



# Commerce South 2

Suburban A Class Sublease Opportunity

8560 Roper Road  
Edmonton, Alberta

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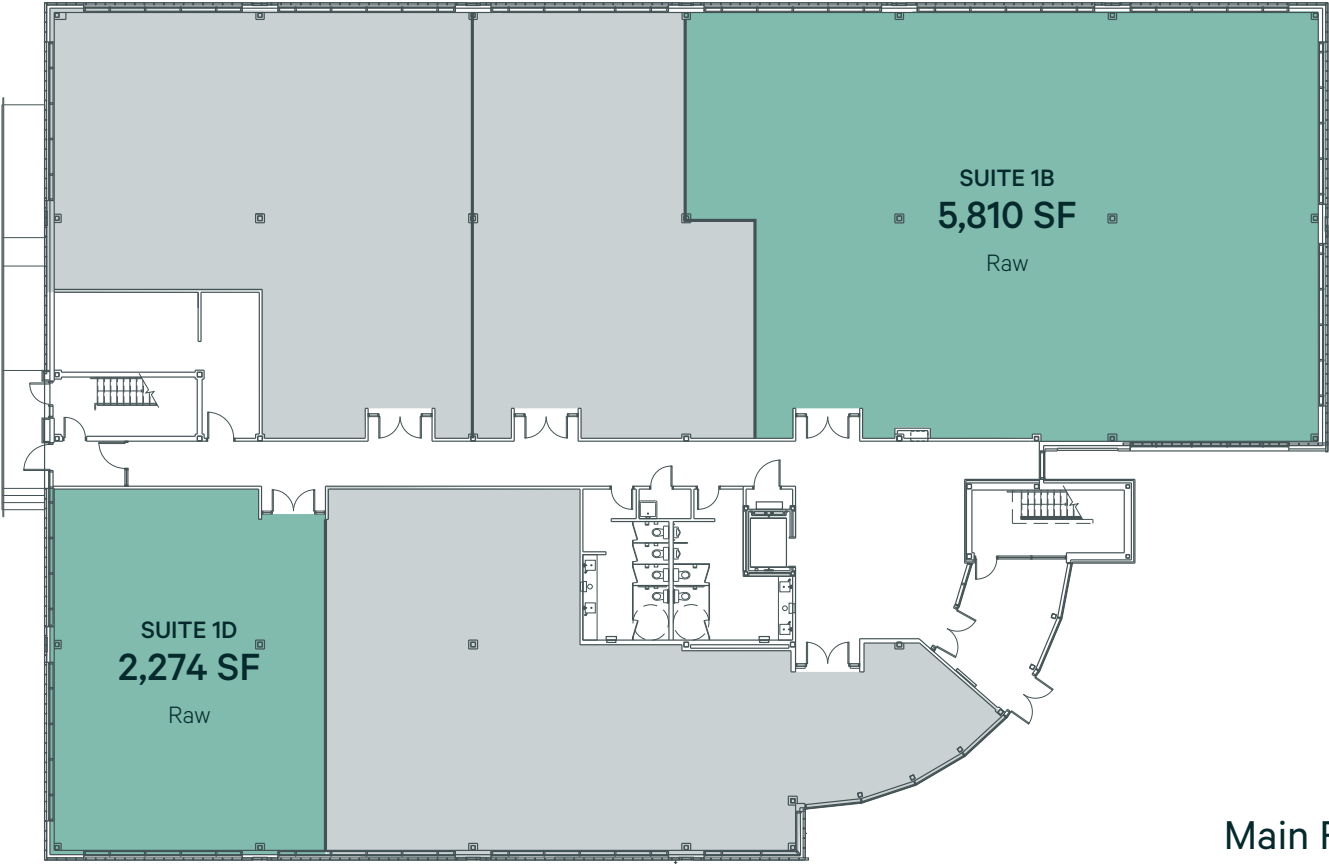
Suite 1B

