

AVISON
YOUNG

OXFORD

For Lease
Light Industrial



Cityview Business Park

16,960 SF, 26,724 SF & 39,846 SF Available

PLUS 264,996 SF FULL BUILDING OPPORTUNITY AVAILABLE JUNE 2027

Southeast Edmonton, AB

Cityview Business Park

Southeast Edmonton, AB



First-class distribution units

Oxford Cityview Business Park is prominently located in the heart of Edmonton's southeast sector. Comprising over 1.5M SF across 16 buildings, this vast campus offers flexible space opportunities for every size business. Suitable for warehousing, distribution or light manufacturing, these facilities represent best-in-class innovation.



The Cityview Advantage

- The Landlord's dedication to Tenant's is displayed by their ability to decrease operating costs in an inflationary environment
- Best in class physical characteristics
- Every vacancy is move in ready with well appointed office space and modern amenities
- Institutionally managed by the original developer, Oxford Properties



Drive times

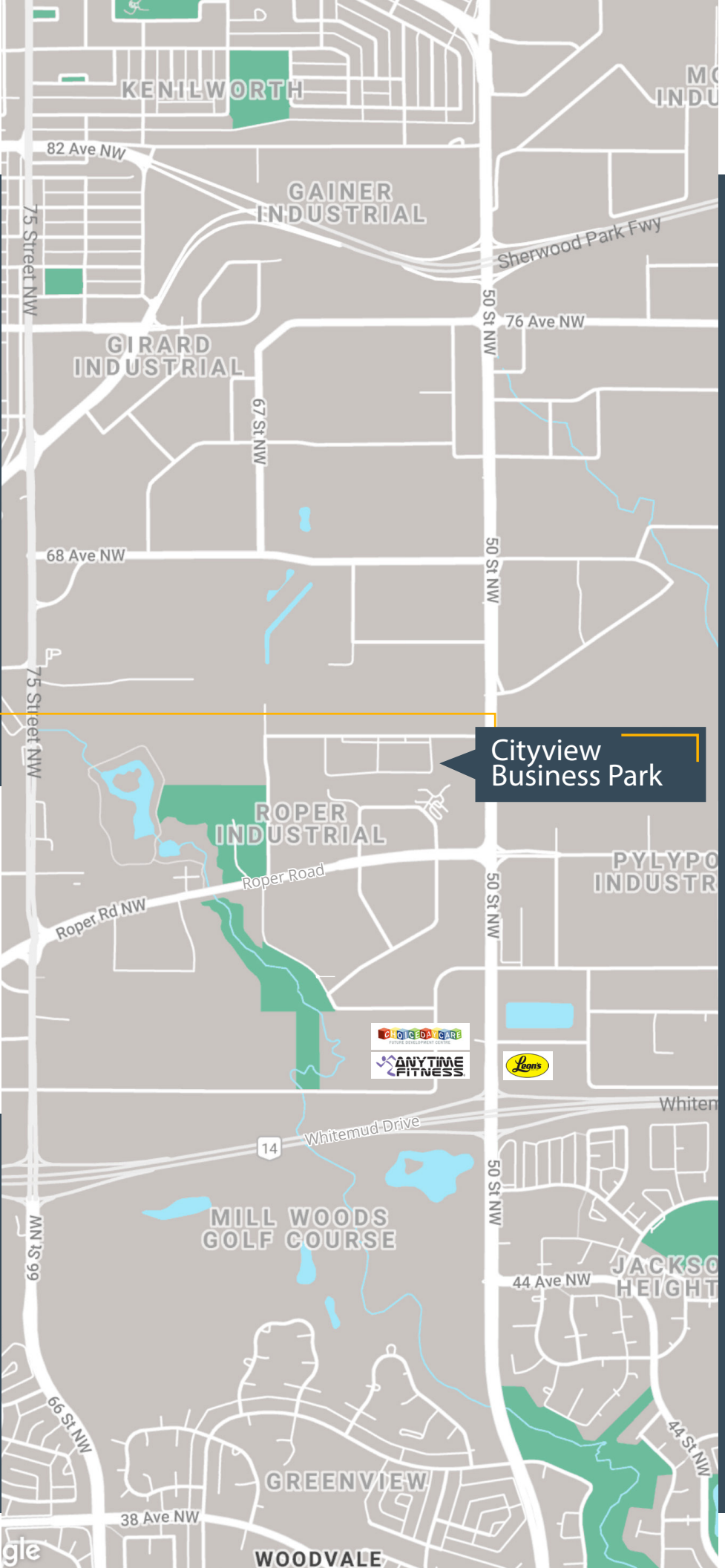
Access Highlights	
Nearest Hotel	3 mins
Nearest Shopping Centre	8 mins
Downtown	15 mins
YEG International Airport	25 mins
Major Road Arteries:	
Whitemud Drive	3 mins
Sherwood Park FWY	4 mins
75 Street	4 mins
Employee Access:	
Millwoods	4 mins
Sherwood Park	8 mins
Capilano	10 mins
Ellerslie	15 mins
St. Albert	25 mins

