

PARKWEST BUSINESS CENTRE

Building 1 | 14904 123 Avenue

Building 2 | 12340 149 Street

Building 4 | 15015 123 Avenue

Building 5 | 15023 123 Avenue

Building 6 | 15111 123 Avenue

EDMONTON, AB

AVISON
YOUNG



QUICK LOOK



Building 1
14904 123 Avenue

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



Building 2
12340 149 Street

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



Building 4
15015 123 Avenue

Available
Suite 001: 4,120 sf
Suite 201: 2,804 sf
Suite 202: 2,140 sf



Building 5
15023 123 Avenue

Available
Suite 101: 6,498 sf
Available with 30 days notice
Suite 201: 3,985 sf
Suite 202: 6,096 sf
Suite 203: 3,197 sf



Building 6
15111 123 Avenue

Available
Suite 12227: 3,570 sf
Suite 12223: 6,537 sf

- 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



Free-standing shop/ storage space

Available | 1,200 sf

Additional fenced parking
available with 20 stalls

BUILDING 1

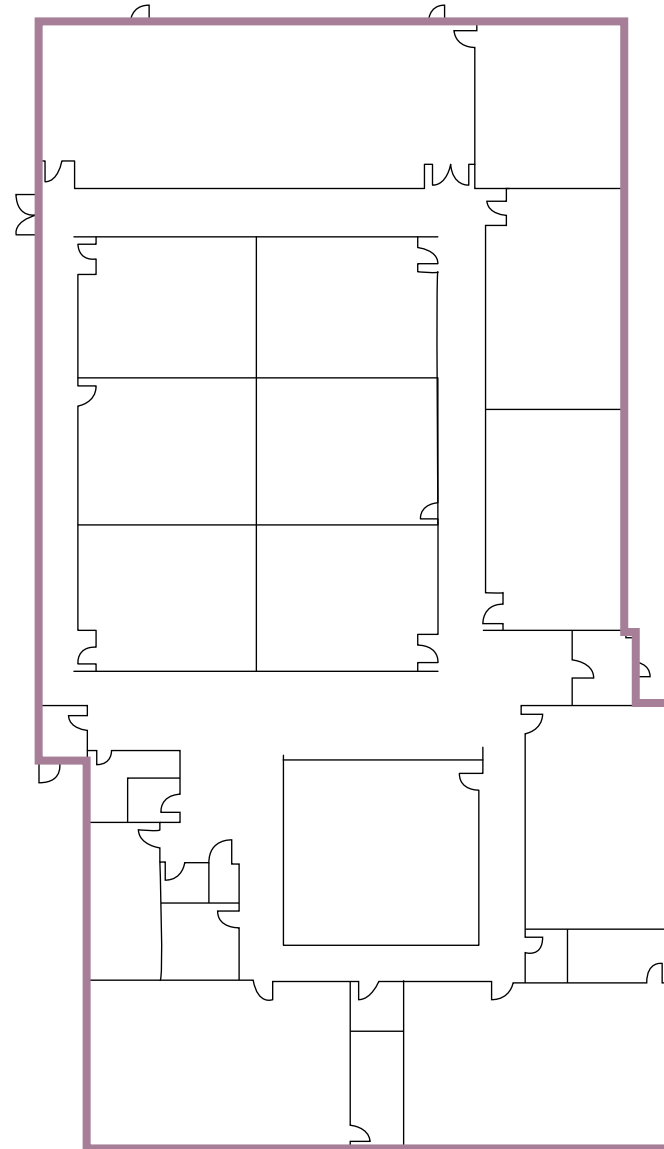
14904 123 Avenue

One Floor: 17,435 sf

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

Net Rent: Starting at \$13.00 psf

Additional Rent: \$14.50 psf (2024)



