

FOR LEASE

**AVISON  
YOUNG**

# Ellerslie Professional Centre

220 Parsons Road SW  
Edmonton, AB



## Newly Constructed Professional Building, Ready for Occupancy

- Prime location with direct access along Parsons Road
- Professionally managed building
- State-of-the-art building systems
- Space available immediately, ready for tenant improvements

## Get more information

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## Property Highlights

The Ellerslie Professional Centre offers 30,000 sf of stylish mixed-use space. The modern architecture combined with the neighbouring amenities offers the perfect work-life balance. The floor-to-ceiling windows on the main floor capture an abundance of natural light throughout the day. This premier professional establishment is meticulously crafted for a variety of purposes, catering to medical, health and wellness, office, and other professional users. Join esteemed co-tenant, Dr. Andrew Mather Cosmetic Surgery, and elevate your business presence at Ellerslie Professional Centre.

 Convenient access to Anthony Henday Drive


 Abundance of neighbourhood amenities

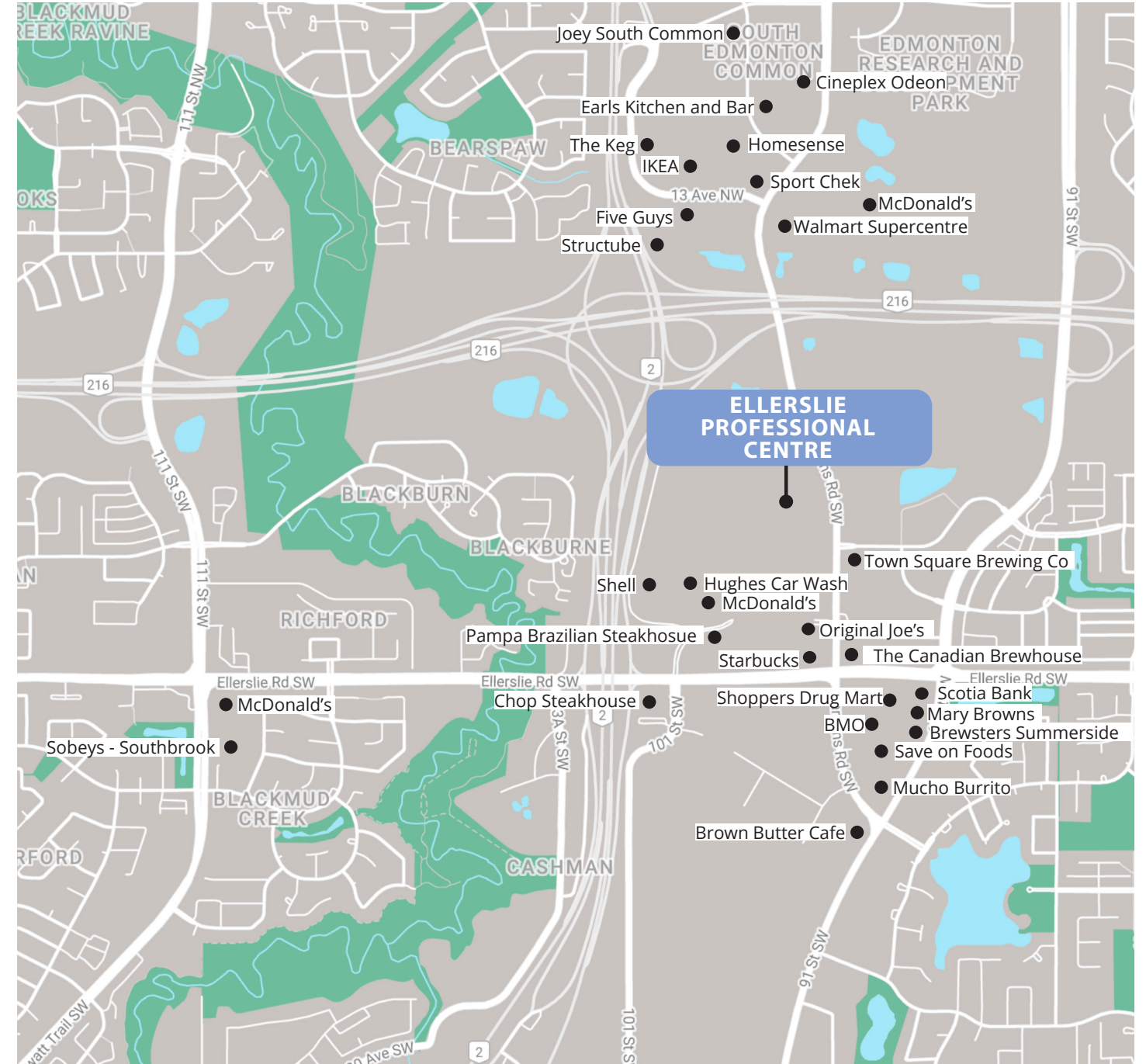


## Location & Amenities

Nestled within the heart of South Edmonton's lively business hub, Ellerslie Professional Centre boasts a prime location along Parsons and Ellerslie Road. Accessible paved bike and walking trails surround this establishment that seamlessly connect to all neighbouring communities, enhancing the overall accessibility and convenience for all. Just minutes south of the Anthony Henday, Ellerslie Professional Centre ensures direct access to Edmonton's major attractions, including the South Edmonton Common Shopping Centre and Premium Outlet Collection Edmonton International Airport.