On-site amenities



Join businesses such as

- Culligan
- Blue Water Supply Chain
- Pattison Group
- Guillevin International
- Mitten Building Products
- Wajax
- Fedex



Cityview Business Park

Master park plan

	Building Area (SF)	Available (SF)
Building 1	65,584	16,960 (March 2027)
Building 2	76,895	Fully Leased
Building 3	90,058	Fully Leased
Building 4	118,971	39,846 (Nov 2026)
Building 5	264,996	264,996 (June 2027)
Building 6	89,333	Fully Leased
Building 7	183,962	Fully Leased
Building 8	99,000	Fully Leased
Building 9	121,203	Fully Leased
Building 10	99,204	Fully Leased
Building 11	121,000	Fully Leased
Building 12	94,806	Fully Leased
Building 14	91,532	26,724 (Immediately)

Building 5 full building opportunity

264,996 SF with various demising options available and 5.28 acres of improved yard area.
(Available June 1, 2027)

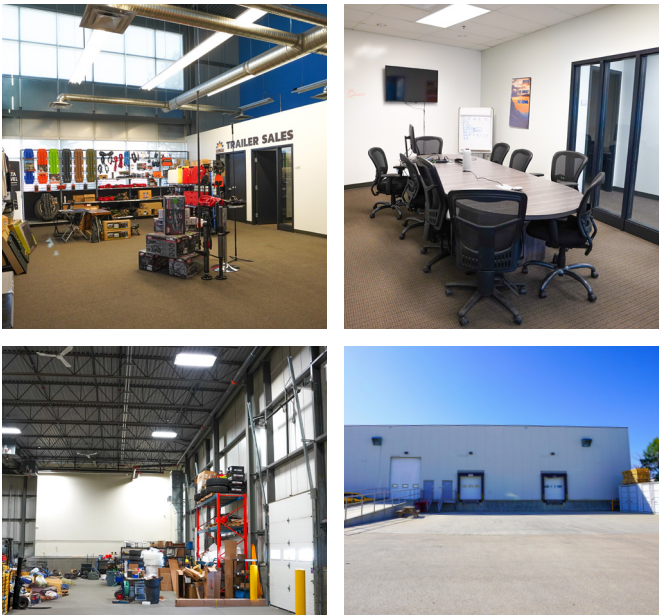
Click icon to return to site plan



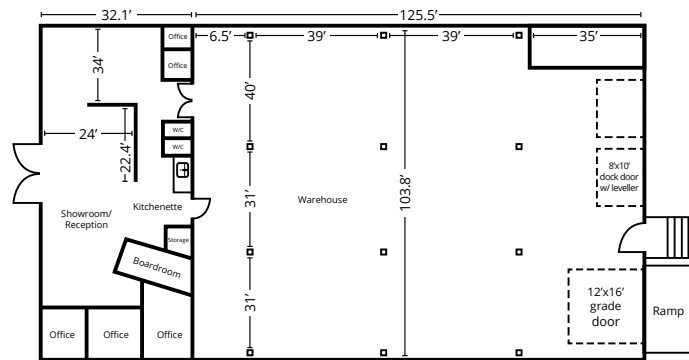
Building 1



Area Available:	16,960 SF available area (2,200 SF office area)
Additional Costs:	\$6.86 PSF (2026) *Excluding water & management fee*
Loading:	2 dock, 1 drive-in grade loading doors
Asking Rate:	Market



