

**AVISON
YOUNG**

For Lease

PARKWEST BUSINESS CENTRE

Building 2 | 12340 149 St

Building 4 | 15015 123 Ave

Building 5 | 15023 123 Ave

Building 6 | 15111 123 Ave

- 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



Manulife Investment Management



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Building 2 | 12340 149 St

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

Net Rent: Starting at \$13.00 psf

Additional Rent: \$17.32 psf (2024)

Tenant Inducements: Negotiable

Building 4 | 15015 123 Ave

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

Net Rent: Suite 001: \$5.00 psf
Suite 201: Starting at \$13.00 psf

Additional Rent: \$13.07 psf (2024)

Tenant Inducements: Negotiable

Building 5 | 15023 123 Ave

Available: 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: \$20.30 psf (2024)

Tenant Inducements: Negotiable

[CLICK TO VIEW 360° TOURS](#)

Building 6 | 15111 123 Ave

Available: Suite 12227: 3,347 sf

Net Rent: Starting at \$13.00 psf

Additional Rent: \$17.26 psf (2024)

Tenant Inducements: Negotiable



Building 5 shared patio



PARKING

Free surface parking

3.7 stalls per 1,000 sf leased

Underground parking available

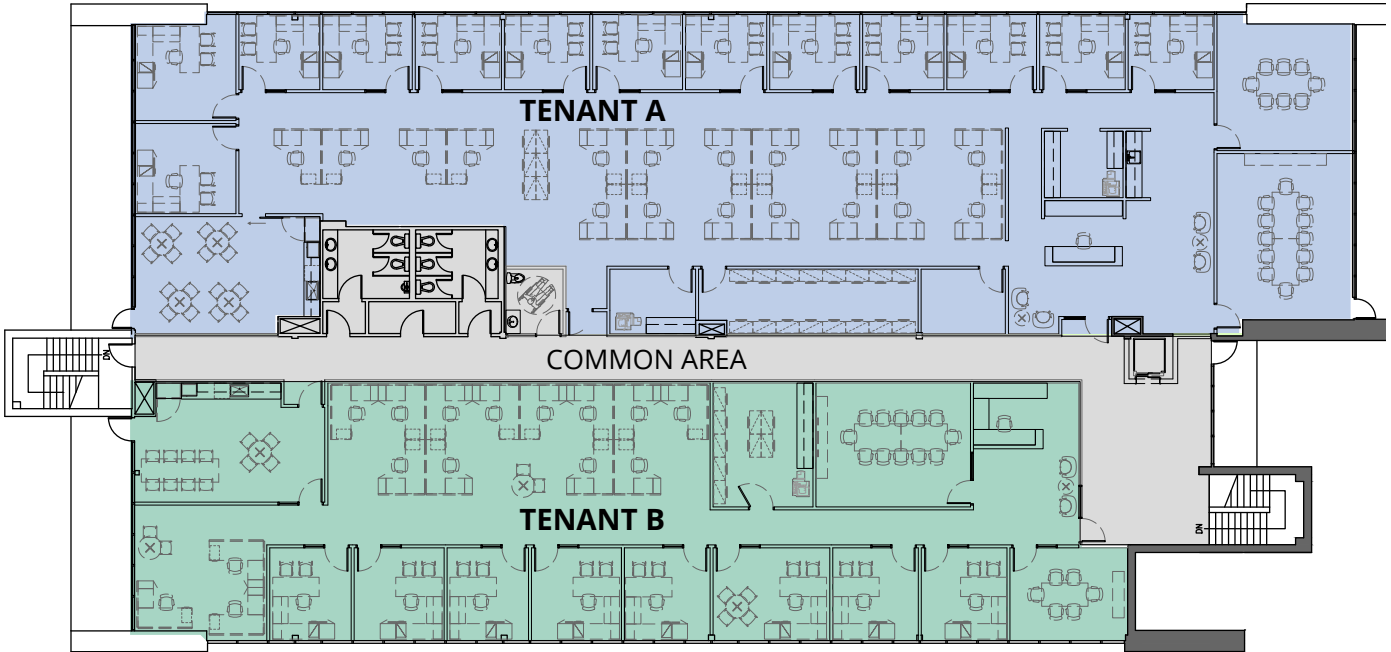
in Building 5: \$75.00/stall/month

EV charging stations on site

Demising options:

Option A $\pm 4,471$ sf

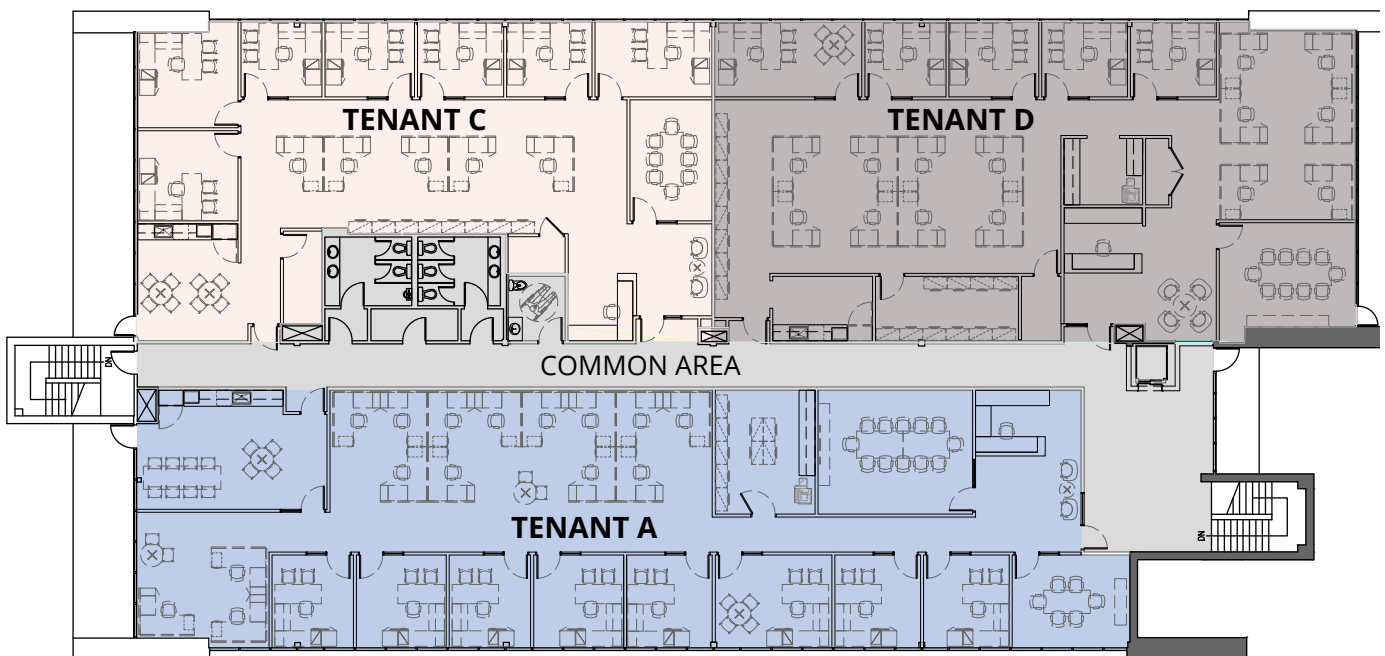
Option B $\pm 6,595$ sf



Option A $\pm 4,471$ sf

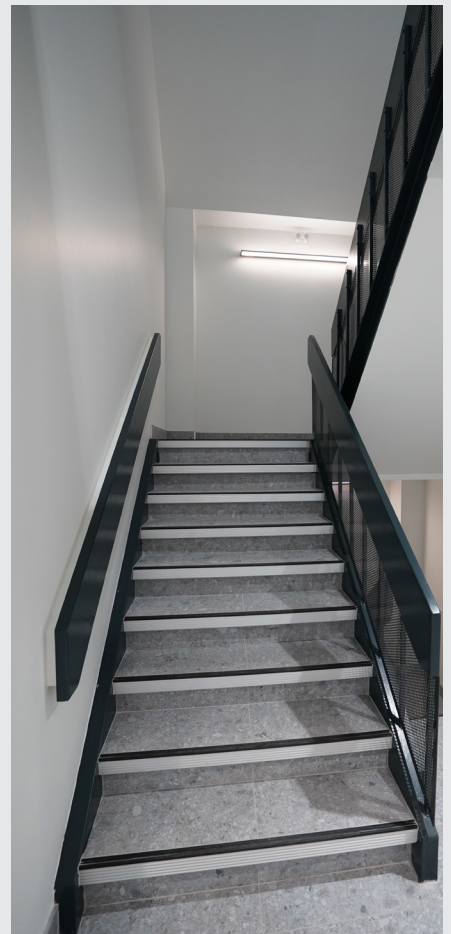