 Close to public transit and the future Ellerslie LRT Station




 Ideally Located in South Edmonton's most desirable neighbourhood - Ellerslie Industrial



### Drive Times

South Edmonton Common	3 mins
Edmonton Airport	12 mins
Southgate Mall	14 mins
ICE District	24 mins
Yellowhead Trail	20 mins

### Area Demographics

	Population	<b>43,481</b>		Median age	<b>34</b>
	Average household income	<b>\$135,825</b>			



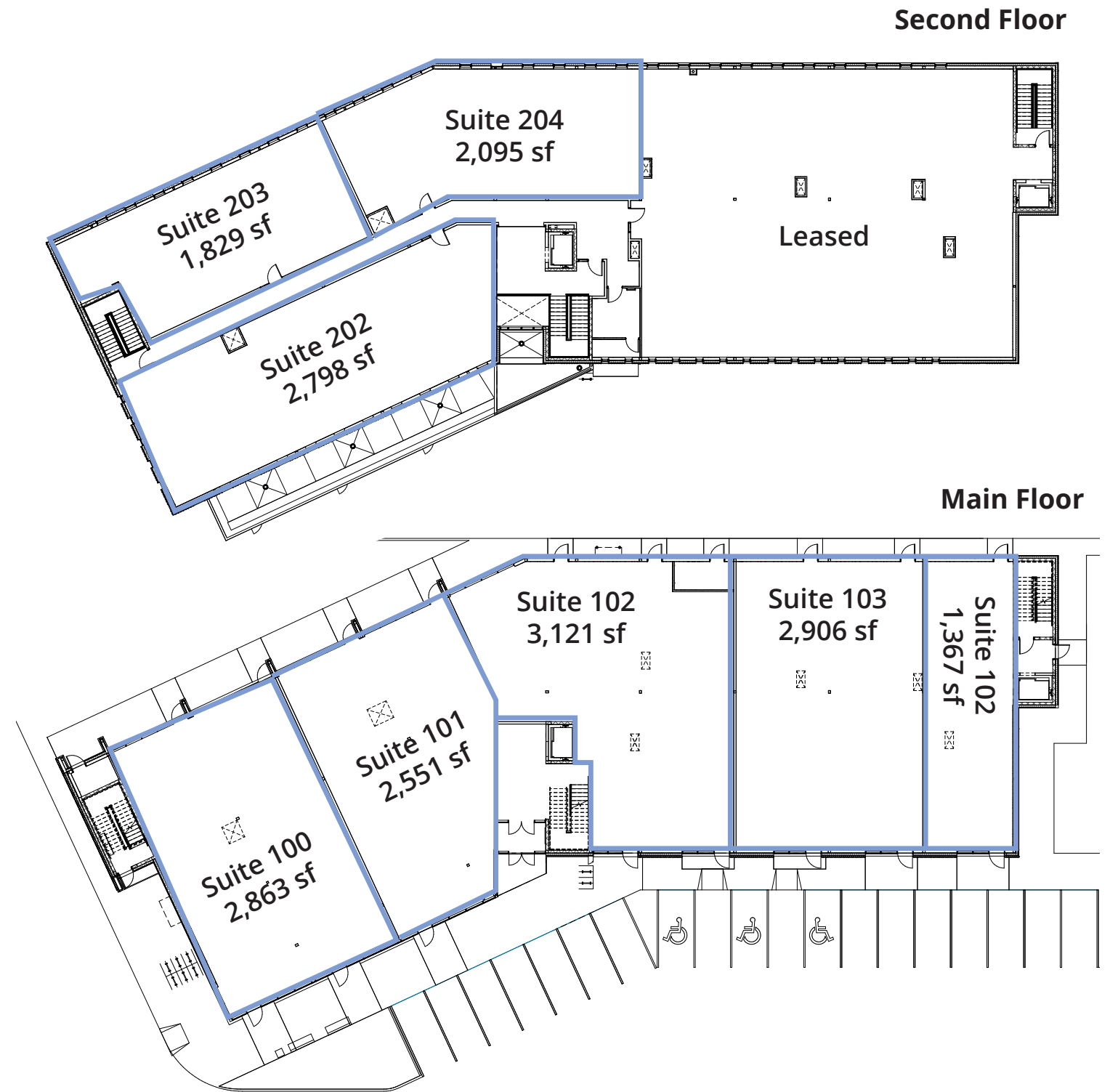
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## Offering Summary

	Main Floor	Second Floor
Area Available:	Suite 100: 2,863 sf Suite 101: 2,551 sf Suite 102: 3,121 sf Suite 103: 2,906 sf Suite 104: 1,367 sf Total Contiguous: 12,808 sf	Suite 202: 2,798 sf Suite 203: 1,829 sf Suite 204: 2,095 sf Total Contiguous: 6,722 sf
Asking Net Rent:		Call agent for details
Additional Rent:		\$13.00 psf (estimate)
Parking Details:		4/1,000 sf leased Surface stalls, free of charge
Tenant Improvement Allowance:		Negotiable

## Floor Plans





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Examples of tenant fixturing





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