Floor Plan

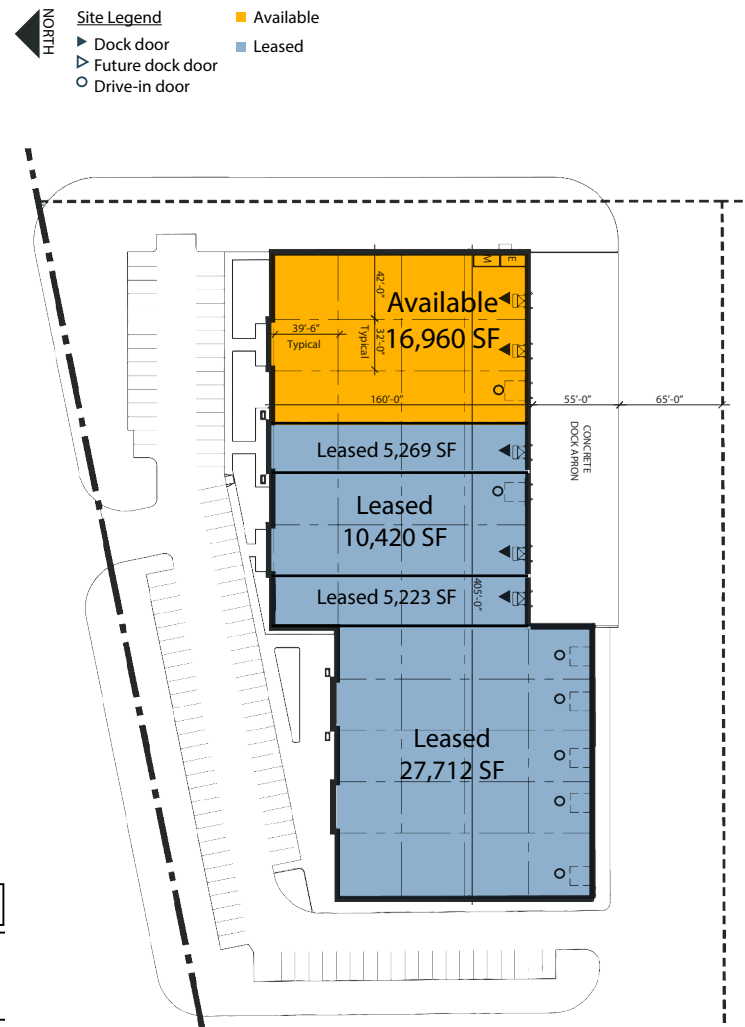


Space Highlights

- Available March 1, 2027
- Features premium office buildout
- Rare corner location with abundant glazing
- Exposure to Roper Road
- Dock and drive-in loading

Building Specifications

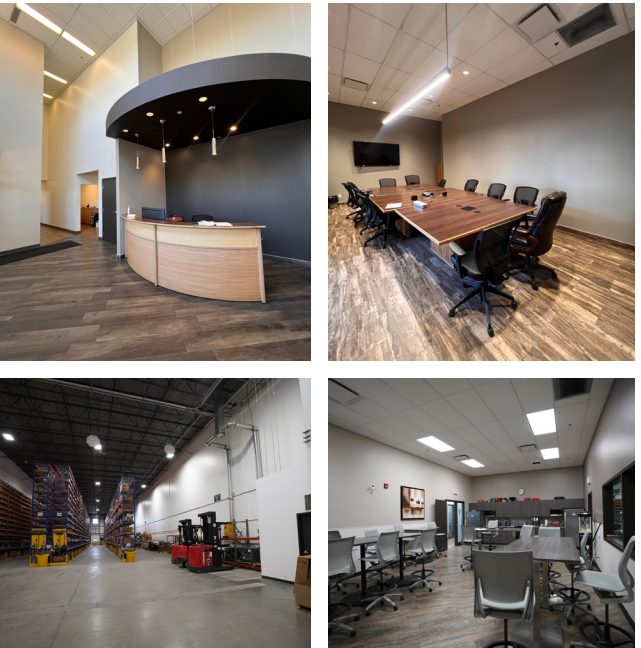
- BE zoning
- 65,584 SF total building area
- 120'-0" truck court
- 160' building depth
- 39'6" x 32' typical column grid
- 24' clear height
- 22 non-exclusive car parking stalls
- Power: 400A, 347/600V
- T5 lighting
- ESFR sprinklers
- 6" concrete floor slab with steel fibre
- 35,000 lbs mechanical leveler
- 1 MAU (11,000 CFM)
- Gas detection system



