

# PARKWEST BUSINESS CENTRE

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Building 1 | 14904 123 Avenue

Building 2 | 12340 149 Street

Building 4 | 15015 123 Avenue

Building 5 | 15023 123 Avenue

EDMONTON, AB

AVISON  
YOUNG



## QUICK LOOK



**Building 1**  
14904 123 Avenue

**Available**  
Full Building: 17,435 sf



**Building 2**  
12340 149 Street

**Available**  
Suite 200: 7,394 sf  
Suite 201: 1,282 sf  
Suite 202: 3,869 sf  
*Suite 200 & 201 available with 120 days notice*



**Building 4**  
15015 123 Avenue

**Available**  
Suite 201: 2,804 sf (Show Suite)  
*Available with 90 days notice*



**Building 5**  
15023 123 Avenue


**Available**  
Suite 201: 4,009 sf  
*Available with 30 days notice*

 **Turnkey Classroom Space**

- 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



**New Tenant Amenities** (Located in Building 4)

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Gym (Showers/locker room) | Games Room | Conference Centre



**Free-standing shop/  
storage space**

Available | 1,200 sf  
Additional fenced parking  
available with 20 stalls

# BUILDING 1

## 14904 123 Avenue

Available: Full Building: 17,435 sf

Net Rent: Starting at \$13.00 psf

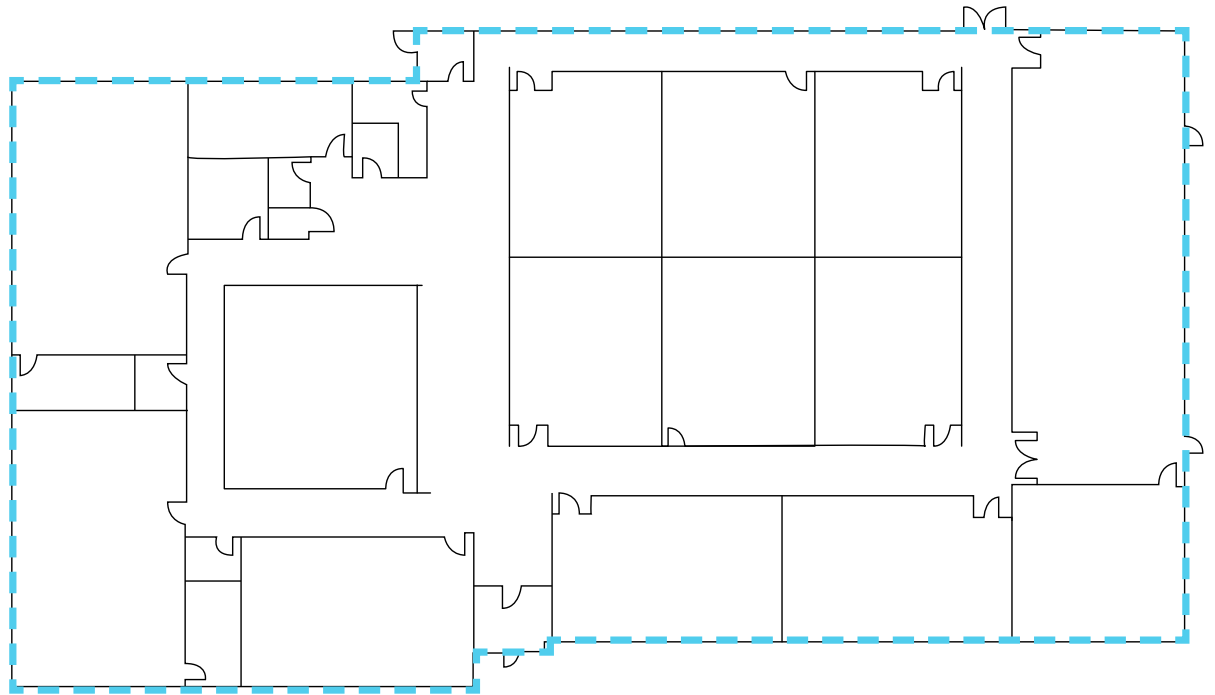
Additional Rent: \$13.50 psf (2026)



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[Turnkey Classroom Space](#)



± 4,000 sf outdoor play area opportunity



# BUILDING 2

## 12340 149 Street

Available:

Suite 200: 7,394 sf  
Suite 201: 1,282 sf  
Suite 202: 3,869 sf  
(demising options available)

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Net Rent: Starting at \$13.00 psf

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Additional Rent: \$13.50 psf (2026)



