

PARKWEST BUSINESS CENTRE

Building 1 | 14904 123 Avenue

Building 2 | 12340 149 Street

Building 4 | 15015 123 Avenue

Building 5 | 15023 123 Avenue

EDMONTON, AB



QUICK LOOK



Building 1
14904 123 Avenue

Available
Full Building: 17,435 sf

 **Turnkey Classroom Space**



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

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

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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

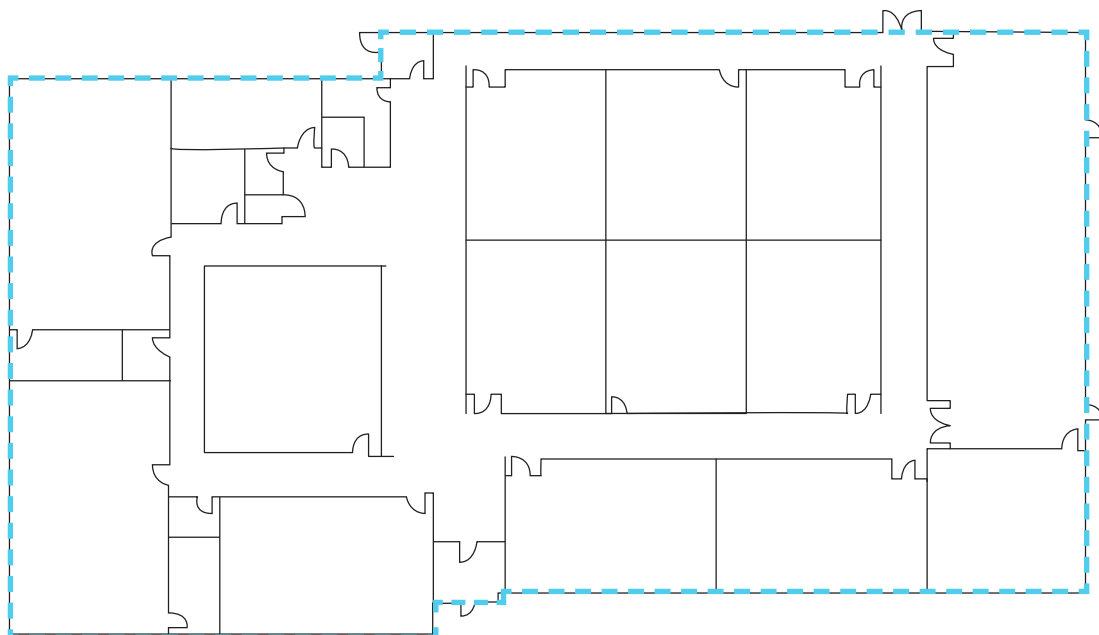
Additional Rent: \$13.50 psf (2026)



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± 4,000 sf outdoor play area opportunity



