

PARKWEST BUSINESS CENTRE

Building 1 | 14904 123 Avenue

Building 2 | 12340 149 Street

Building 4 | 15015 123 Avenue

EDMONTON, AB

AVISON
YOUNG



QUICK LOOK



Building 1
14904 123 Avenue

Available
Full Building: 17,435 sf

Turnkey Classroom Space

- Tenant amenities coming soon
- 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



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



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

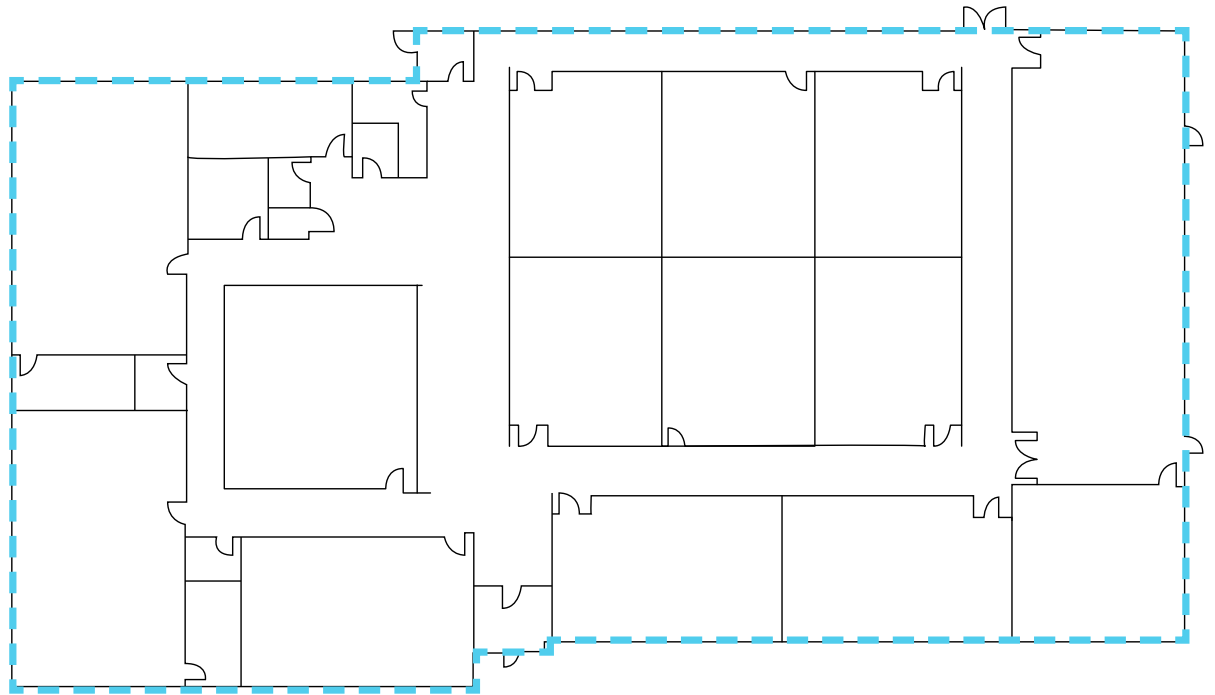
Additional Rent: \$13.50 psf (2026)



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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)