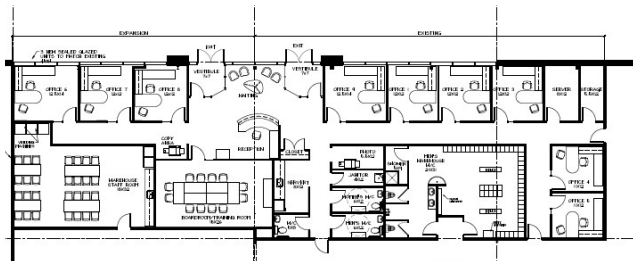
Building 4



Area Available:	39,846 SF available area (5,310 SF office area)
Additional Costs:	\$6.23 PSF (2026) *Excluding water & management fee*
Loading:	1 dock, 4 drive-in grade loading doors
Asking Rate:	Market



Office buildout

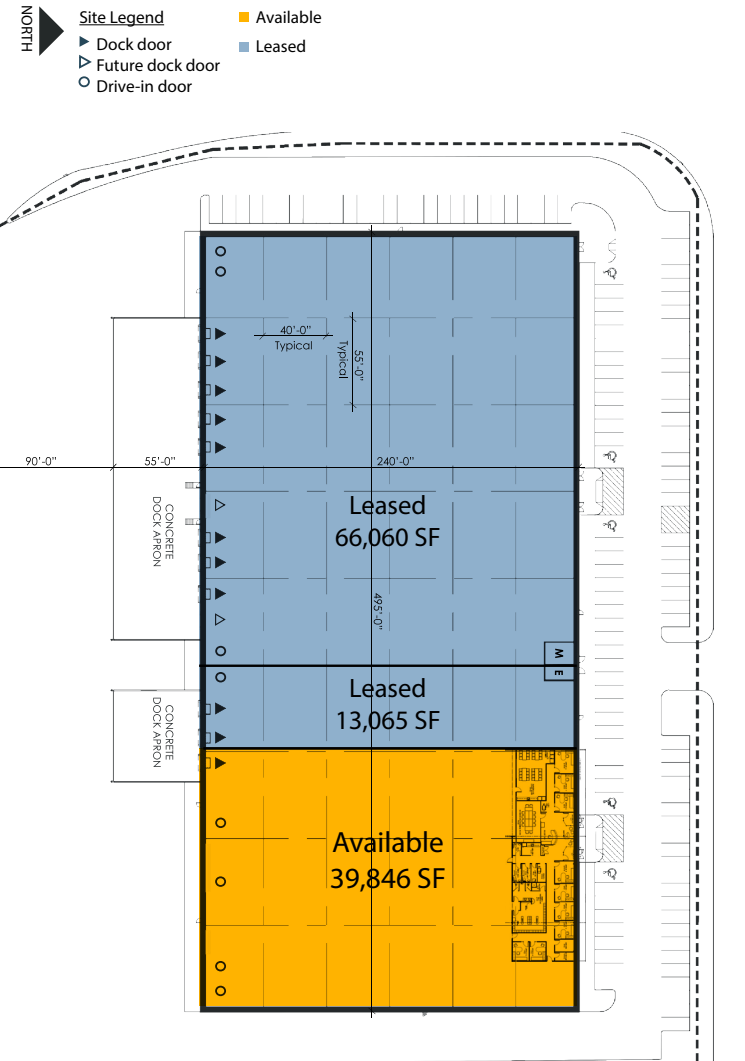


Space Highlights

- Available November 1, 2026
- Features premium office buildout
- Rare corner location with abundant glazing
- Dock and drive-in loading

Building Specifications

- DC2 zoning
- 118,971 SF total building area
- 145'-0" truck court
- 240' building depth
- 55' x 40' typical column grid
- 28' clear height
- 34 non-exclusive car parking stalls
- Power: 150A, 347/600V, 3 phase
- T5H0 & LED lighting
- ESFR sprinklers
- 6" concrete floor slab with steel fibre
- 35,000 lbs mechanical leveler
- 1 MAU (18,000 CFM)