BUILDING 2

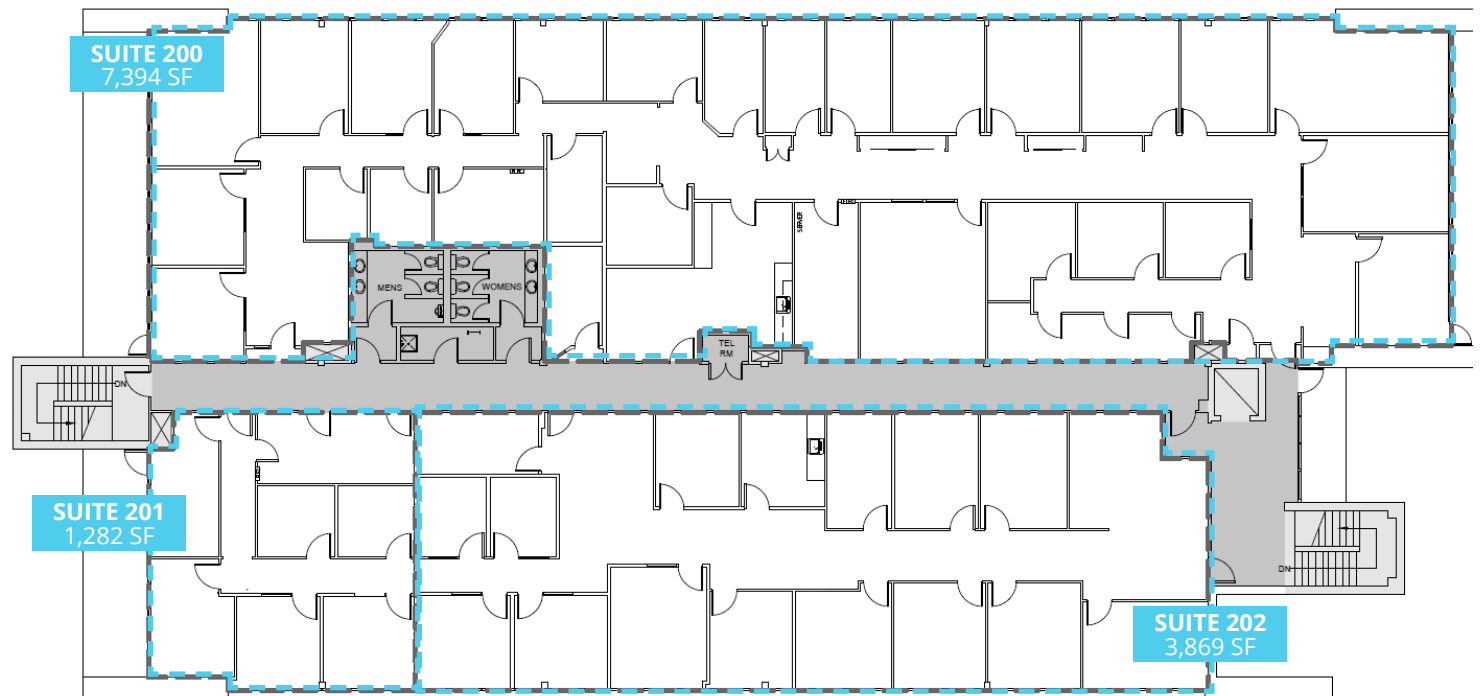
12340 149 Street

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

Net Rent: Starting at \$13.00 psf

Additional Rent: \$13.50 psf (2026)