Net Rent: Starting at \$13.00 psf

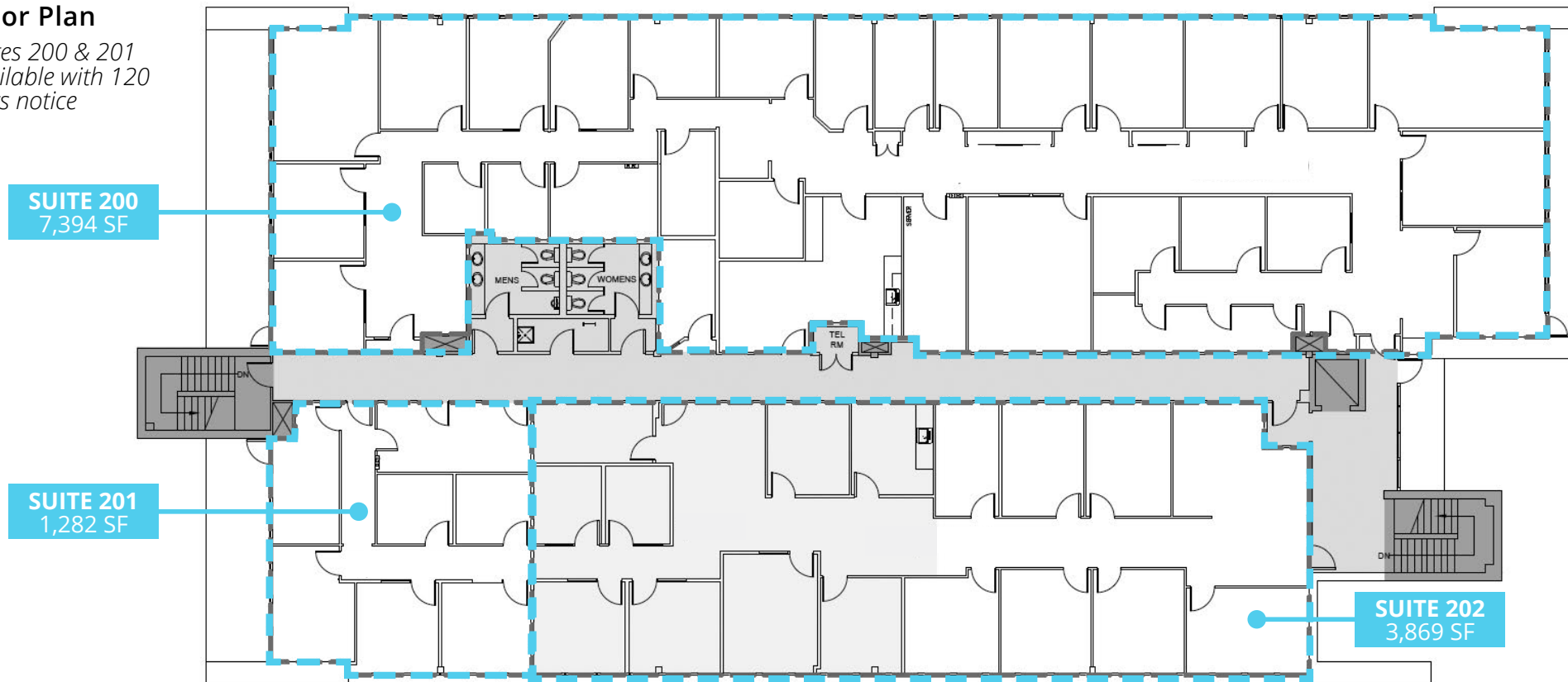
Additional Rent: \$13.50 psf (2026)



Newly installed lift

Floor Plan

Suites 200 & 201
available with 120
days notice



BUILDING 4

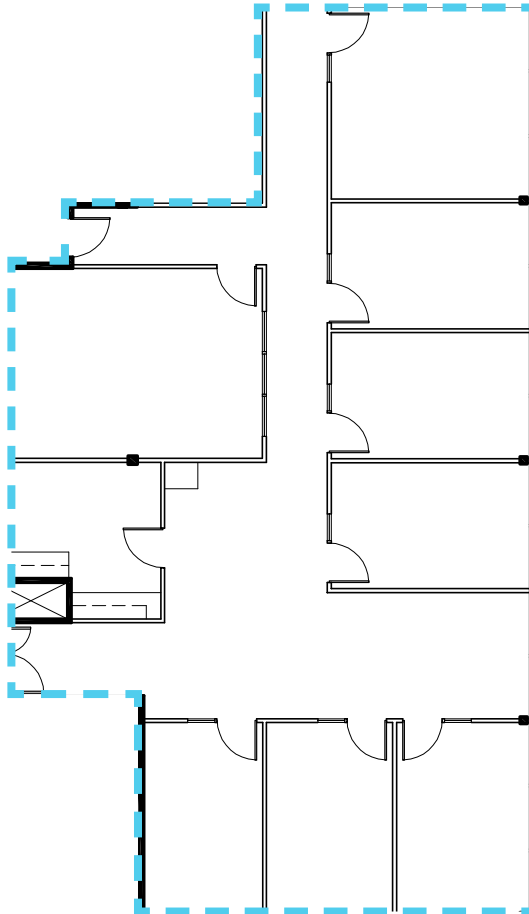
15015 123 Avenue

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

Net Rent: Starting at \$13.00 psf

Additional Rent: \$13.50 psf (2026)

