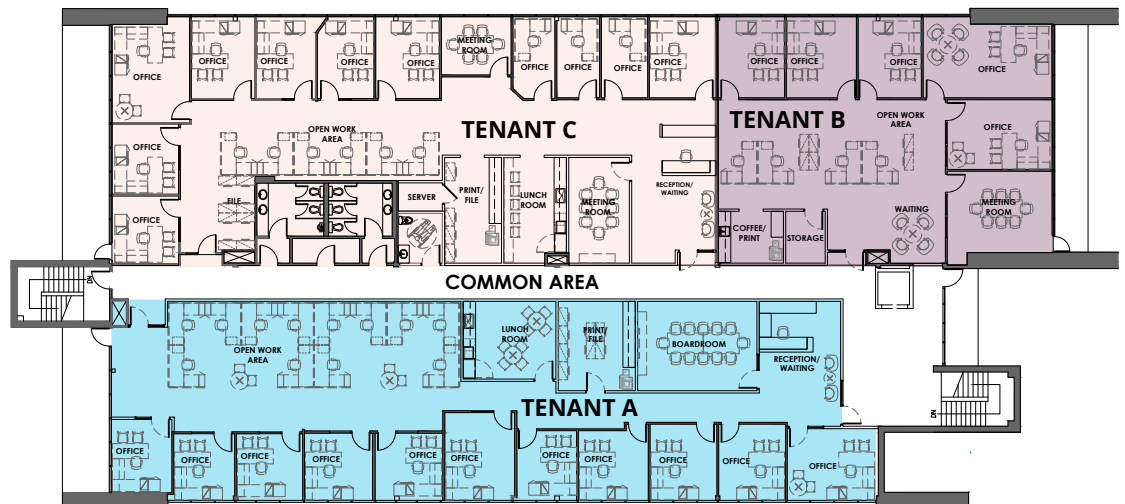


Demising options:

Option A ±4,400 sf

Option B ±2,265 sf

Option C ±3,760 sf



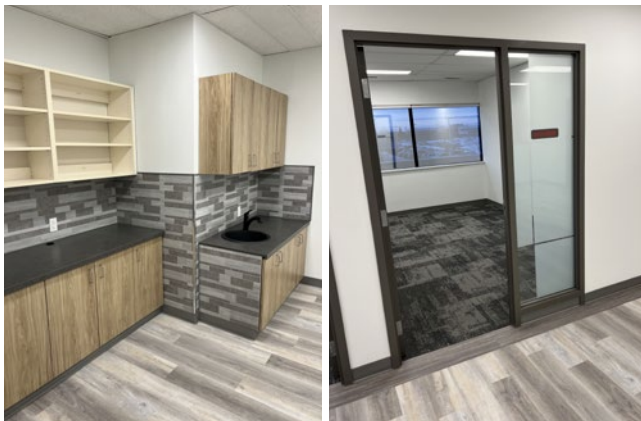
BUILDING 4

15015 123 Avenue

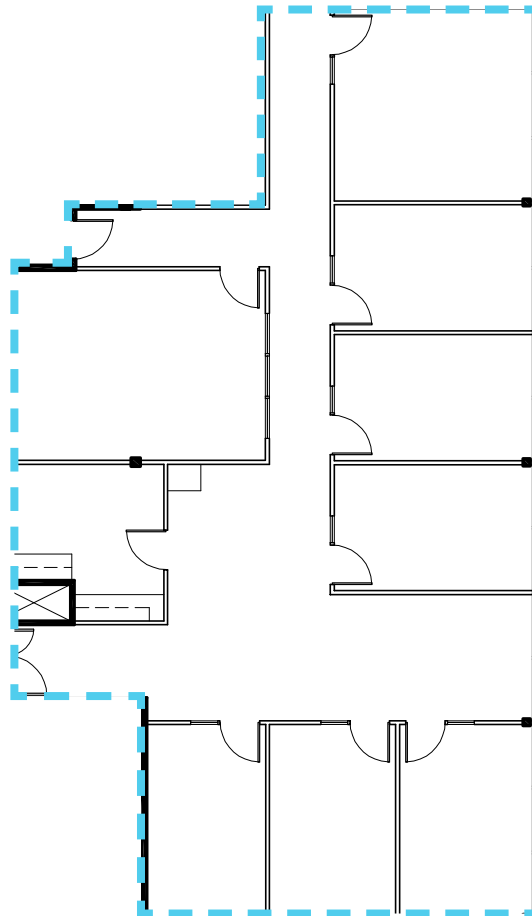
Available: Suite 201: 2,804 sf

Net Rent: Starting at \$13.00 psf

Additional Rent: \$13.25 psf (2025)