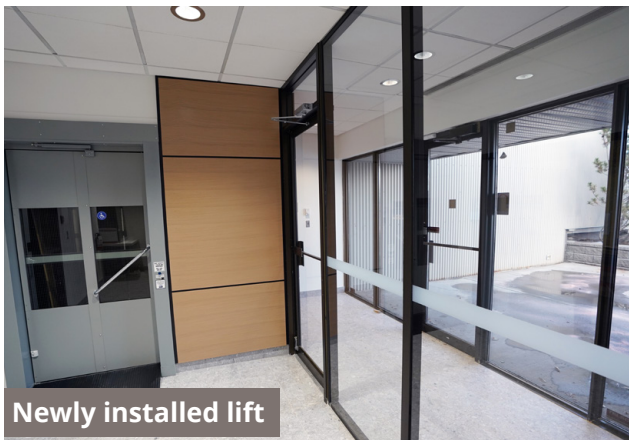
BUILDING 2

12340 149 Street

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

Net Rent: Starting at \$13.00 psf

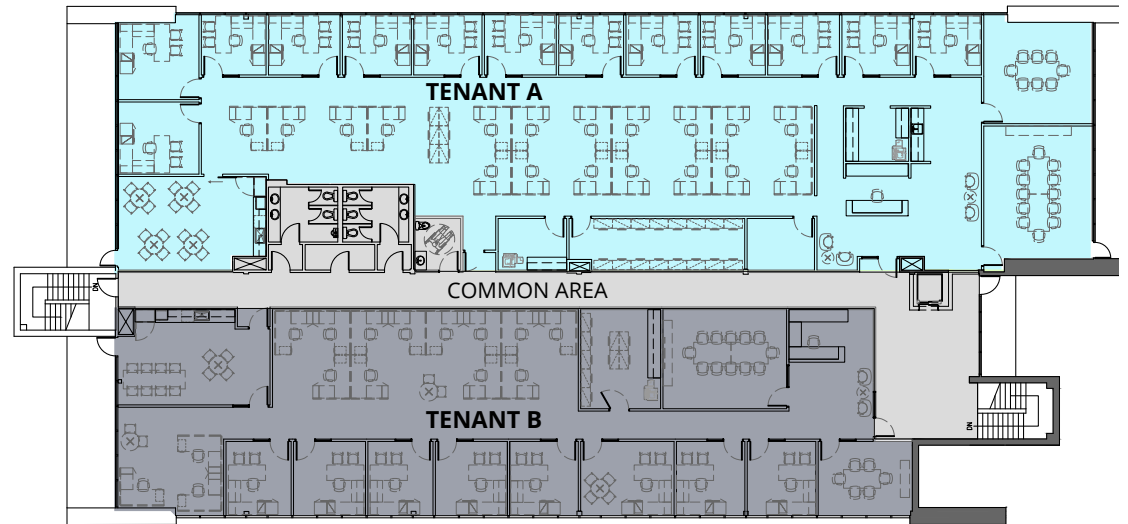
Additional Rent: \$14.50 psf (2024)



Demising options:

