



## **Building A**

**9,202 sf main floor  
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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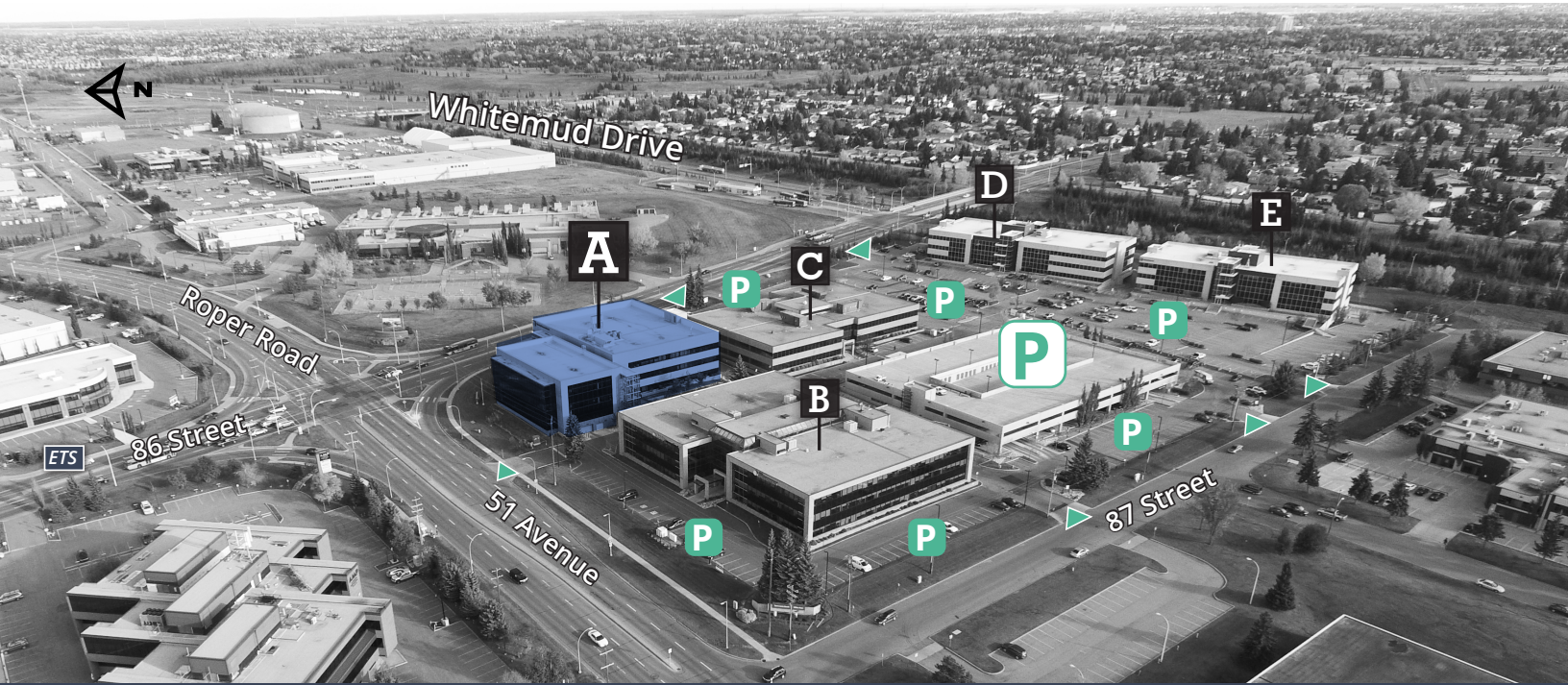
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**For Lease**

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



▲ Street Access    P Surface Parking    P 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
- On-site cafe in building B
- Excellent 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: **Suite 100:** 9,202 sf

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

Base Rent: Starting at \$19.00 psf

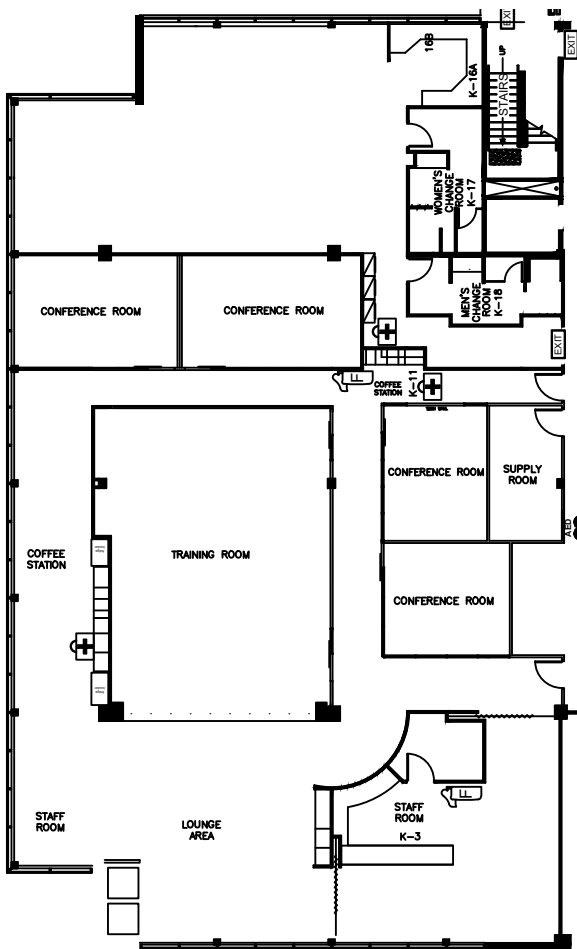
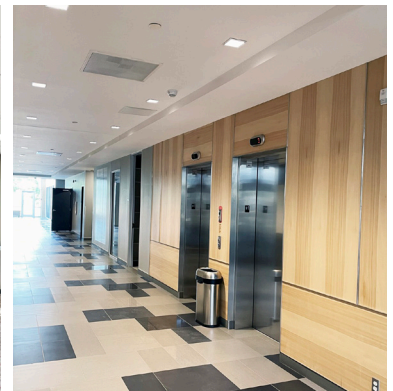
Additional Rent: \$14.84 psf (2025)  
*\*Includes utilities and in-suite janitorial*

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 reception area, kitchen, open work space, training room and gym
- Ample natural light
- Demising options are available
- Prominent location

Suite 101: 9,202 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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