Option C $\pm 2,940$ sf

Option D $\pm 3,654$ sf



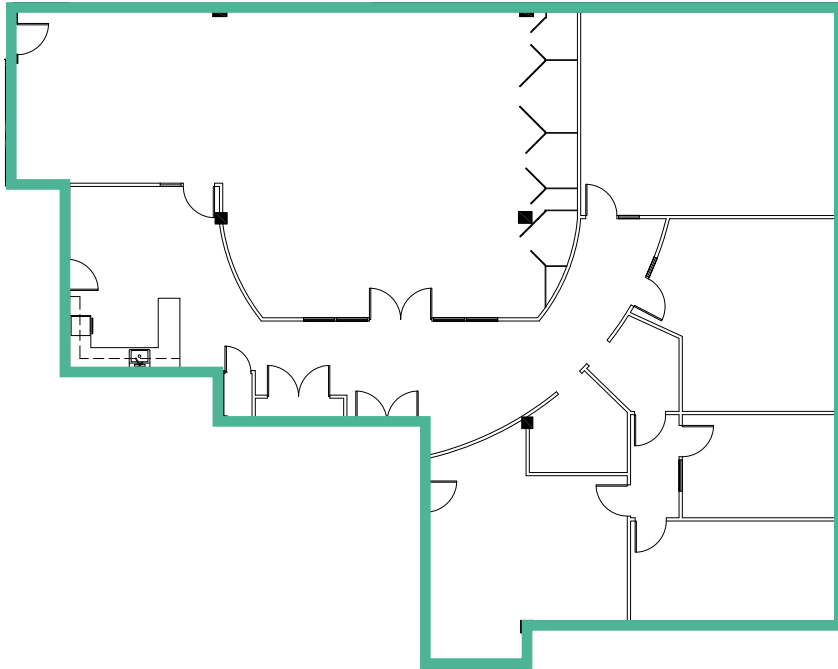


Newly installed lift



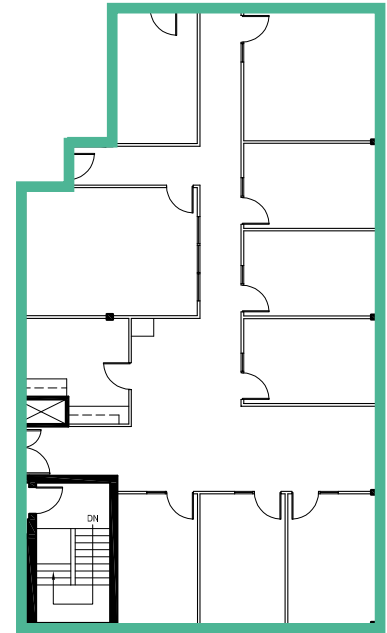