Newly installed lift

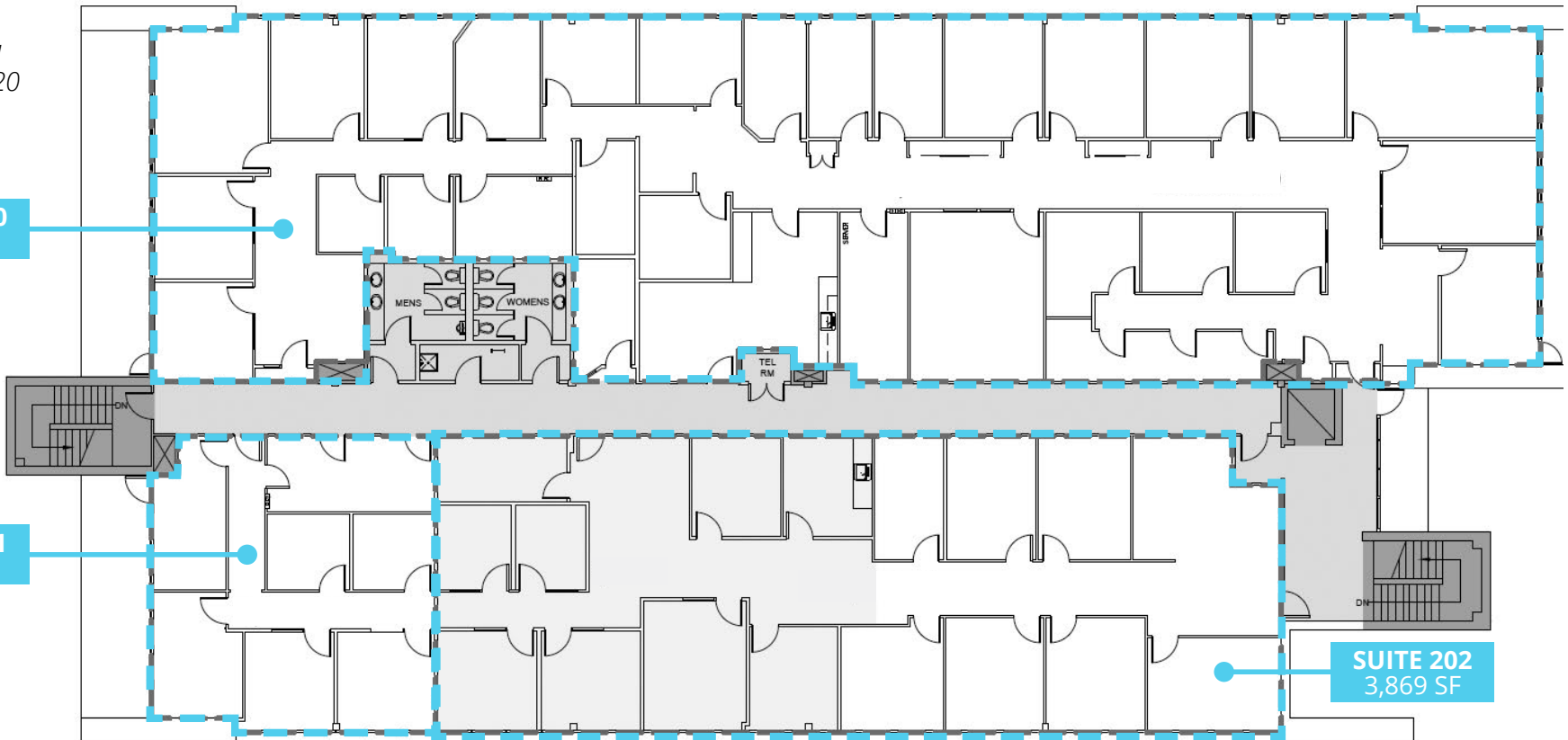
### Floor Plan

Suites 200 & 201  
available with 120  
days notice

SUITE 200  
7,394 SF

SUITE 201  
1,282 SF

SUITE 202  
3,869 SF



# BUILDING 4

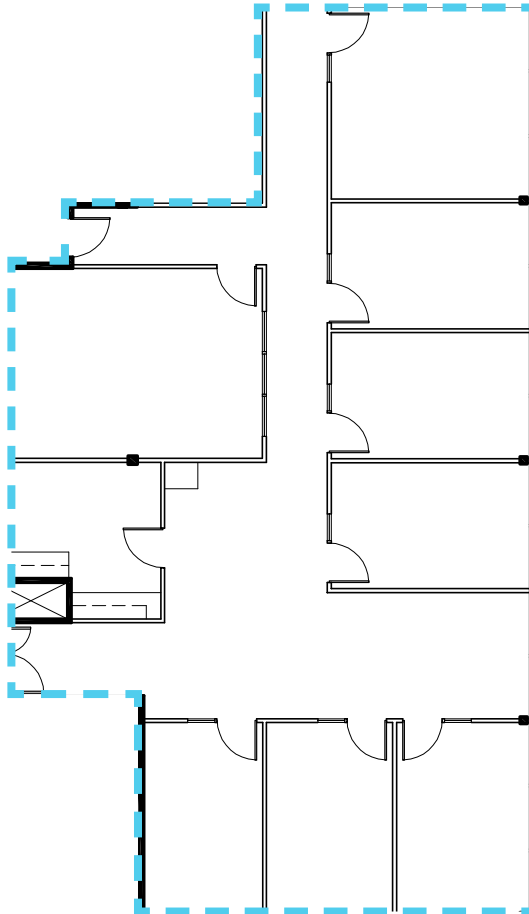
## 15015 123 Avenue

Available: Suite 201: 2,804 sf  
*Available with 90 days notice*

Net Rent: Starting at \$13.00 psf

Additional Rent: \$13.50 psf (2026)

