

**AVISON  
YOUNG**

**For Lease**  
Commerce South Office Park  
8657 - 51 Avenue  
Edmonton, AB



## Building B

# Fitness centre, tenant lounge, golf simulator & cafe on site

Commerce South Office Park has excellent profile, location, exposure, signage, and branding opportunity for future tenants. Located within close proximity to Whitemud Drive at Roper Road and 86th Street.

## Get more information

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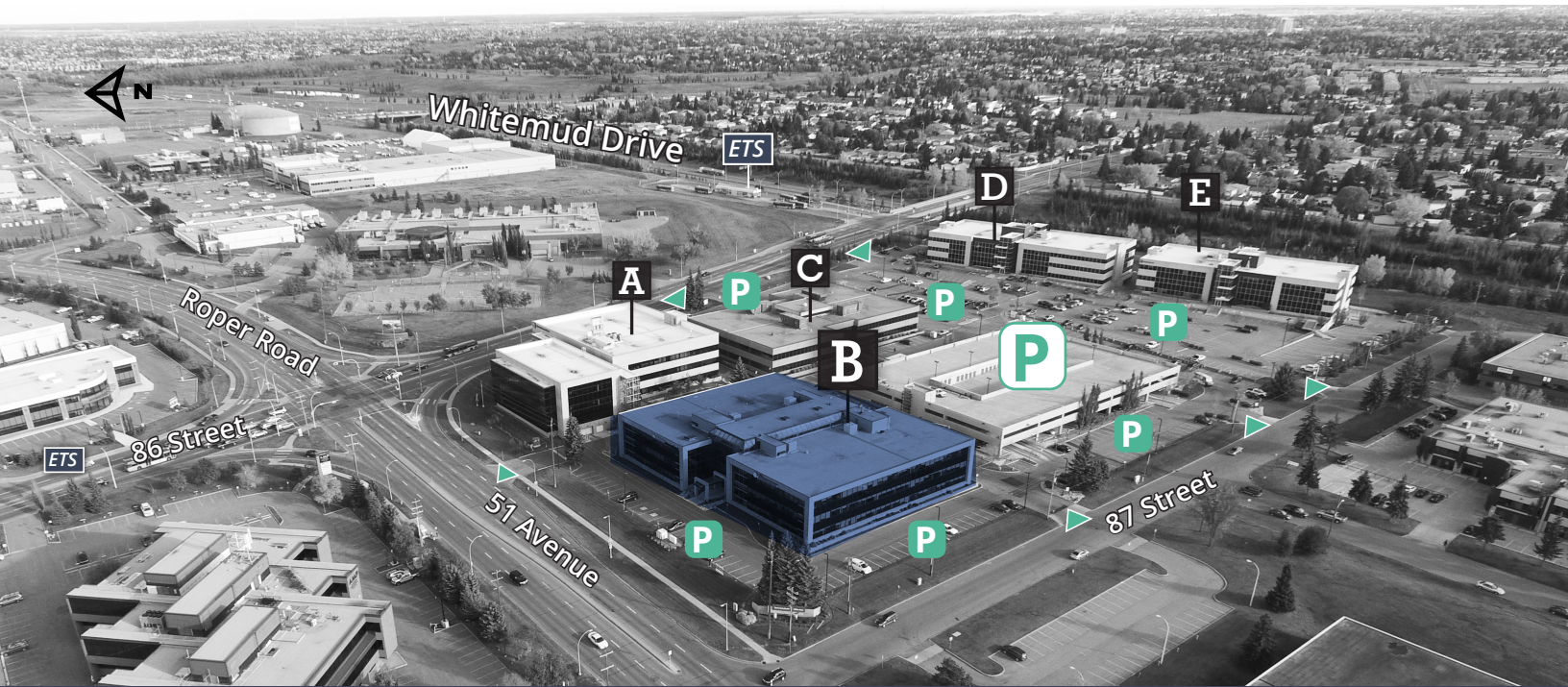
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▲ Street Access    P Surface Parking    P Parkade