Cityview Business Park Building 1: 6322 Roper Road, Edmonton, Alberta

Cityview Business Park Building 4: 6404 - 6406 Roper Road NW, Edmonton, Alberta

*This floorplan is not to scale

Building 5



Area Available:	Up to 264,996 SF (full building)
Additional Costs:	\$4.67 PSF (2026) *Excluding water & management fee*
Loading:	10 ramped drive-in doors, 34 docks
Asking Rate:	Market

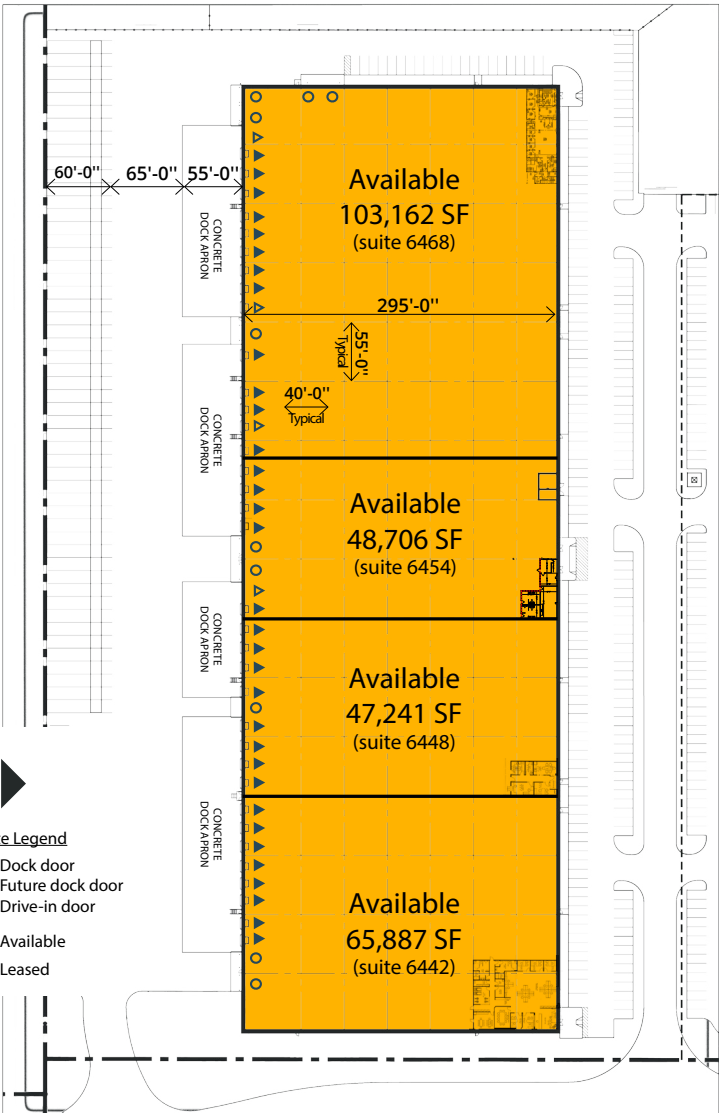


Space Highlights

- Full building available June 1, 2027
- Dock and drive-in loading
- 5.28 acres of graveled yard
- Various demising options available

Building Specifications

- DC2 zoning
- 264,996 SF total building size
- 180' truck court
- 55' x 40' typical column grid
- Power: 2400A, 347/600V, 3 phase, 4 wire
- 295' building depth
- 222 car parking stalls
- ESFR sprinklers
- 40,000 lbs mechanical levelers
- 7" concrete floor slab with steel fibre
- 52 trailer parking stalls
- 32' clear height



NORTH

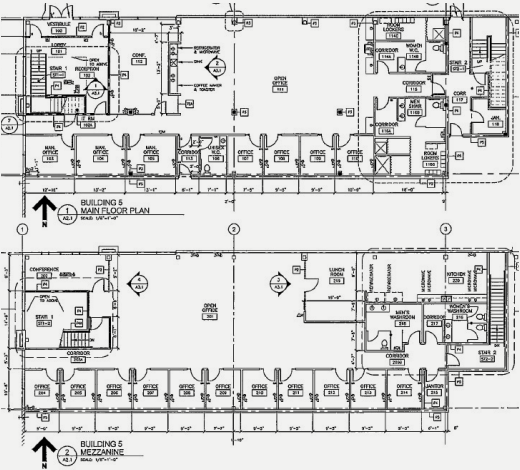
- Site Legend
- ▶ Dock door
 - ▷ Future dock door
 - Drive-in door
 - Available
 - Leased

