



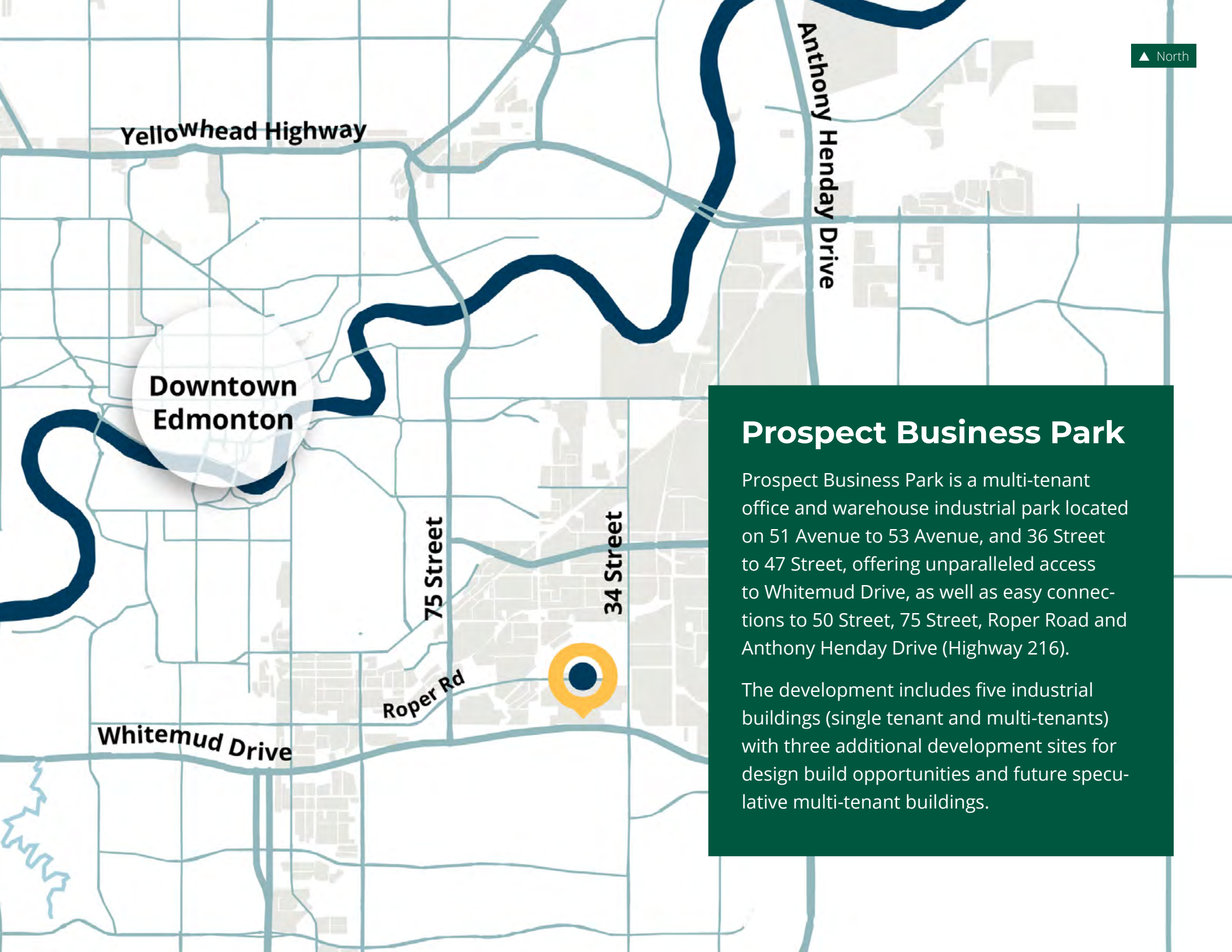
# PROSPECT BUSINESS PARK

51 Avenue - 53 Avenue & 36 Street - 47 Street,  
Edmonton, Alberta

**PROSPECT**  
BUSINESS PARK

**GWL** REALTY  
ADVISORS





Yellowhead Highway

Anthony Henday Drive

Downtown  
Edmonton

75 Street

34 Street

Roper Rd

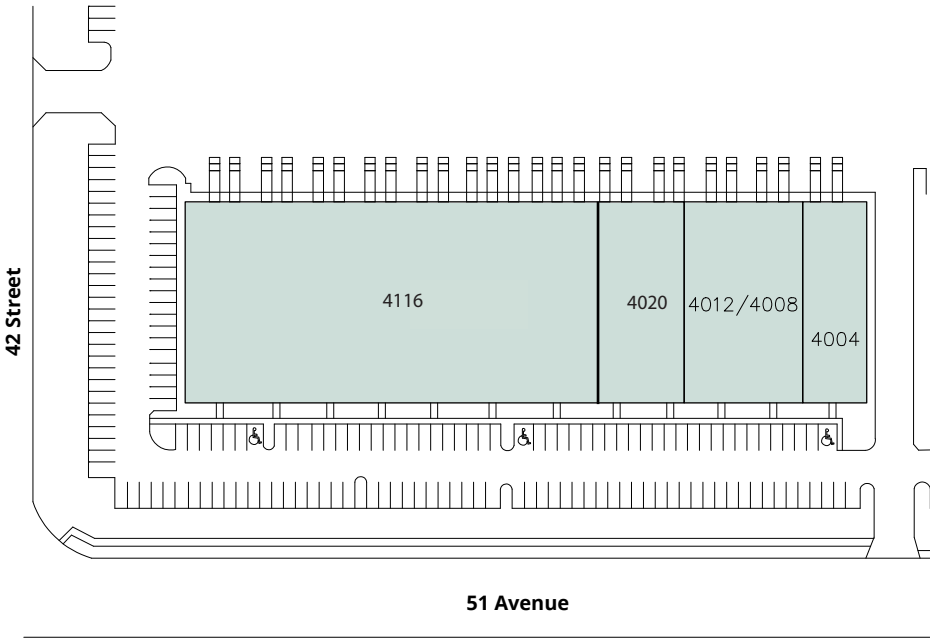
Whitemud Drive

## Prospect Business Park

Prospect Business Park is a multi-tenant office and warehouse industrial park located on 51 Avenue to 53 Avenue, and 36 Street to 47 Street, offering unparalleled access to Whitemud Drive, as well as easy connections to 50 Street, 75 Street, Roper Road and Anthony Henday Drive (Highway 216).

The development includes five industrial buildings (single tenant and multi-tenants) with three additional development sites for design build opportunities and future speculative multi-tenant buildings.

# 51 AVENUE BUSINESS CENTRE - PHASE I

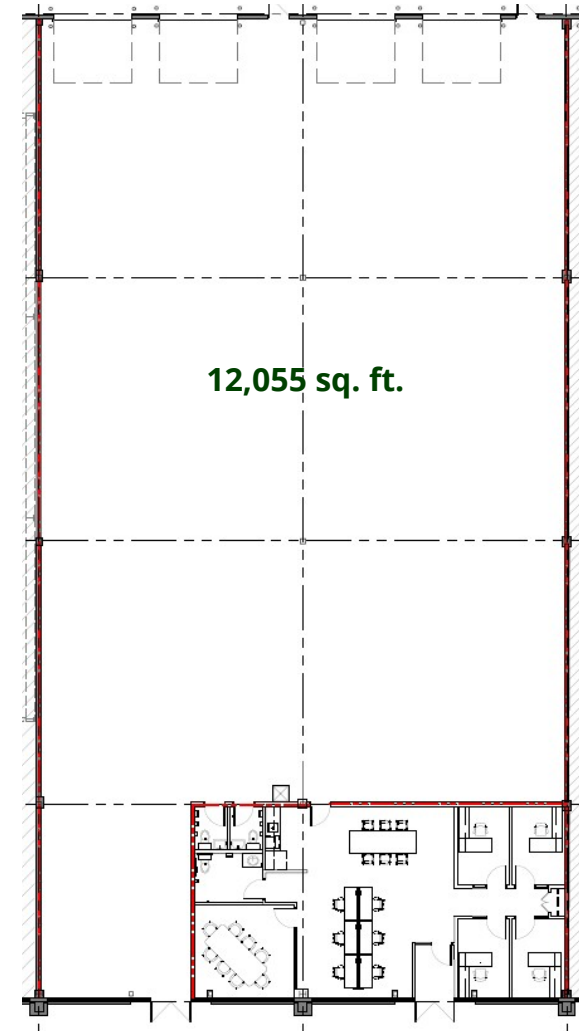




## Unit 4016

|                            |                                  |
|----------------------------|----------------------------------|
| <b>Address</b>             | 4016- 51 Avenue NW, Edmonton, AB |
| <b>Total Rentable Area</b> | 12,055 sq. ft.                   |
| <b>Proposed Office</b>     | 1,700 sq. ft.                    |
| <b>Zoning</b>              | BE - Business Employment         |
| <b>Ceiling Height</b>      | 24' Clear                        |
| <b>Loading</b>             | 4 grade loading - 10' x 12'      |
| <b>Power</b>               | 600 volt, 200 amps*              |
| <b>Lighting</b>            | LED                              |
| <b>Sprinklers</b>          | Yes                              |
| <b>Building Depth</b>      | 150' deep                        |
| <b>Lease Rate</b>          | Market                           |
| <b>Additional Rent</b>     | \$7.03/ sq. ft. (2026 est.)      |

\*To be confirmed by tenant



## Property Details

|                                            |                              |
|--------------------------------------------|------------------------------|
| <b>Zoning</b>                              | IL - Light Industrial        |
| <b>53 Avenue Business Centre Phase III</b> | Building B - 192,500 sq. ft. |
| <b>51 Avenue Business Centre Phase III</b> | Building C - 78,000 sq. ft.  |
| <b>Ceiling Height</b>                      | 28' clear                    |
| <b>Loading</b>                             | Mixed dock & grade           |