Option A $\pm 4,471$ sf

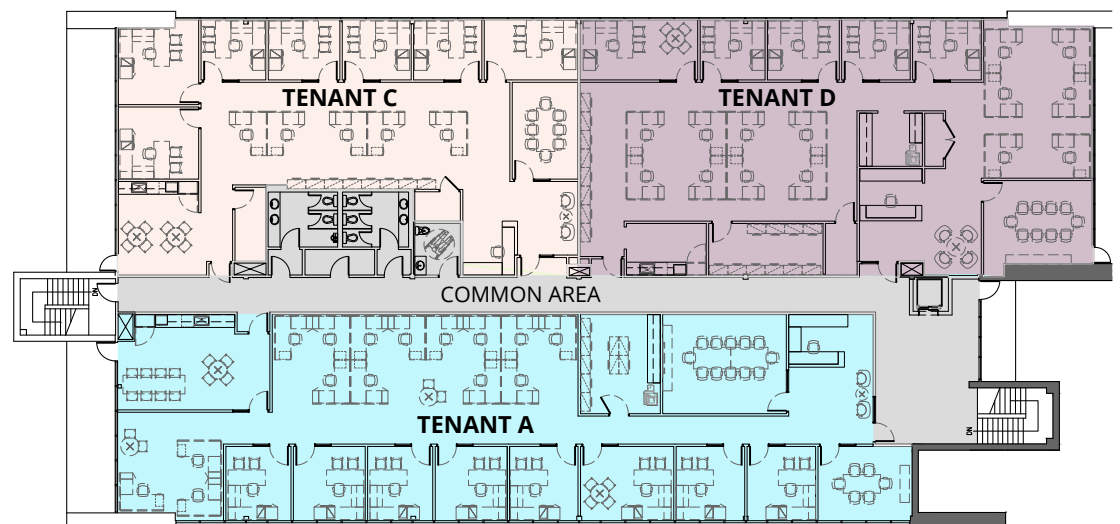
Option B $\pm 6,595$ sf



Option A $\pm 4,471$ sf

Option C $\pm 2,940$ sf

Option D $\pm 3,654$ sf



BUILDING 4

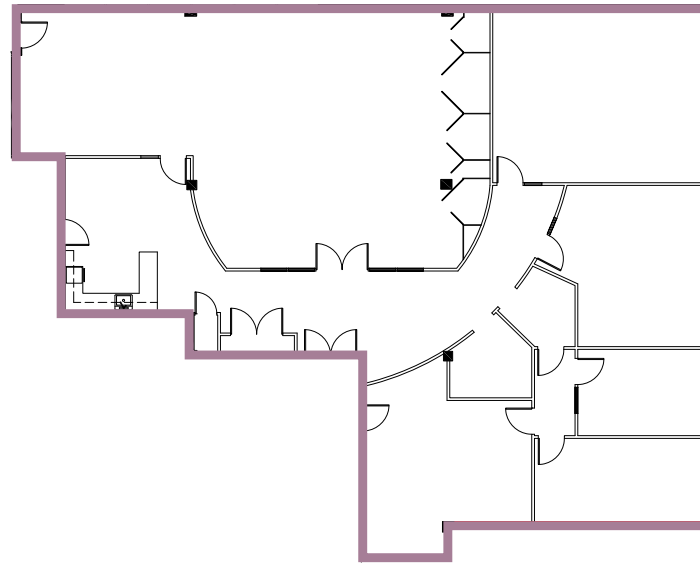
15015 123 Avenue

Available:	Suite 001: 4,120 sf
	Suite 201: 2,804 sf
	Suite 202: 2,140 sf
	<i>201/202 contiguous up to 4,944 sf</i>
Net Rent:	Suite 001: \$5.00 psf
	Suite 201/202: Starting at \$13.00 psf
Additional Rent:	\$14.50 psf (2024)