**Suite 201: 2,804 sf**  
2nd Floor | New Show Suite

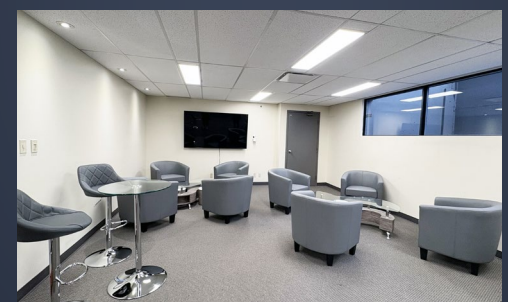


[360°](#) CLICK TO VIEW 360° TOUR



**Now Open**  
**Parkwest Business**  
**Centre Amenities**  
Gym (Showers/locker room)  
Games Room  
Conference Centre

[360°](#) CLICK TO VIEW 360° TOUR



# BUILDING 5

## 15023 123 Avenue

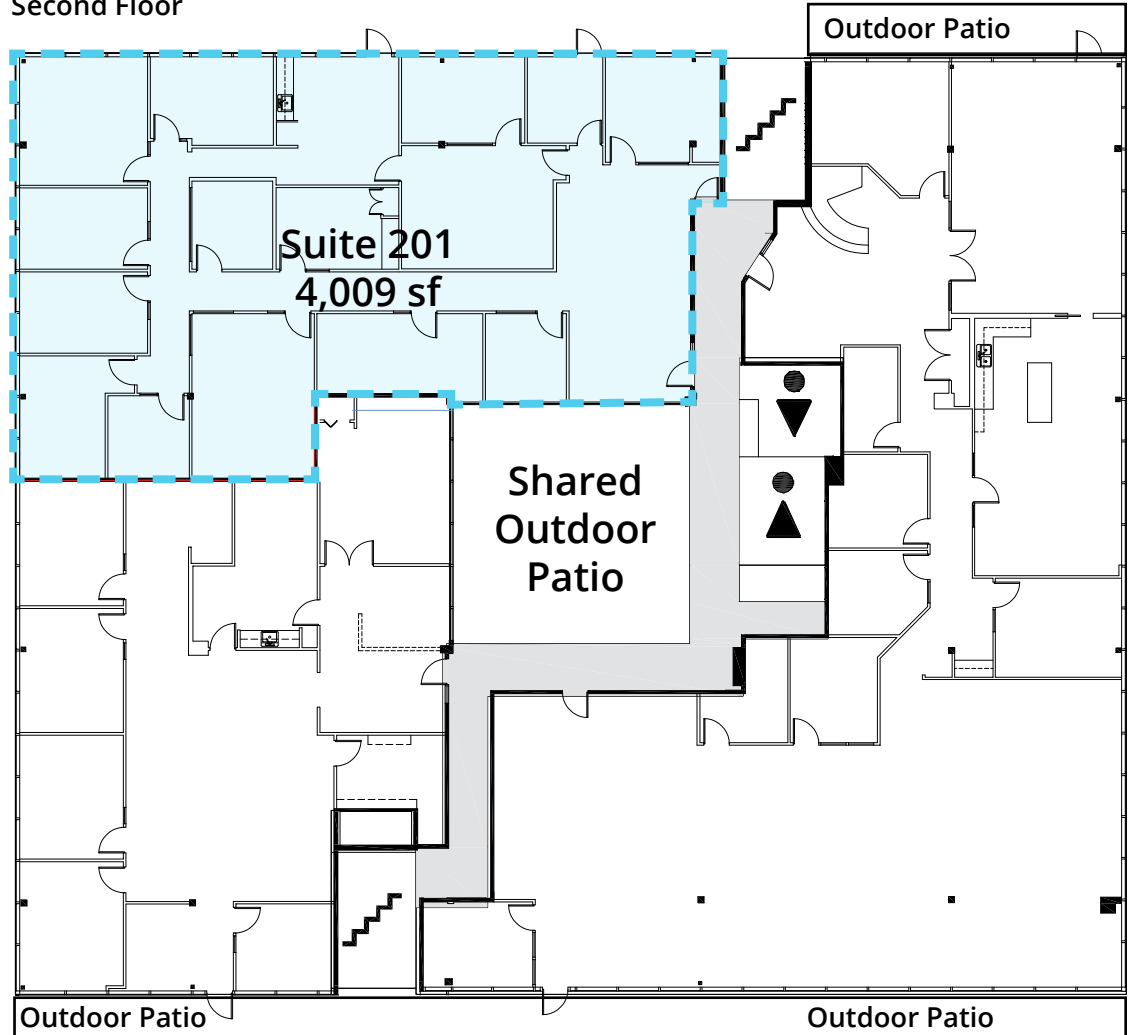
Available: Suite 201: 4,009 sf  
*Available with 30 days notice*