Suite 201: 2,804 sf
2nd Floor | New Show Suite



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Now Open

**Parkwest Business
Centre Amenities**

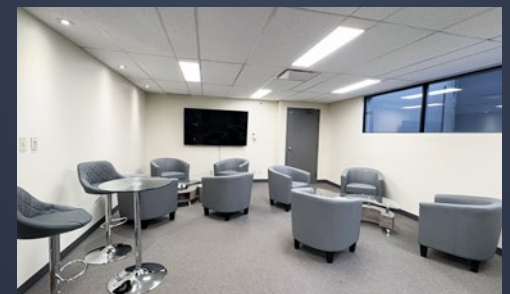
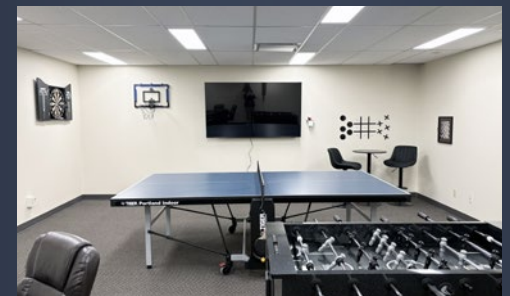
Gym (Showers/locker room)

Games Room

Conference Centre



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BUILDING 5

15023 123 Avenue

Available:

Suite 101: 6,498 sf
Available with 30 days notice
Suite 202: 6,096 sf
Suite 203: 3,197 sf