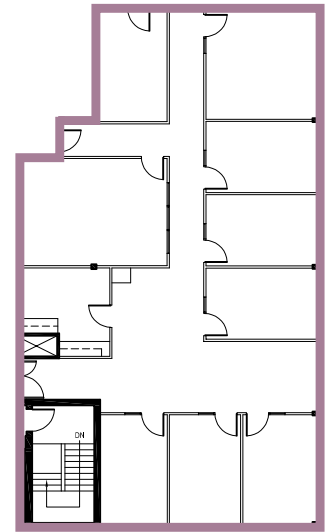
Suite 001: 4,120 sf

Below Grade



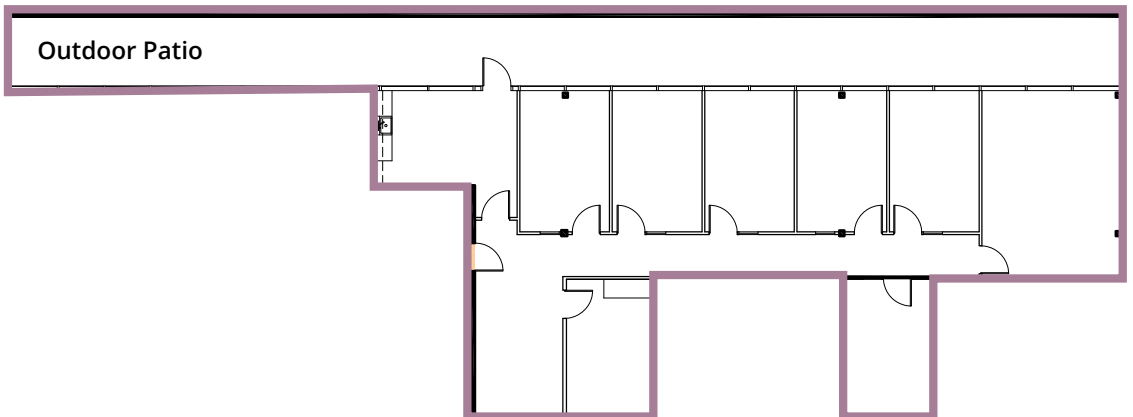
Suite 201: 2,804 sf

2nd Floor



Suite 202: 2,140 sf

2nd Floor



BUILDING 5

15023 123 Avenue

Available:

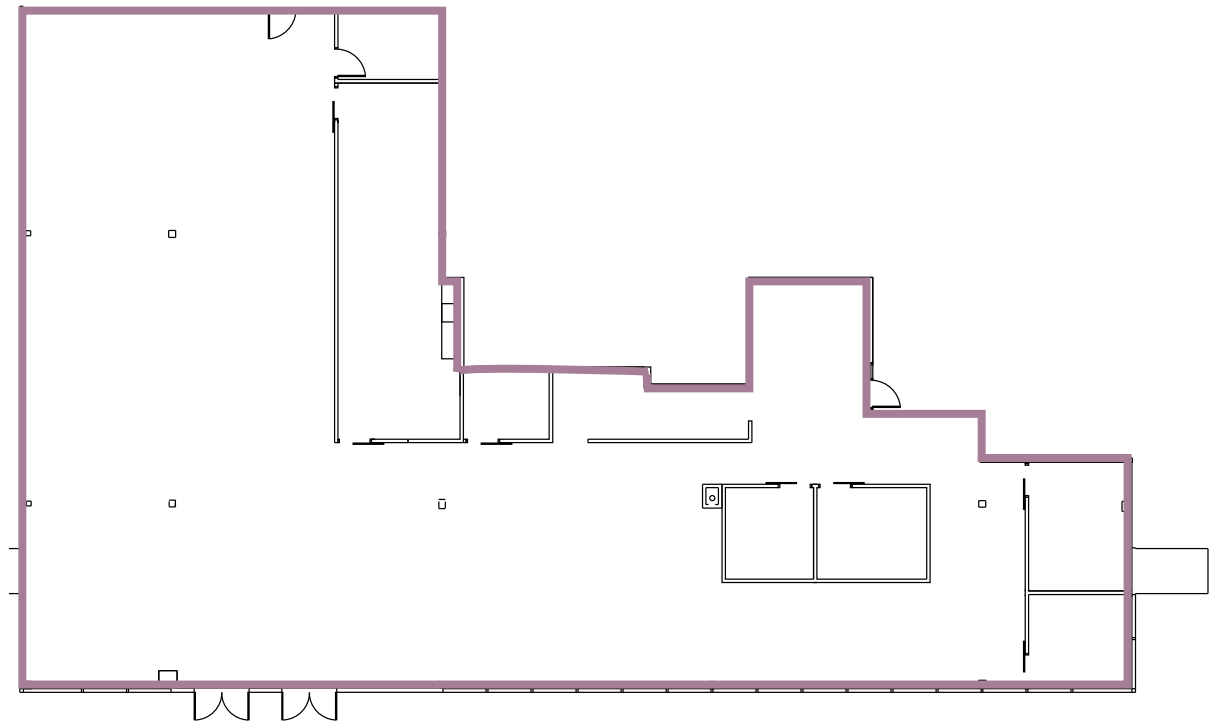
Suite 101: 6,498 sf
Available with 30 days notice
Suite 201: 3,985 sf
Suite 202: 6,096 sf
Suite 203: 3,197 sf
2nd floor contiguous up to 13,278 sf

Net Rent: Starting at \$13.00 psf

Additional Rent: \$14.50 psf (2024)