# Sublease Details

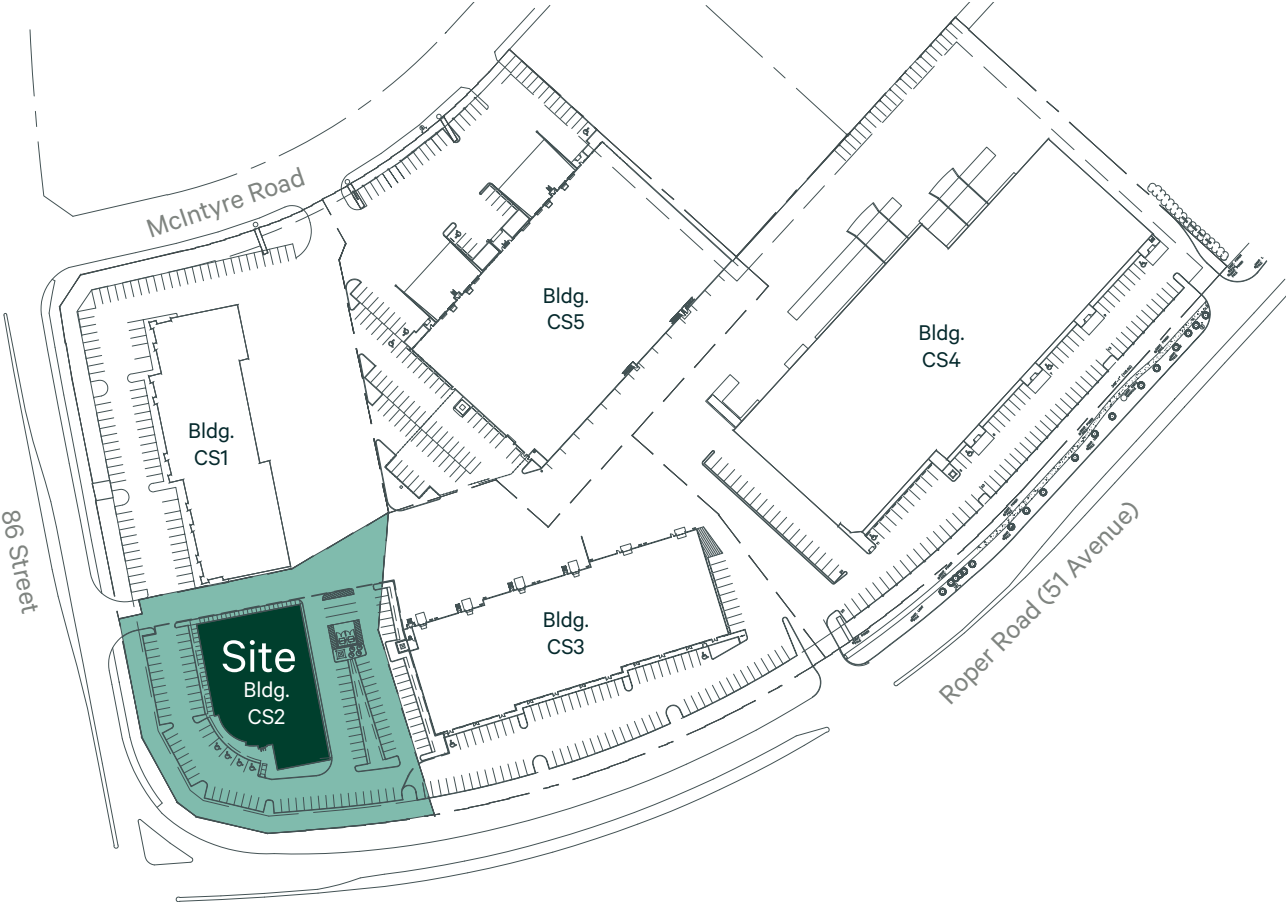
<b>Property Address</b>	8560 Roper Road
<b>Year Built</b>	2015
<b>Ceiling Height</b>	10'
<b>Barrier Free Access</b>	Yes
<b>Fibre Optics</b>	Available (Telus)
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<b>Net Rental Rate</b>	\$3.00 / SF
<b>Operating Costs</b>	\$15.22 / SF (2025)
<b>Parking Details</b>	Surface Parking
<b>Sublease Expiry</b>	September 29, 2027

## Property Highlights

- + Exceptional Suburban A Class Building
- + Great exposure & branding opportunities
- + Easy access to major arterials & amenities
- + Excellent natural light & high ceilings
- + LEED Silver Building
- + Professionally owned & managed



Main Floor Plan



Site Plan

