

**AVISON
YOUNG**

For Lease
Commerce South Office Park
8657 - 51st Avenue
Edmonton, AB



Building B

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 **B**
8657 - 51st Avenue, Edmonton



 Street Access  Surface Parking  Parkade

Property Description

- Renovated in 2010
- Class A LEED, Silver office building
- Features a three storey atrium offering a contemporary atmosphere with an abundance of natural light
- Building is equipped with TELUS & Shaw fibre optics
- Newly constructed fitness facility
- More tenant amenities to come



Building B received ENERGY STAR® Canada Award for Commercial Building of the Year 2021



Situated with easy access to major arterials and nearby amenities.



Building B winner of Highest Performing Office Category
(energy performance & understanding decreasing energy use)



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



Nearby ETS Millgate Transit Centre



For Lease

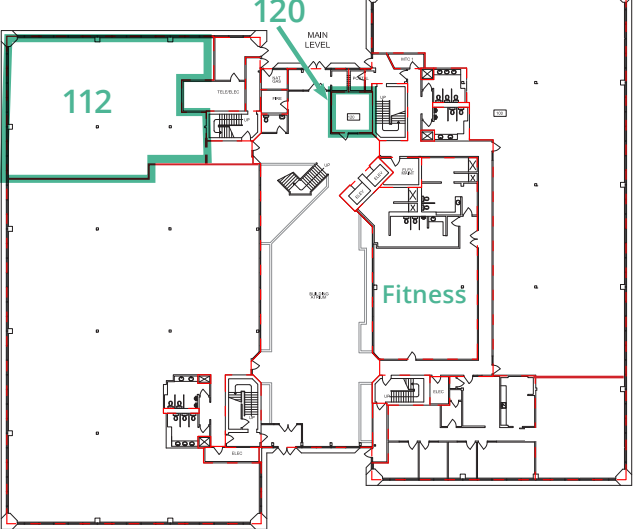
Commerce South Office Park B
8657 - 51st Avenue, Edmonton

	Main Floor	Second Floor
	112: 3,645 sf	**200: 12,909 sf
	*120: 223 sf	**220: 3,429 sf
	*Retail space	208: 895 sf
Available Area:		210: 2,572 sf
		Third Floor
		306: 9,149 sf
		**Contiguous for approximately 17,090 sf
Base Rent:	Suite specific pricing	
Additional Rent:	\$16.46 (2022) Includes utilities and in-suite janitorial	
Parking:	3/1,000 sf reserved stalls at \$25.00/mo (combination of surface and above-ground parkade)	