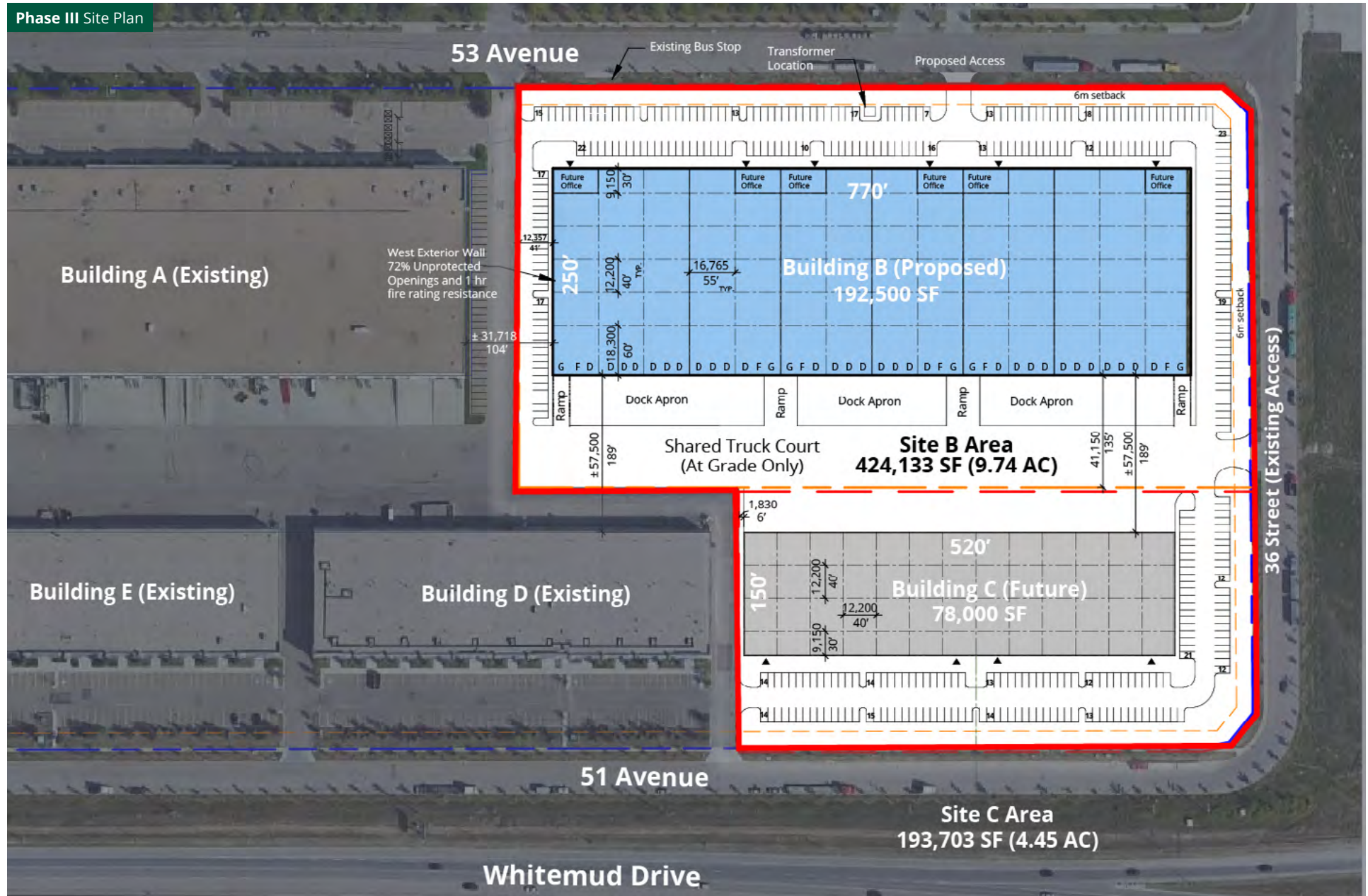


Phase III - Building B Rendering



# FUTURE DEVELOPMENT OPPORTUNITY - PHASE III

Phase III Site Plan





## Property Details

|                            |                                  |
|----------------------------|----------------------------------|
| <b>Address</b>             | 5103 - 36 Street<br>Edmonton, AB |
| <b>Total Rentable Area</b> | 220,000 sq. ft.                  |
| <b>Total Site Size</b>     | 11.79 Acres                      |
| <b>Zoning</b>              | IB - Industrial Business         |

Currently in pre-construction, this build-to-suit opportunity has unparalleled exposure to Whitemud Drive with approximately 99,600 vehicles per day.

The site has excellent access to 50 Street, 75 Street, Roper Road, Whitemud Drive, and Anthony Henday Drive. It is also in close proximity to various amenities along 34 Street and 50 Street.







## About GWL Realty Advisors

GWL Realty Advisors is a leading Canadian real estate investment advisor with a broad scope of management expertise in all asset classes. Our team has extensive experience in all facets of real estate investment, management and development in the office, industrial and multi-tenant sectors. Our vision is to shape the environment by exceeding the expectations of our investors, partners, tenants and employees. Our commitment is to deliver value with leading standards through integrity, innovation and teamwork. GWL Realty Advisors is a wholly-owned subsidiary of Canada Life.







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