Main Floor

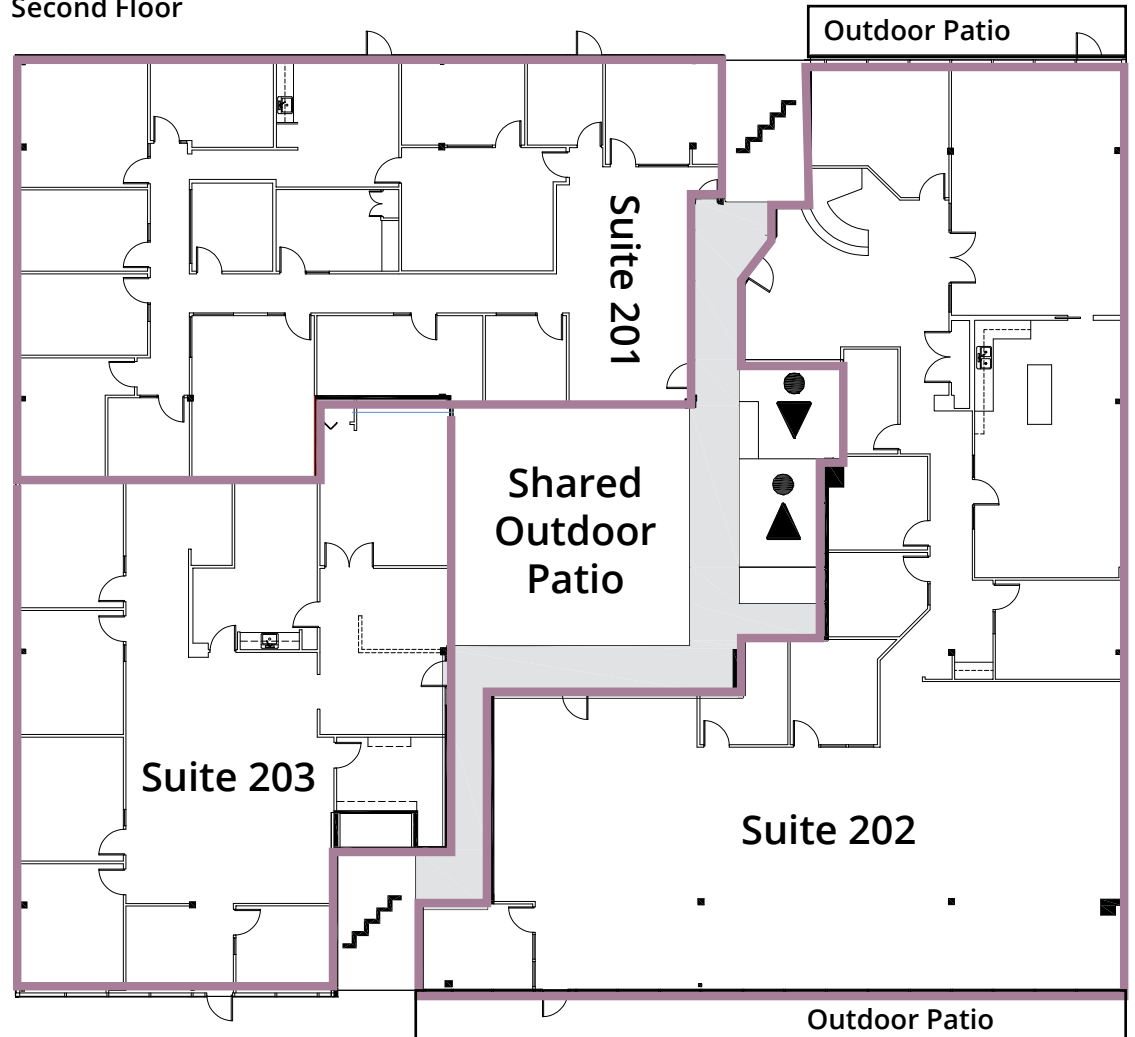


[Second Floor Plans > Next Page](#)