Suites 200 & 201 available with 120 days notice



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:

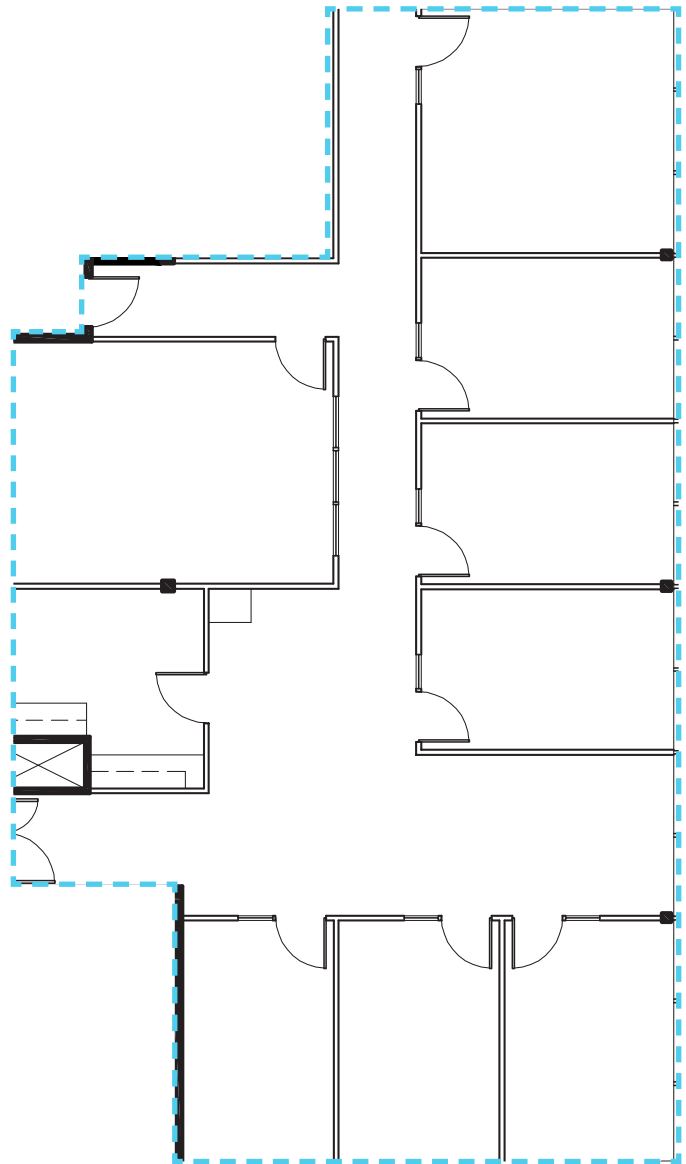
\$13.50 psf (2026)



