

**AVISON  
YOUNG**

**For Lease**  
1259 - 91 Street SW  
Edmonton, AB



## **Carrington Business Campus**

Conveniently located next to the upscale South Edmonton Summerside community, just minutes south of the Anthony Henday with access to many of Edmonton's major attractions including the South Edmonton Common Shopping centre and the Edmonton International Airport. Carrington Business Campus is a premier Class A suburban office complex with award winning design and great curb appeal.

### **Get more information**

**Jason Gardner**

Principal

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**Mackenzie Banfield**

Assistant, Brokerage Services

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[avisonyoung.com](http://avisonyoung.com)



**Property Description**

- A continuous air quality monitoring and on demand fresh air supply system
- Large green space, a pond, outdoor benches and above grade terrace areas for tenants to enjoy
- Private shower for tenant's use
- Fibre-optic internet
- Security card access equipped
- Dual elevators



**Within the immediate vicinity of the Carrington Business Campus are amenities including: seven banks, over a dozen restaurants, dental & medical clinics, three pharmacies, four hotels and a grocery store.**



**Operable windows for fresh air in all office units.**



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## Offering Summary

Available: Suite W101: 2,176 sf

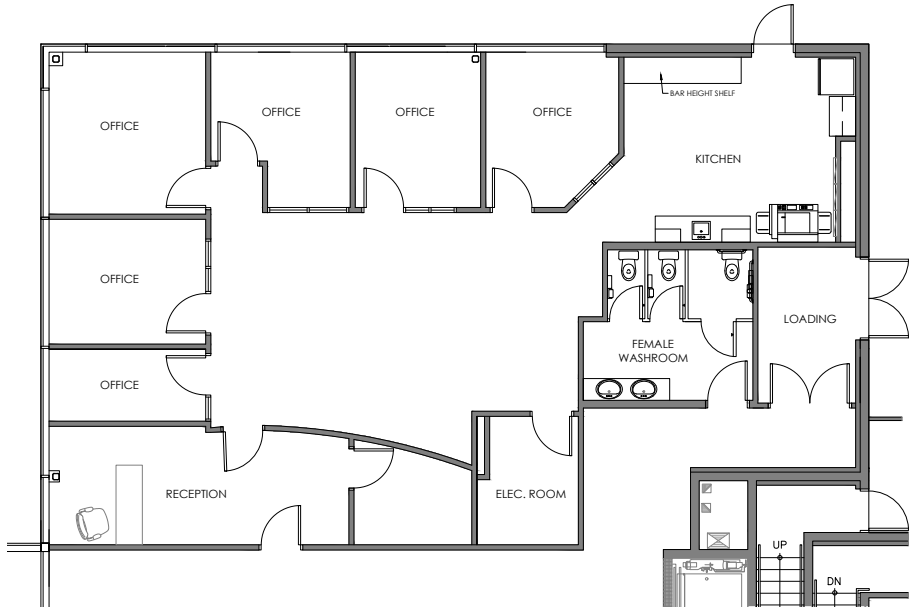
Base Rent: Starting at \$18.00 psf

T.I. Package: Negotiable

Additional Rent: \$16.05 psf  
(2026 all inclusive)

Parking: Energized surface and  
underground parking  
Underground parking  
\$125/month  
Visitor parking available

## Floor Plan

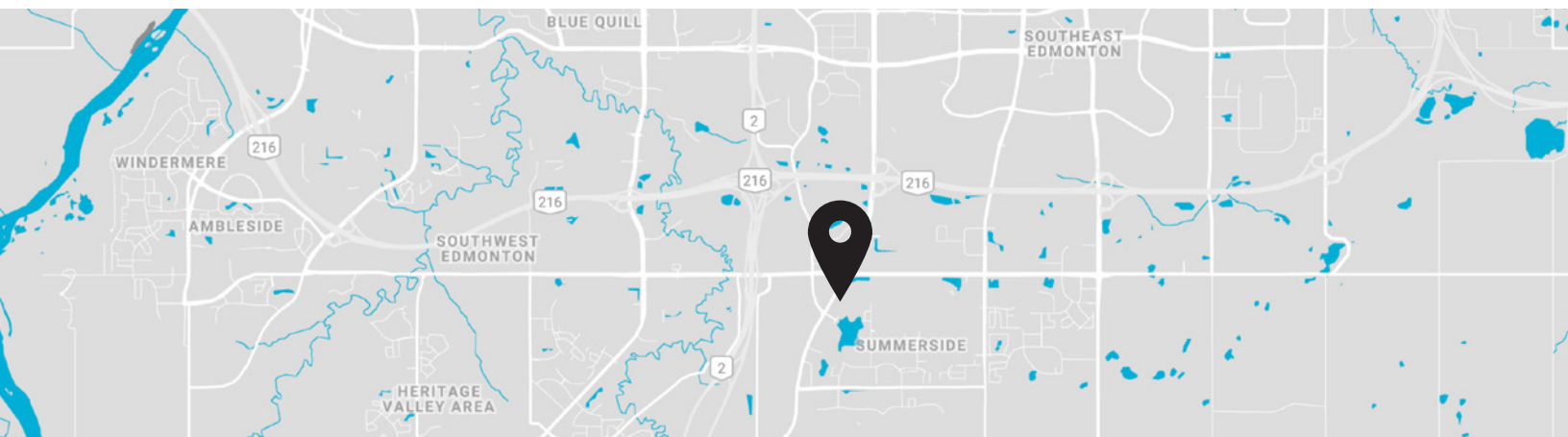


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