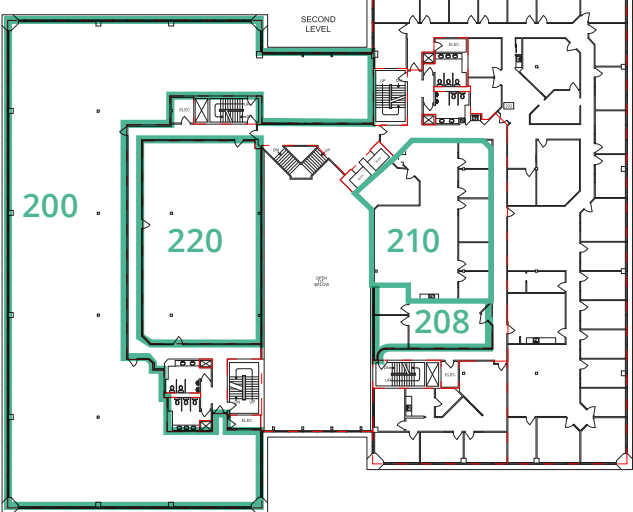
HVAC Hours: 6:00 am - 6:00 pm M-F



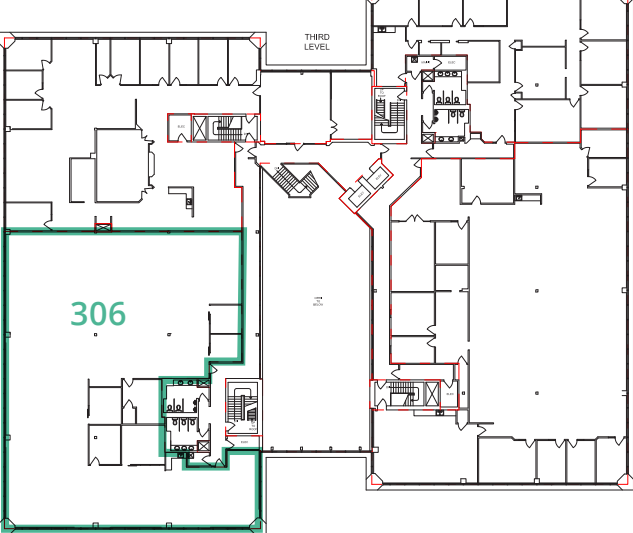
Main Floor



Second Floor

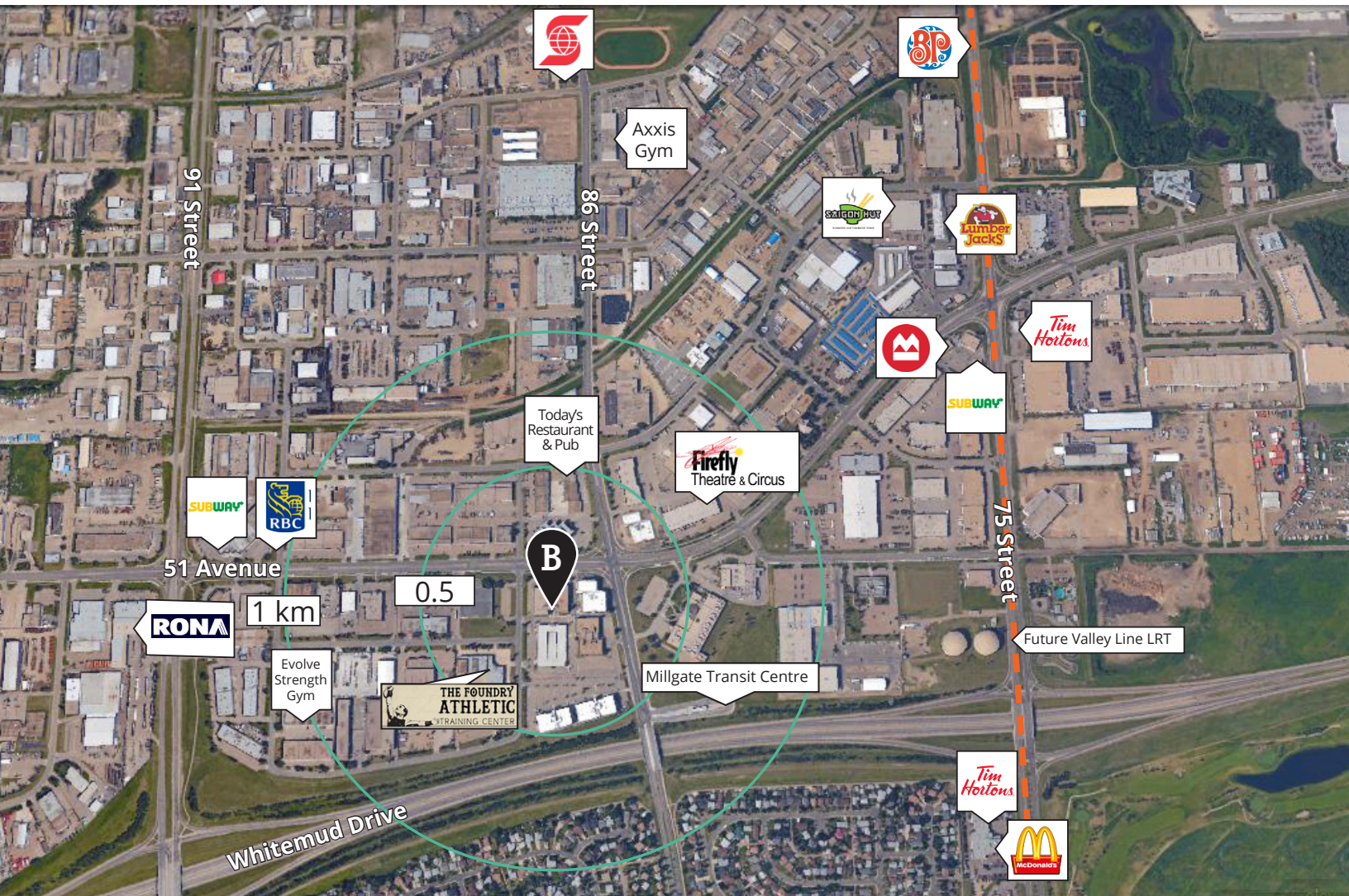


Third Floor



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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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