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



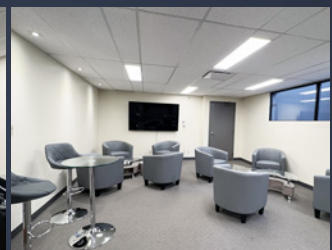
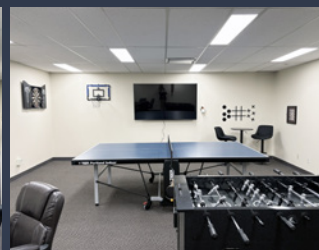
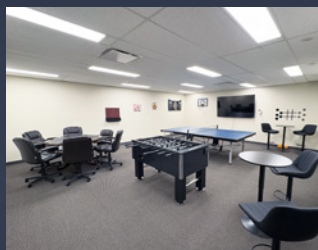
Now Open

**Parkwest Business
Centre Amenities**

Gym (Showers/locker room)

Games Room

Conference Centre



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BUILDING 5

15023 123 Avenue

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

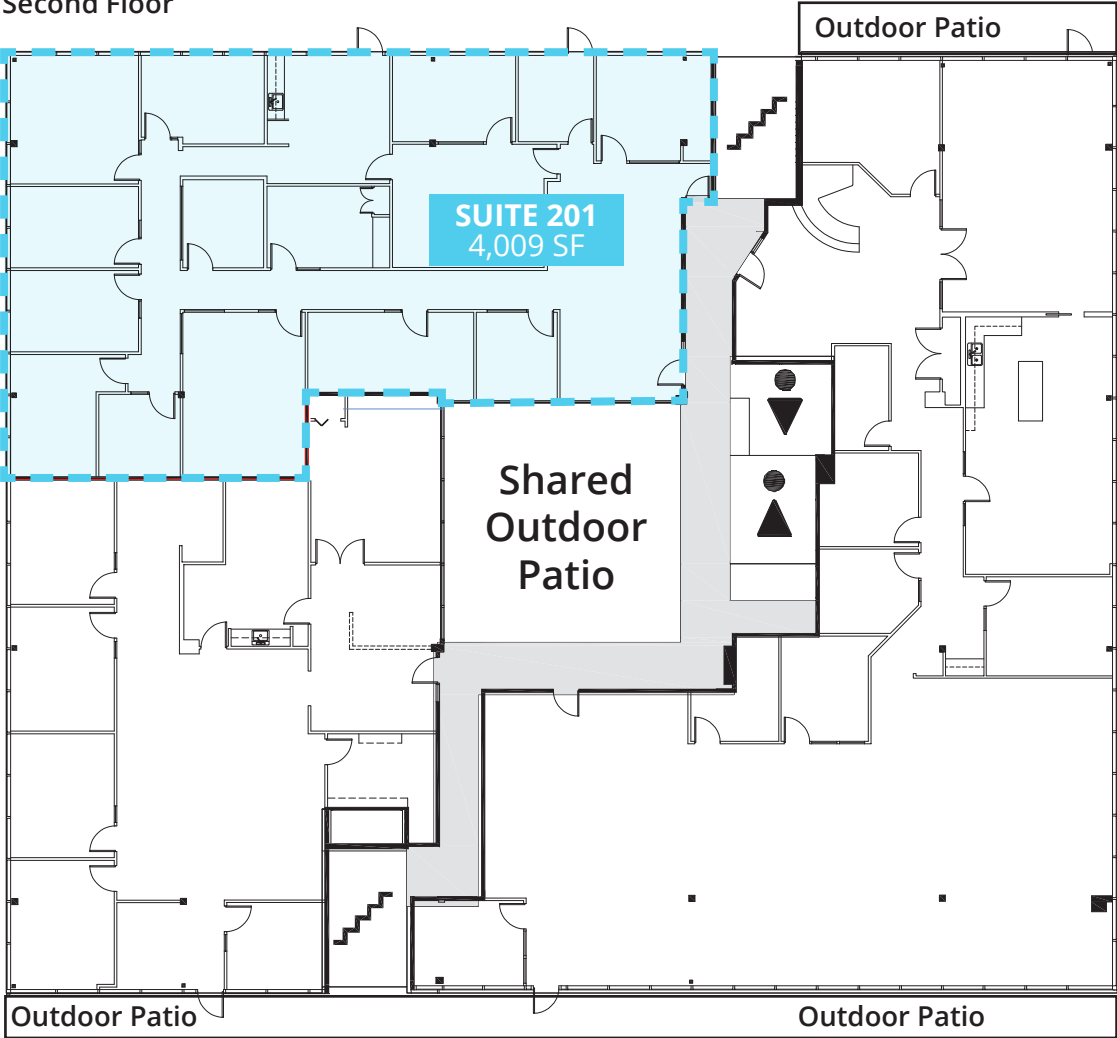
Net Rent: Starting at \$13.00 psf

Additional Rent: \$13.50 psf (2026)