Suite 001: 4,120 sf

Below Grade



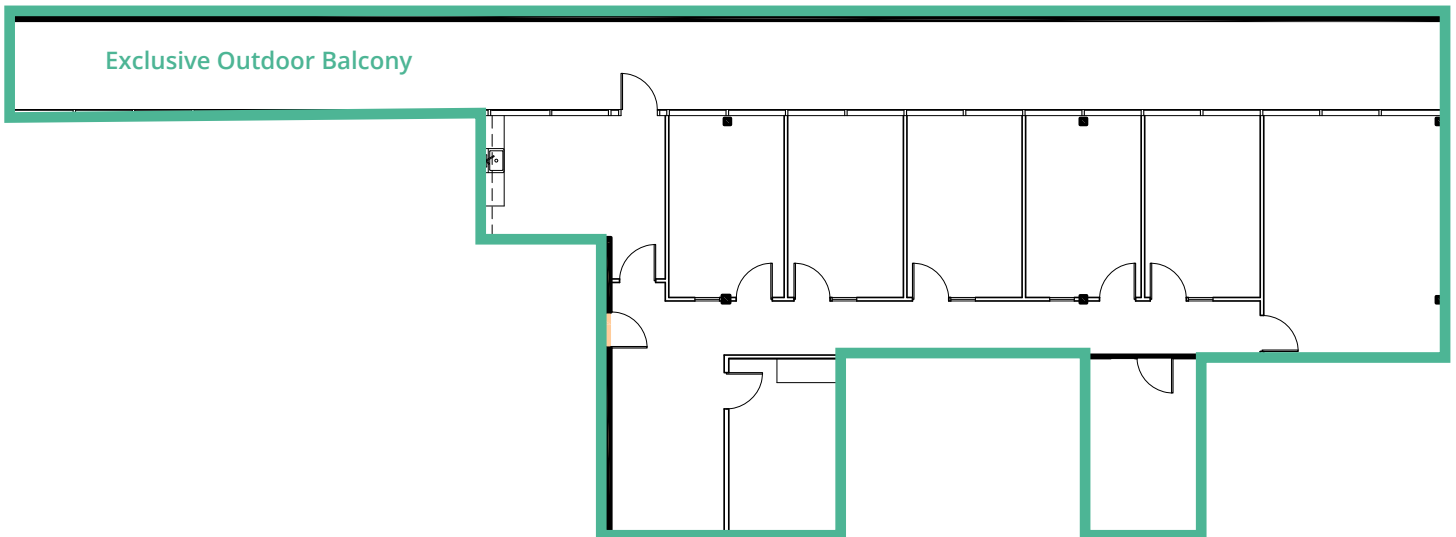
Suite 201: 2,804 sf

2nd Floor



Suite 202: 2,140 sf

2nd Floor

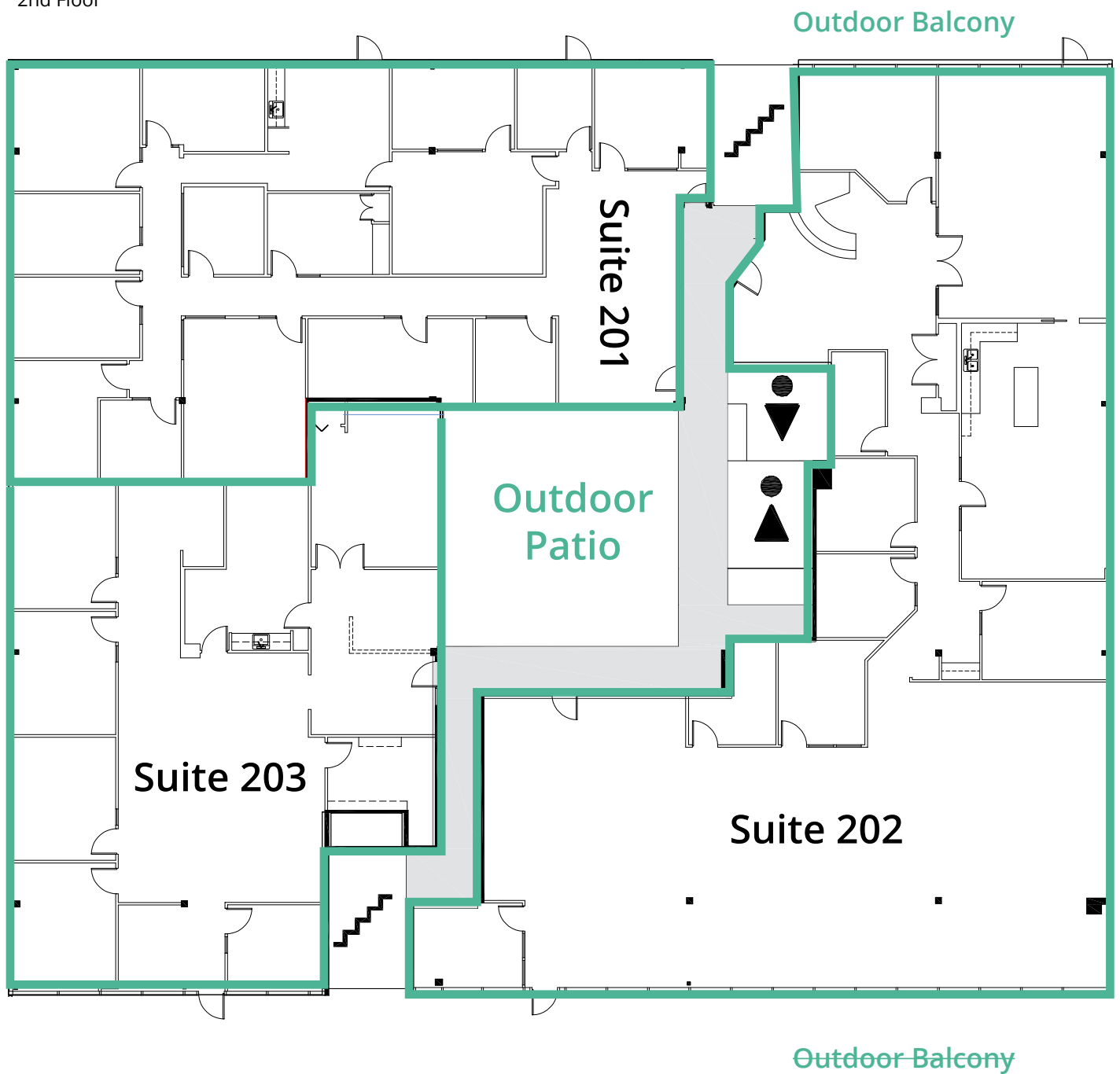