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



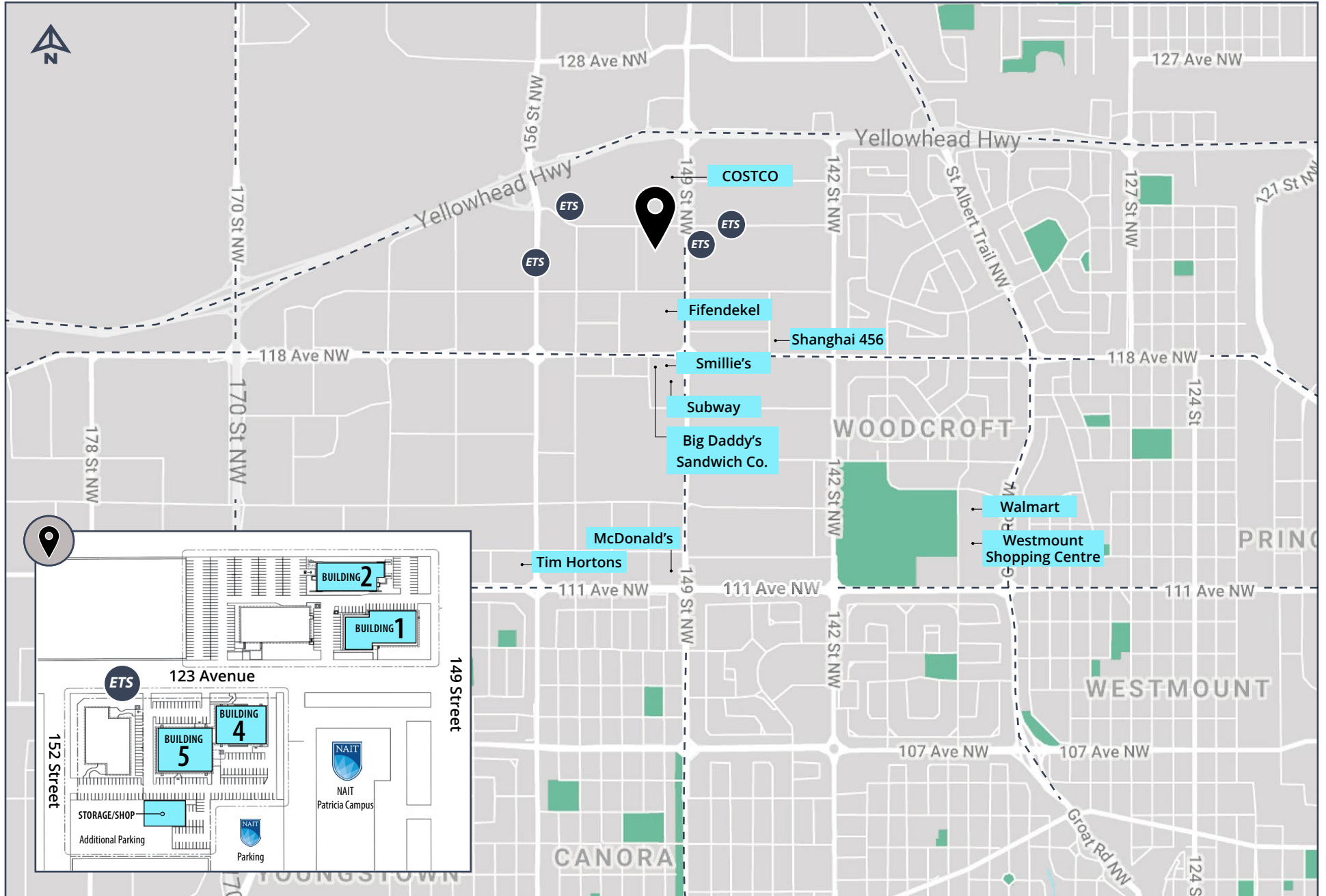
[360°](#) CLICK TO VIEW 360° TOUR



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

[360°](#) CLICK TO VIEW 360° TOUR







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