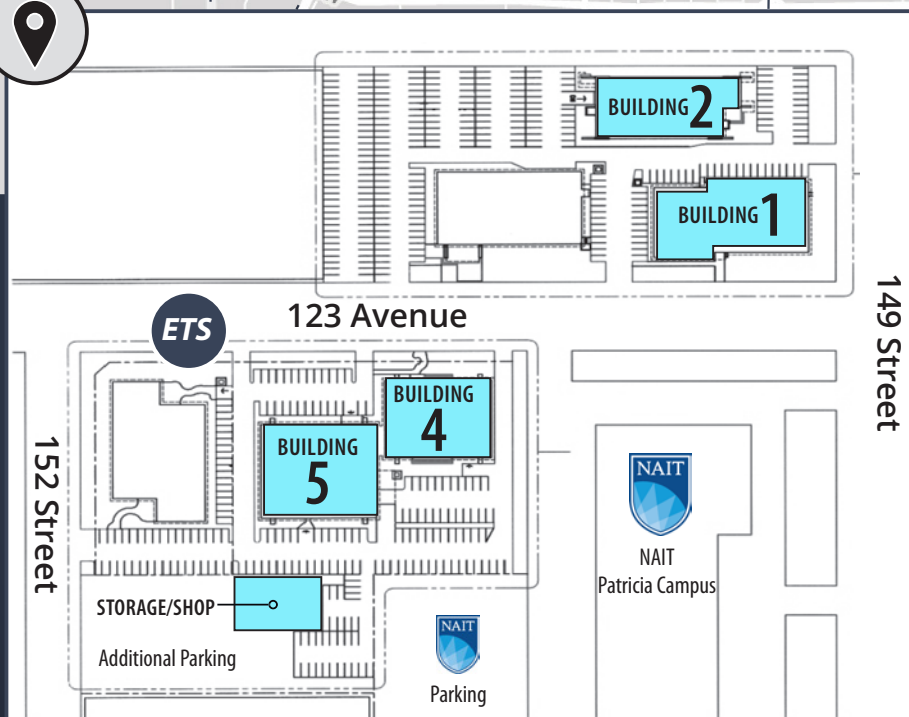
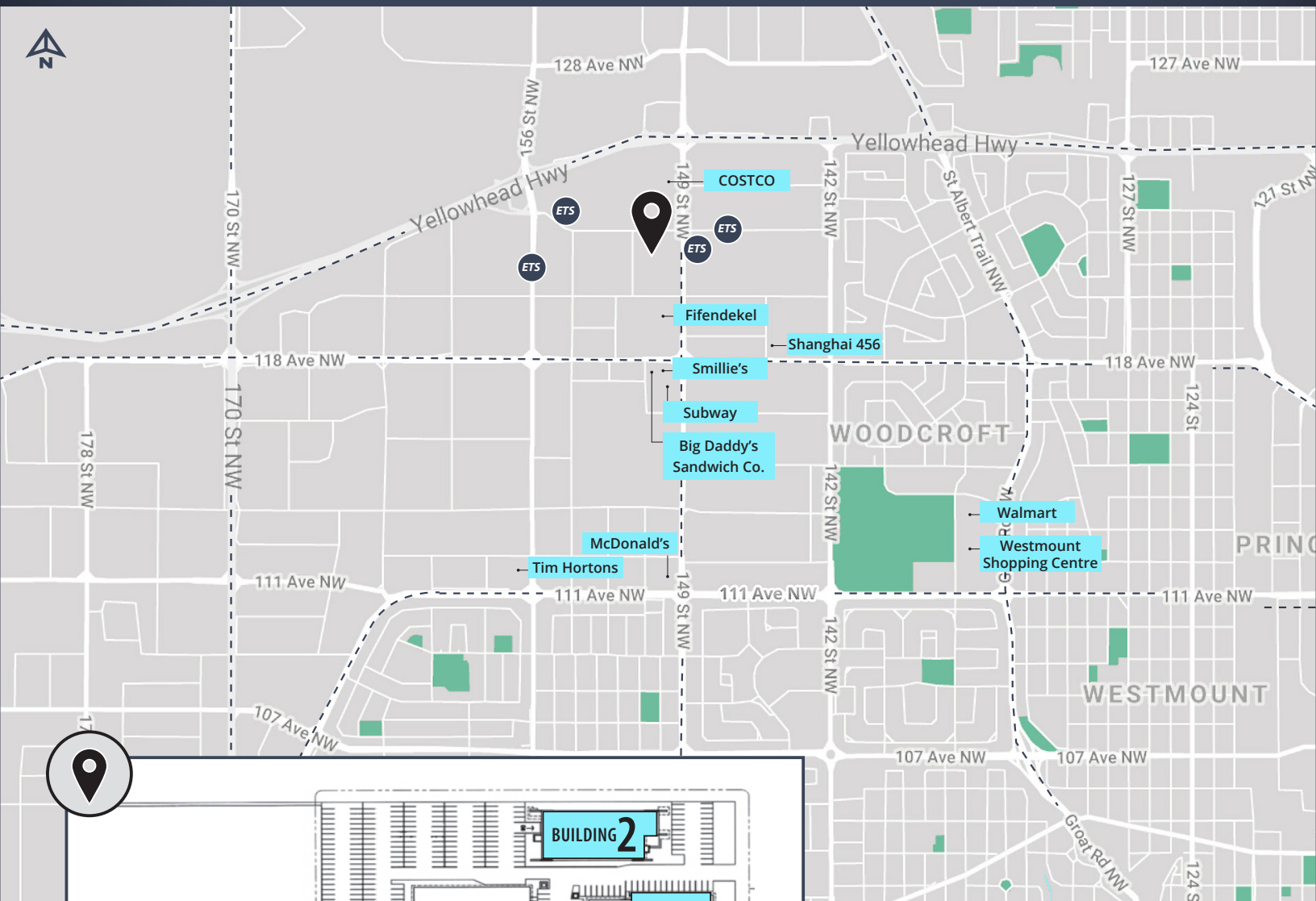
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Second Floor



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