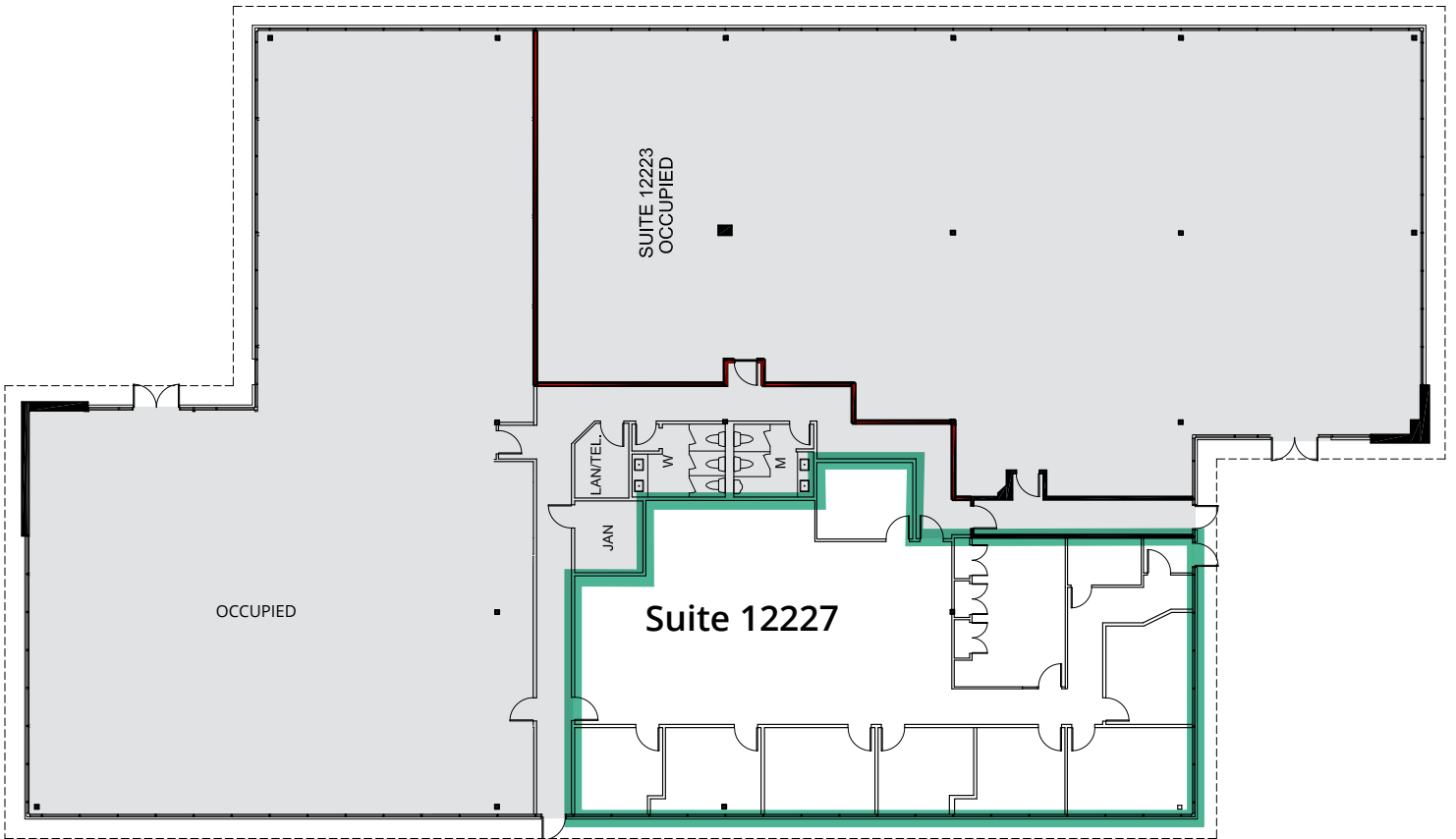
Suite 201: 3,985 sf

Suite 202: 6,096 sf

Suite 203: 3,197 sf

2nd Floor

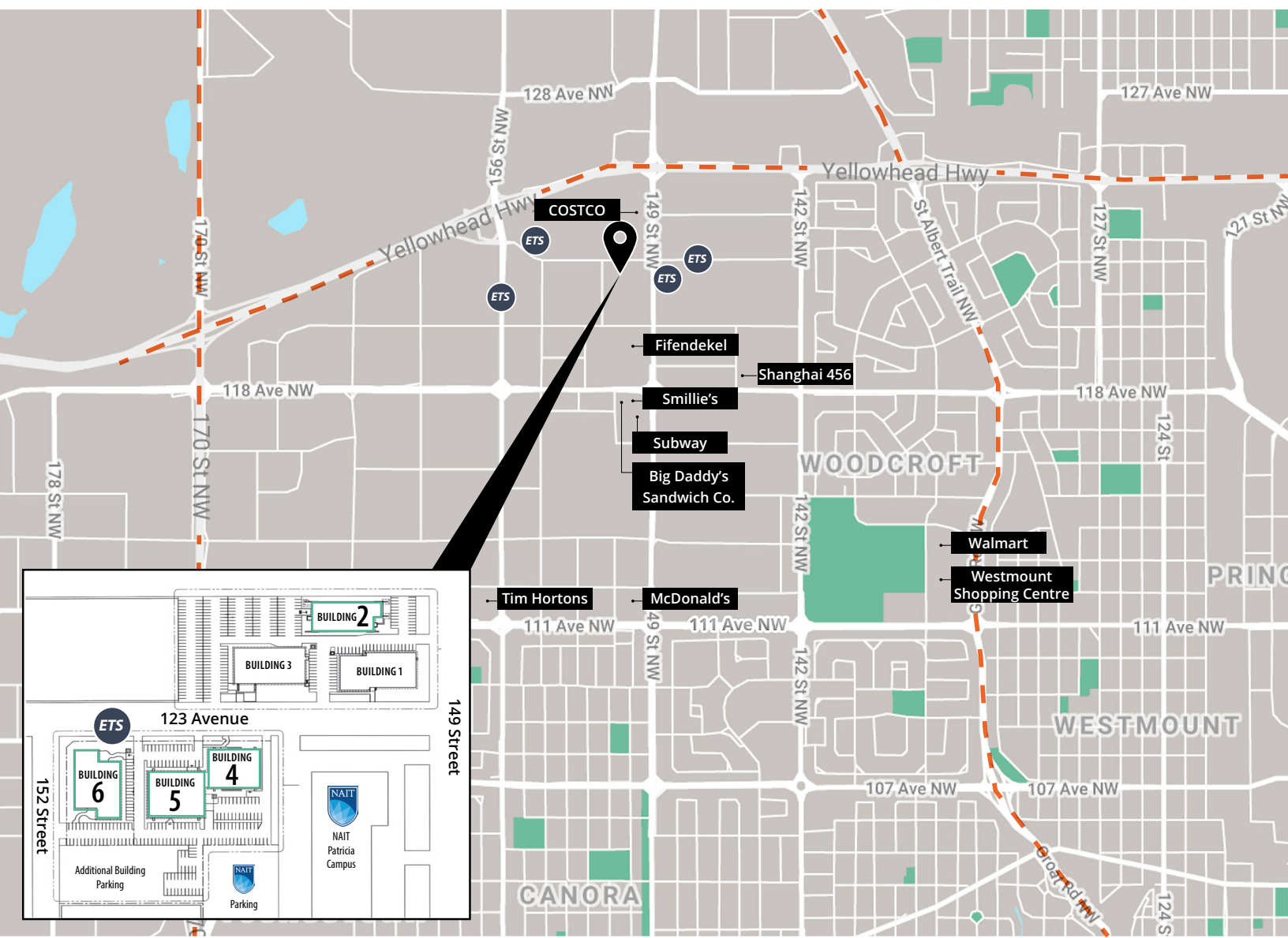




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AVISON YOUNG

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 **Manulife**
Investment Management