### Property Description

- Renovated in 2010
- Class A LEED, Silver office building
- Features a three storey atrium offering an abundance of natural light
- Building is equipped with TELUS & Shaw fibre optics
- Tenants have access to the fitness facility and tenant lounge featuring a golf simulator located in the building
- Cafe located in the building
- Excellent signage exposure to 51st Avenue & 86th Street



Situated with easy access to major arterials and nearby amenities



Top of class ownership by Sun Life Investment Management and management by BentallGreenOak



Minutes from Davies Transit Centre and future LRT station



Fitness Facility (Building B)



Tenant Lounge (Building B)



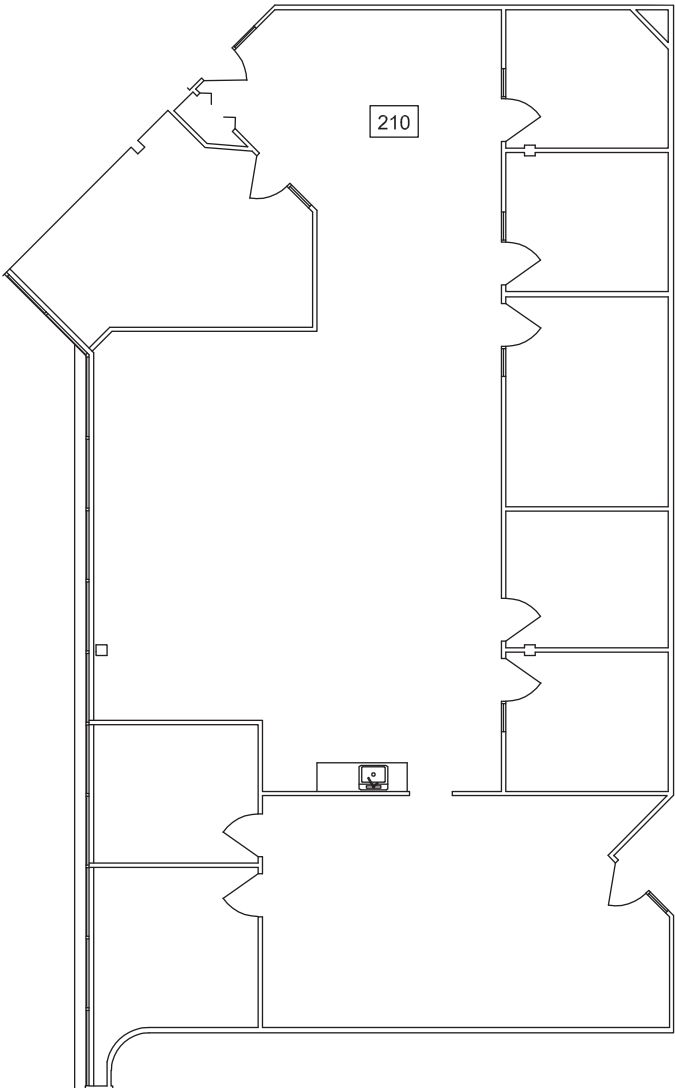
Tenant Lounge (Building B)



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Available Area:	<b>Second Floor</b> Suite 210: 3,471 sf <i>Available May 1, 2025</i>
HVAC Hours:	6:00 am - 6:00 pm M-F
Base Rent:	Starting at \$10.00 psf
Additional Rent:	\$16.09 psf (2025) <i>*Includes utilities and in-suite janitorial</i>
Parking:	3/1,000 sf reserved surface stalls \$25.00/mo





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8657 - 51 Avenue, Edmonton



### Drive Times

Davies Station LRT	3 Mins	Sherwood Park	19 Mins
Whyte Avenue	11 Mins	Beaumont	21 Mins
Anthony Henday	11 Mins	International Airport	22 Mins
Downtown	17 Mins	Yellowhead Trail	26 Mins
West Edmonton Mall	19 Mins	St. Albert	36 Mins

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