Cityview Business Park Building 5: 6442 - 6468 Roper Road NW, Edmonton, AB

Building 5 current demising options

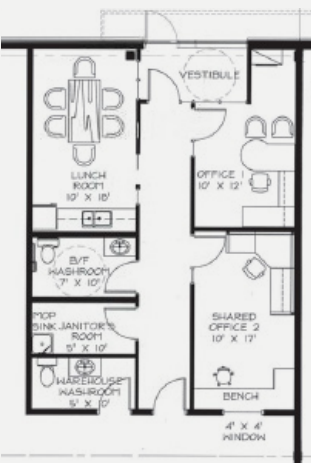
Suite 6468
Area Available: 103,162 SF
(10,234 SF office)
MAU: 4800 CFM
Power: 800 Amps
Cranes: 1 x 3 Ton, 2 x 2.5 Ton
Floor Drains: 4
Doors: 13 dock, 5 drive-in
Car Parking Stalls: 92

Office Buildout



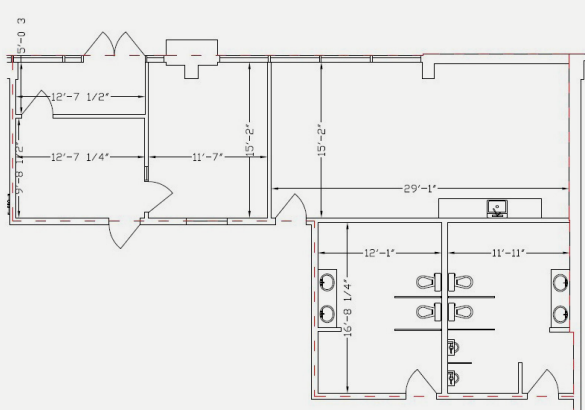
Suite 6448
Area Available: 47,241 SF
(952 SF office)
Power: 200 Amps
Doors: 8 dock, 1 drive-in
Car Parking Stalls: 47

Office Buildout



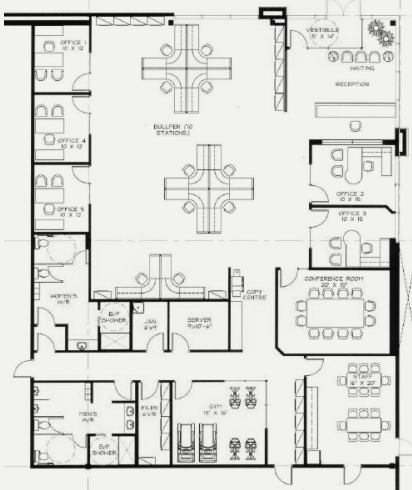
Suite 6454
Area Available: 48,706 SF
(1,326 SF office)
Power: 150 Amps
Lighting: LED lighting
Doors: 5 dock, 2 drive-in
Car Parking Stalls: 23

Office Buildout



Suite 6442
Area Available: 65,887 SF
(5,282 SF office)
MAU: 12500/500 CFM
Power: 400 Amps
Doors: 8 dock, 2 drive-in
Car Parking Stalls: 60