CLICK TO VIEW 360° TOURS

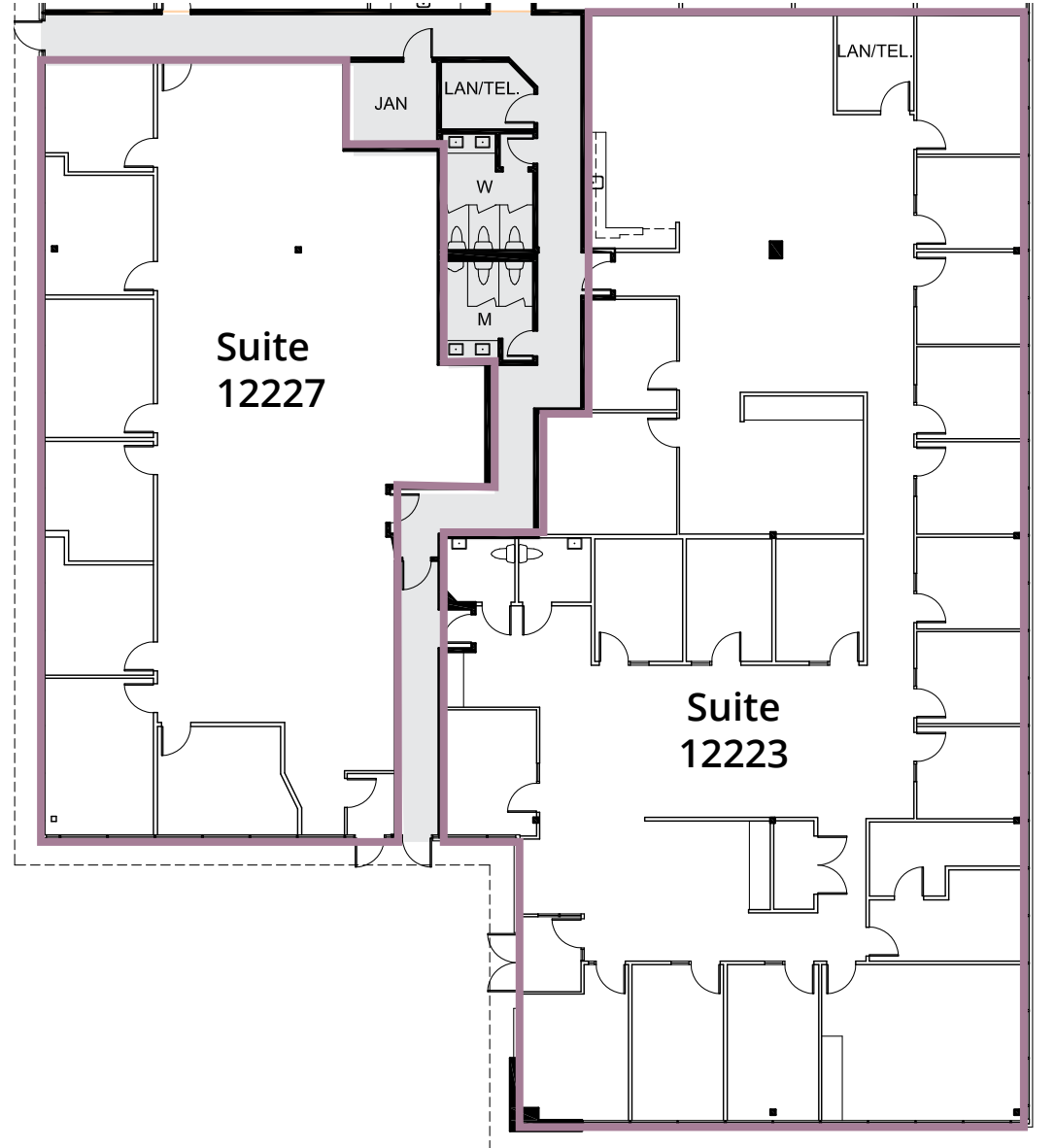
Second Floor

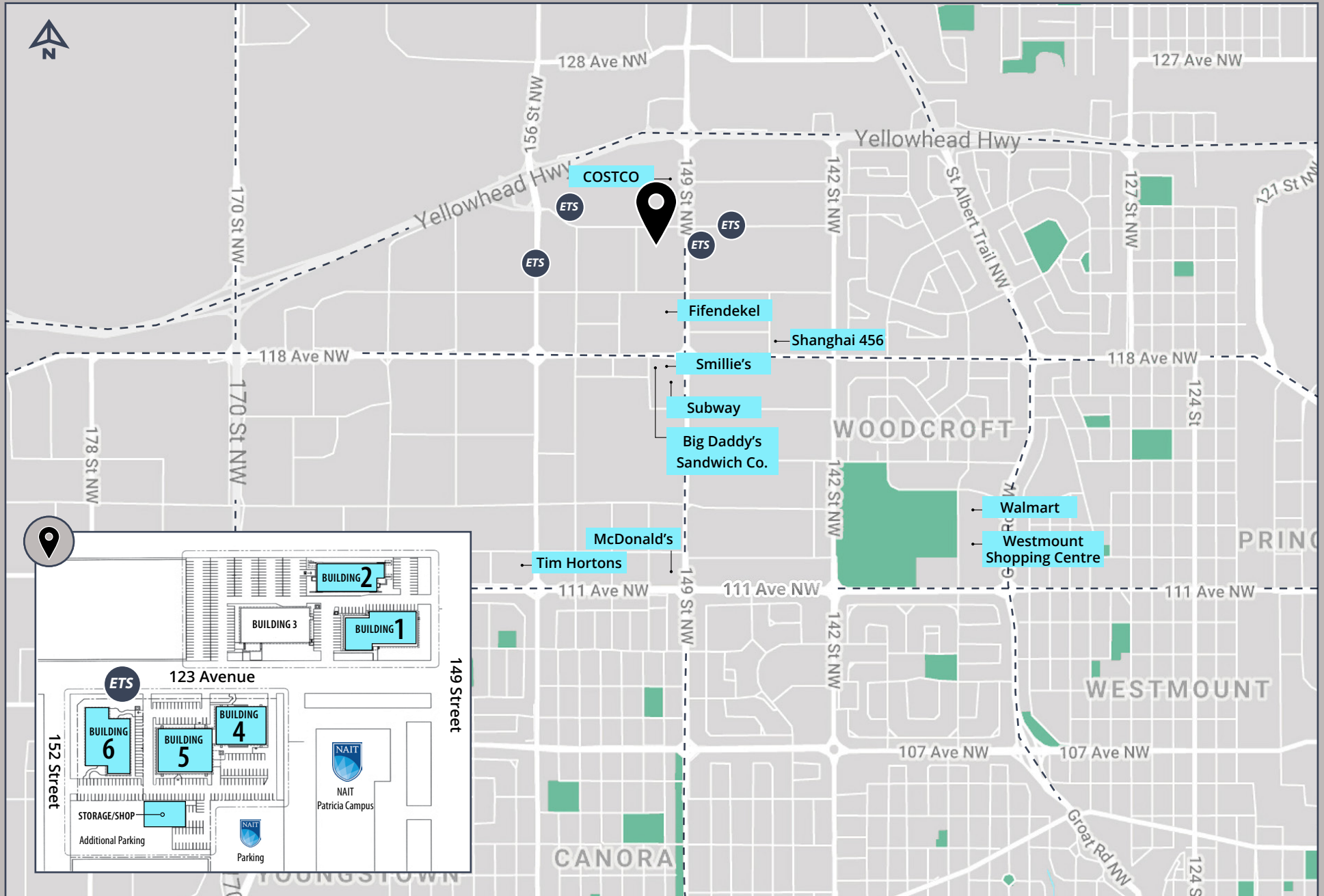


BUILDING 6

15111 123 Avenue

Available:	Suite 12227: 3,570 sf Suite 12223: 6,537 sf
Net Rent:	Starting at \$13.00 psf
Additional Rent:	\$14.50 psf (2024)
Tenant Inducements:	Negotiable







Get more information

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