Net Rent: Starting at \$13.00 psf

Additional Rent: \$13.50 psf (2026)

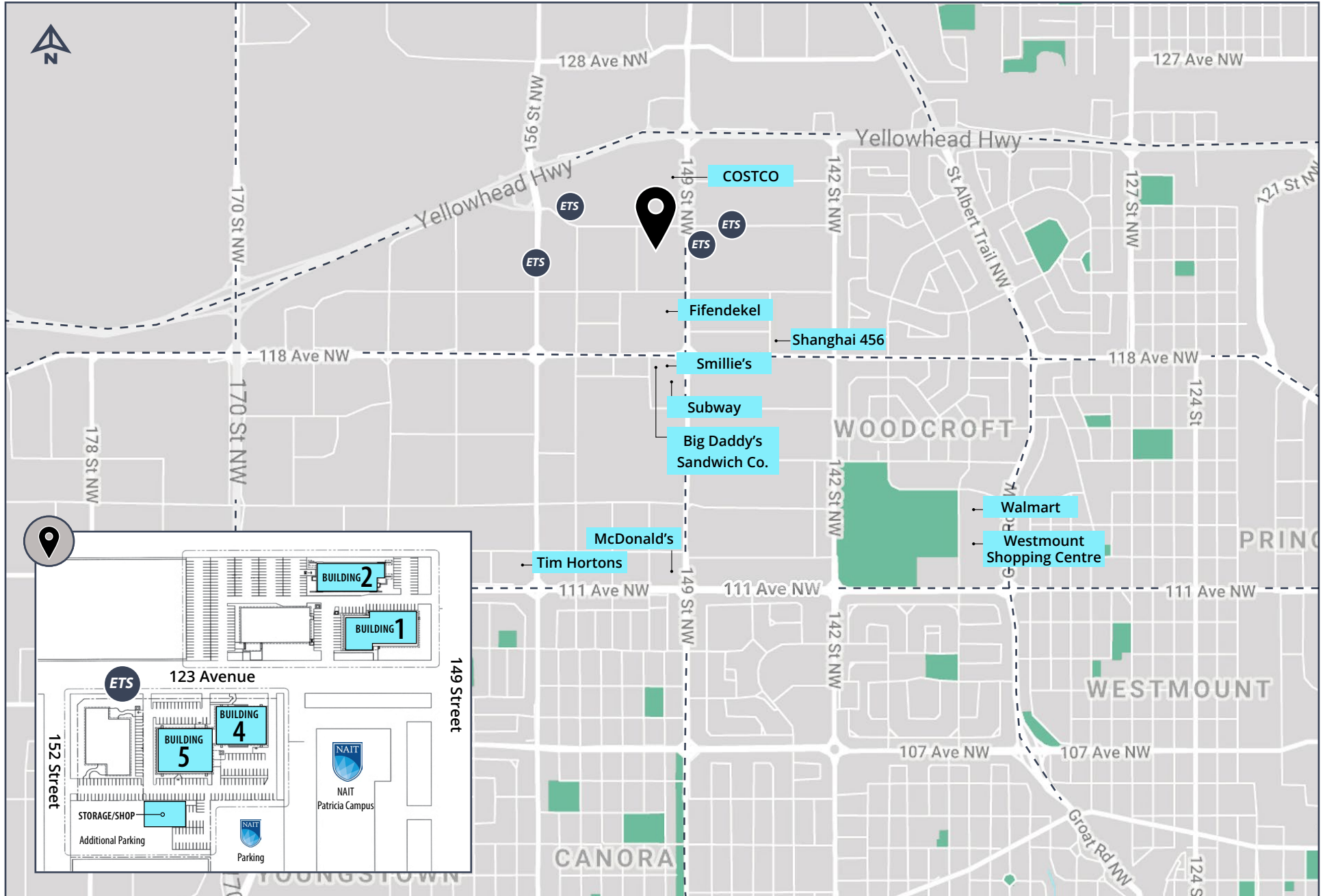


Second Floor



**360°** CLICK TO VIEW 360° TOUR







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