Office Buildout



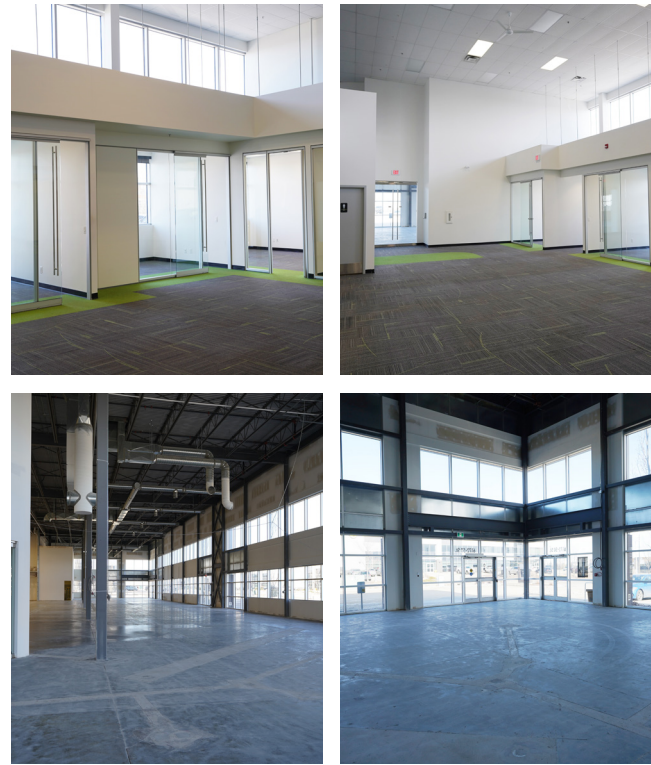
Cityview Business Park Building 5: 6442 - 6468 Roper Road NW, Edmonton, AB

Building 14



Area Available:	26,724 SF available area (3,597 SF office area)
Additional Costs:	\$6.87 PSF (2026) *Excluding water & management fee*
Loading:	2 drive-in grade loading doors
Asking Rate:	Market

+ High ceilings and open floor plans that support a wide range of uses.

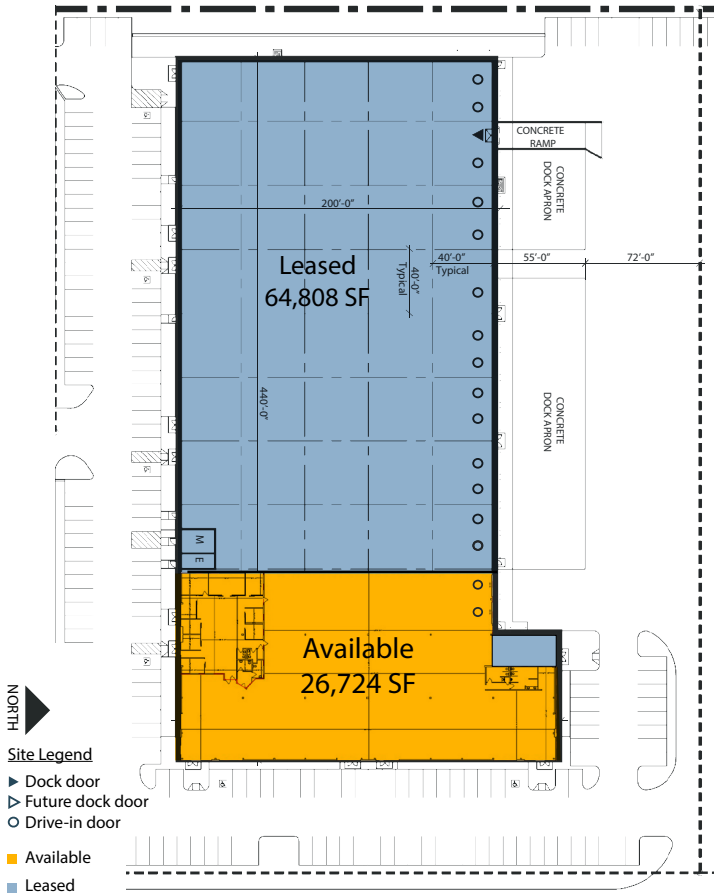


Space Highlights

- Available immediately
- Rare corner location with high end office/showroom buildout
- Drive-in loading
- Large marshalling areas between buildings
- Excellent exposure to 50th street

Building Specifications

- DC2 zoning
- 91,532 SF total building area
- 127' truck court
- 40' x 40' typical column grid
- 200' building depth
- 28' clear height
- 79 non-exclusive car parking stalls
- Power: 400A, 347/600V, 3 phase, 4 wire
- ESFR sprinklers
- 6" concrete floor slab with steel fibre
- 2 drive-in grade loading doors
- 1 MAU (5,000 CFM)



Cityview Business Park Building 14: 6164 – 6184 50th Street NW, Edmonton, Alberta



Cityview Business Park

If you would like more information on this property please get in touch.

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