

FOR LEASE

BAY PLAZA OFFICE

NAI Commercial



3118 PARSONS ROAD | EDMONTON, AB | 2ND FLOOR WALK UP

PROPERTY DESCRIPTION

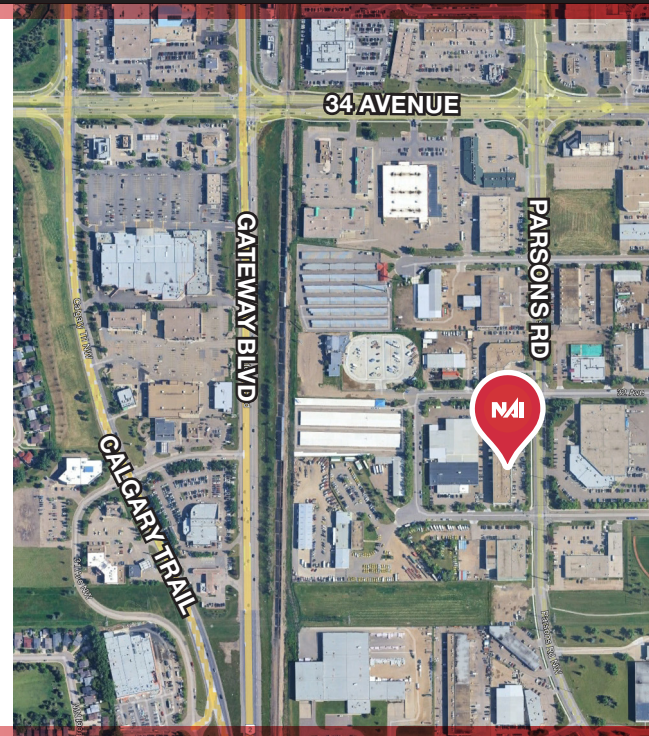
- Bright ±1,200 sq.ft. 2nd floor walk-up office built out as hair salon/spa.
- Premises feature reception, open work area, three (3) private offices, washroom, and staff area.
- Suitable for professional or personal service use.
- Potential for current sub-tenant to sublease one room.
- Desirable South-Central location with excellent exposure and access to Parsons Road.

HARRIS VALDES

Associate
778 386 1032
hvaldes@naiedmonton.com

DON ROBINSON

Senior Associate
780 655 5667
drobinson@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



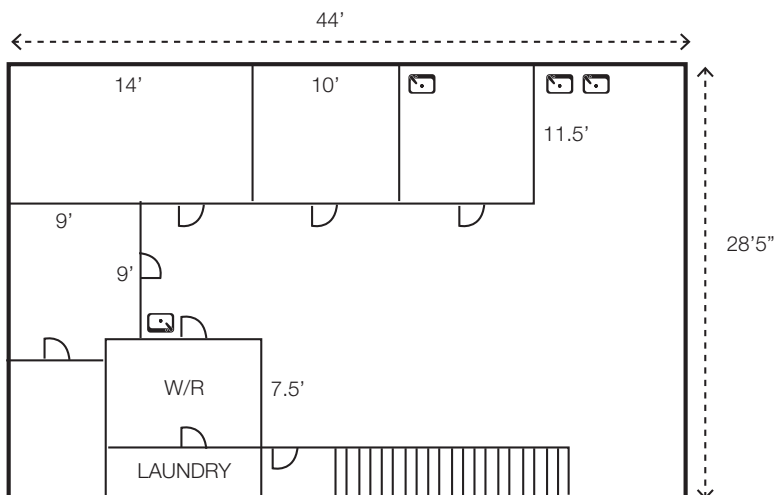
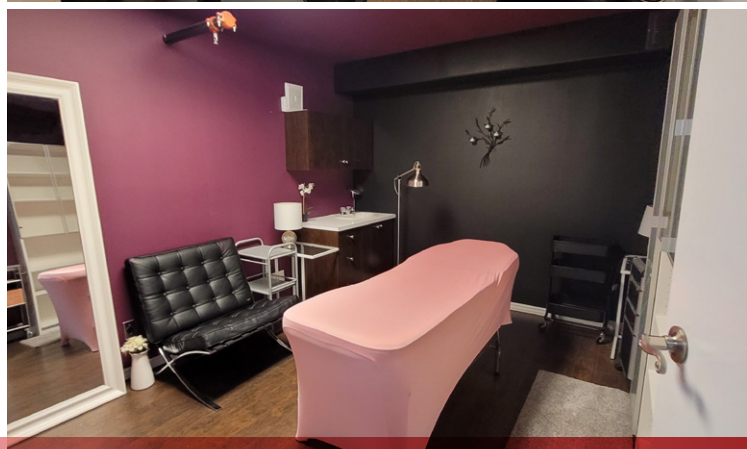
780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

SIZE AVAILABLE	1,200 sq.ft.±
LEGAL DESCRIPTION	Condominium Plan 0122871, Unit 4
ZONING	Business Employment (BE)
AVAILABLE	Aug 1, 2026
GROSS LEASE RATE	\$22.00/sq.ft./annum (2026 estimate) includes property taxes, building insurance, common area maintenance, management fees and utilities (gas, water and power)



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAI EDMONTON.COM

_DR26