

Prominent southside office space for lease

Servus Corporate Centre | 151 Karl Clark Road NW, Edmonton , AB



Taylor Riar

Vice President
+1 780 969 3022
taylor.riar@colliers.com

Charlie Lund

Sales Assistant
+1 780 969 3047
charlie.lund@colliers.com

Property Overview

Servus Corporate Centre

Located just south of the high-profile intersection of 99th Street and 23rd Avenue, Servus Corporate Centre presents professional users with an opportunity to lease fully developed office space in a high-exposure location.

The building offers a professional and modern design with large and efficient floor plates that can be demised for flexible, multi-tenant layouts.

Situated in the Edmonton Research Park, adjacent to South Edmonton Common, Servus Corporate Centre offers prime exposure to over 20,000 vehicles per day.

Address	151 Karl Clark Road NW
Available Area	41,217 square feet
Net Rent	Market
Operating Costs	\$15.14 / SF (2026)
TI Allowance	Negotiable
Parking	Ample surface stalls <i>(Approx. 6 stalls per 1,000 SF)</i>
Furniture	Negotiable
Zoning	BE (Business Employment)
Year Built	2006 (Renovated in 2010)



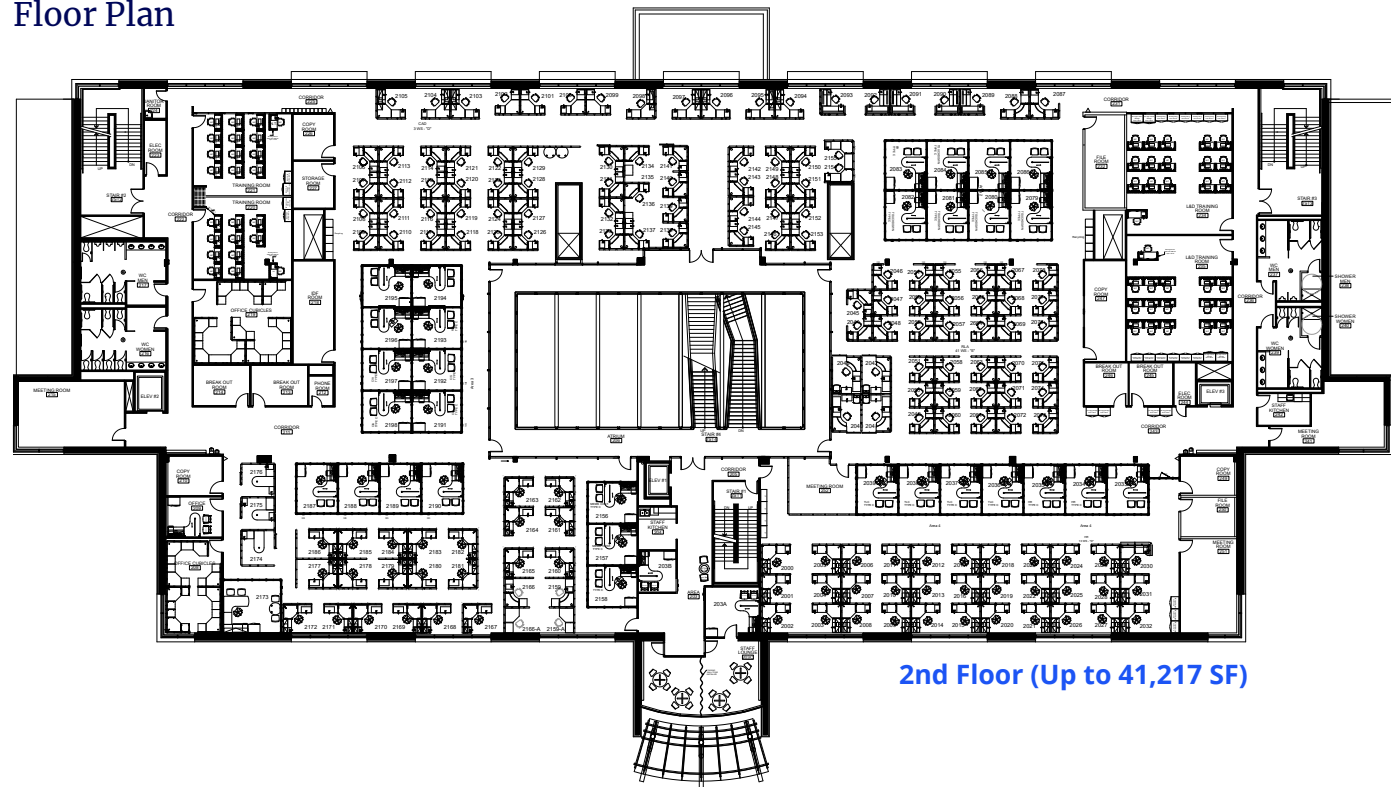
Large, Demisable Floor Plate

Flexible Suite Sizes and Buildouts Available

- Up to 41,217 square feet of developed, furnished office space
- Large and efficient floor plate

Property Details

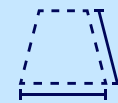
Floor Plan



2nd Floor (Up to 41,217 SF)

Building Features

- LEED Silver certified design, revitalized in 2010
- High-performance building envelope with extra layers of insulation and cladding
- Innovative mechanical systems, which improved energy efficiency by 42% following renovations
- High efficiency windows and south-facing sun shades
- Central atrium with ample natural light and fresh air



41,217
SF available



High quality,
functional office
build out in place



Modern office
furniture available
for use



Prominent location
offering exposure and
access to amenities



Ample parking
stalls on site for
staff and visitors



151 Karl Clark Road NW



Prime Southside Location

Servus Corporate Centre is prominently located within the Edmonton Research and Development Park, just south of the high-profile intersection of 99th Street (Parsons Road) and 23rd Avenue, and directly east of South Edmonton Common.

Being located adjacent to the South Edmonton Common shopping centre provides tenants with unparalleled access to every type of amenity they could possibly require throughout their day – food, shopping, grocery, fitness, banking, and a variety of other entertainment and service venues are all available directly across the street.

With it’s strategic south-central location, Servus Corporate Centre offers convenient access to numerous major arterials, including Calgary Trail/Gateway Blvd, Anthony Henday Drive, 99th Street, and 23rd Avenue. This provides tenants with accessibility throughout the Greater Edmonton area, with short drive times to the International Airport, downtown core, and Nisku/Leduc.

Situated directly on Parsons Road, tenants within the building are also provided with prime exposure to over 20,000 vehicles per day.

Drive Times

South Edmonton Common	1 minute
YEG International Airport	15 minutes
Downtown Core	24 minutes
Nisku	18 minutes



Even More Amenities Available at South Edmonton Common...

Restaurants	Fast Food	Shopping	Entertainment
Boston Pizza	McDonalds	Real Canadian Superstore	Planet Fitness
The Keg	Five Guys	H&M	Cineplex Odeon
Joey South Common	Harvey’s	Bulk Barn	REC Room
Earls	Booster Juice	London Drugs	Activate Edmonton
Moxies	Starbucks	Sportchek	Chuck E Cheese
Blanco Cantina	Dairy Queen	IKEA	Mastermind Toys



Colliers Macaulay Nicolls Inc.

1700 Bell Tower
10104 - 103 Avenue
Edmonton, AB T5J 0H8
+1 780 420 1585

Taylor Riar

Vice President
+1 780 969 3022
taylor.riar@colliers.com

Charlie Lund

Sales Assistant
+1 780 969 3047
charlie.lund@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc.



collierscanada.com