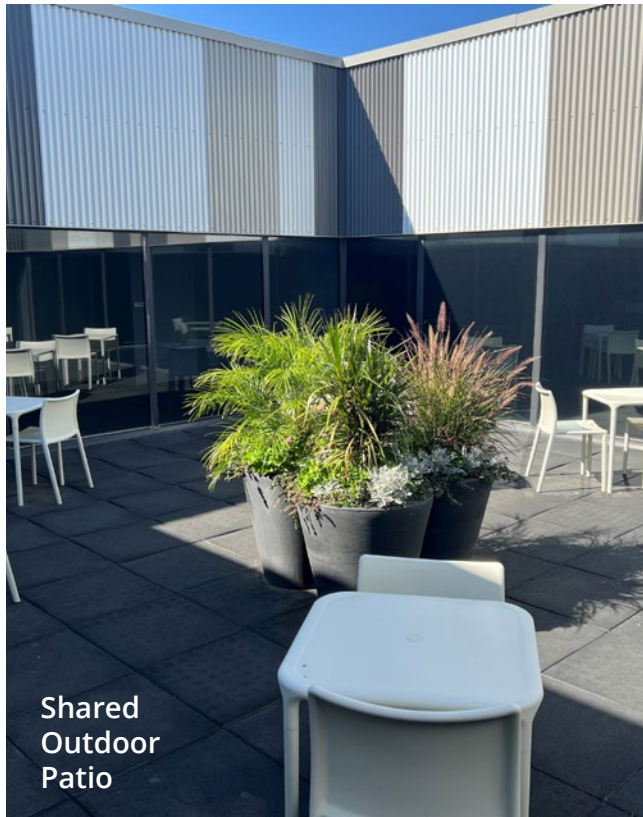
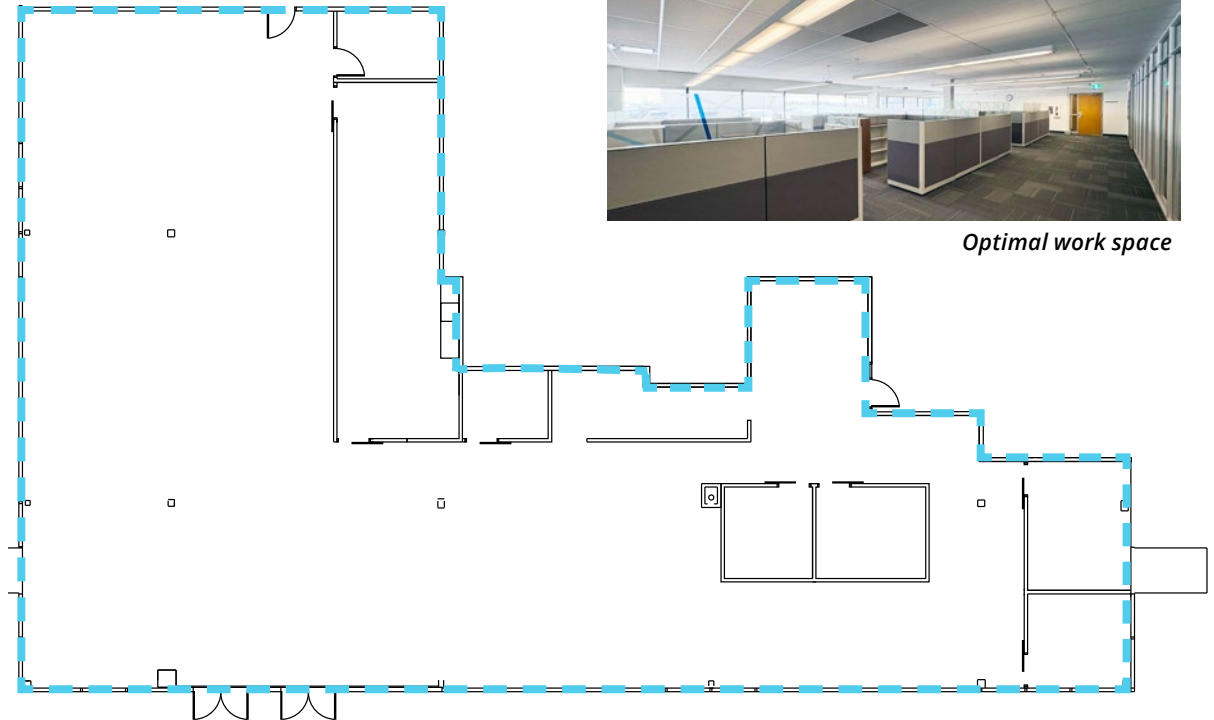
Net Rent: Starting at \$13.00 psf
Additional Rent: \$13.25 psf (2025)

Suite 101: 6,498 sf
Main Floor

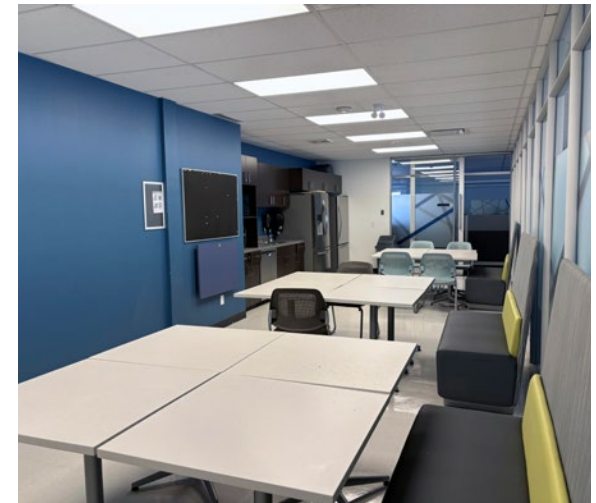
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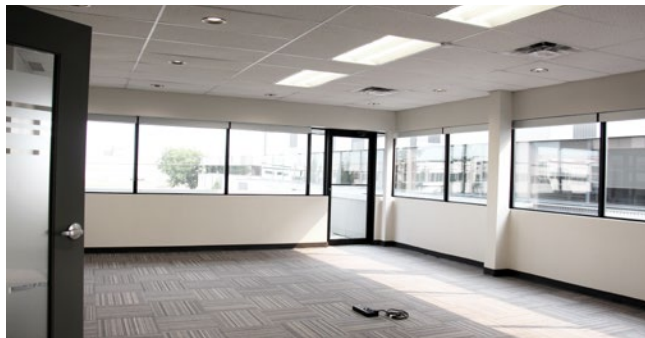


Optimal work space



Shared
Outdoor
Patio





SUITE 202



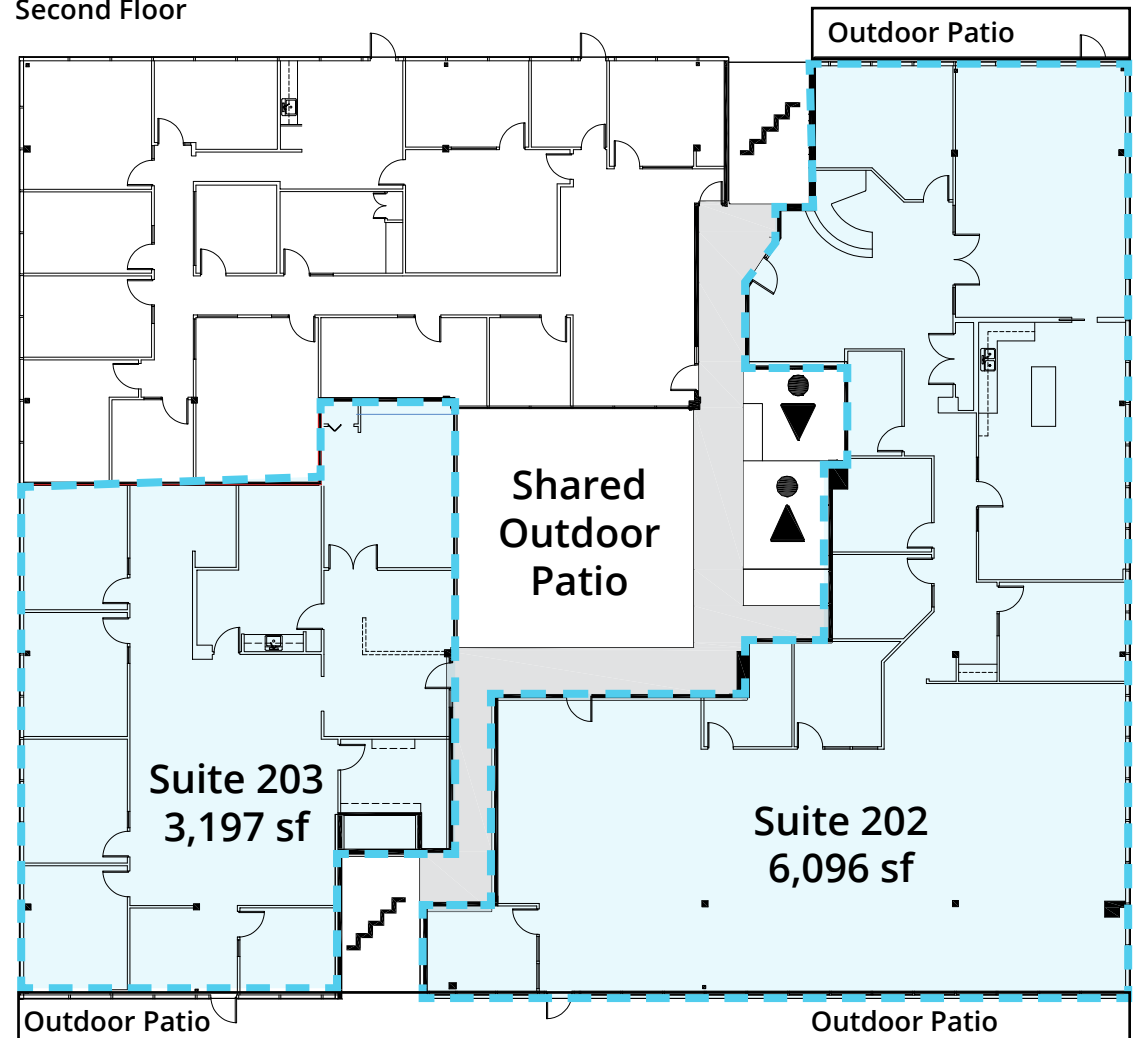
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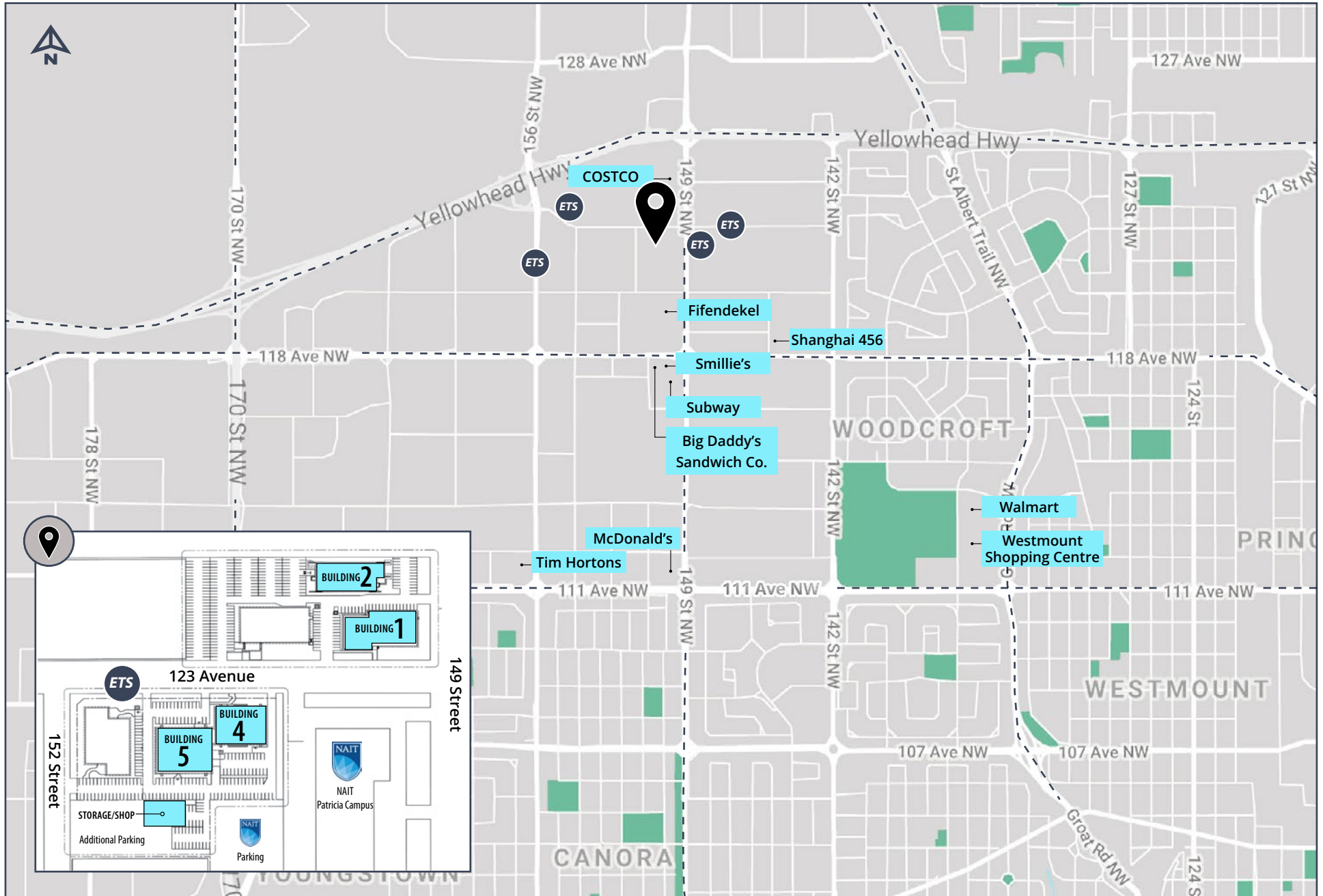
SUITE 203



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Second Floor







Get more information

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