

Office Space for Lease



FOR LEASE - Available July 2026



9705-21 Ave NW (Edmonton, AB)
Within South Edmonton Common



Features:

- 6,570 sf main floor office area.
- Attractive, modern design and finishes.
- Surface parking available.
- Located within South Edmonton Common - one of the City's busiest shopping centres.
- Over 67,000 visits per day to the site.
- Available on-site signage and marketing assets.

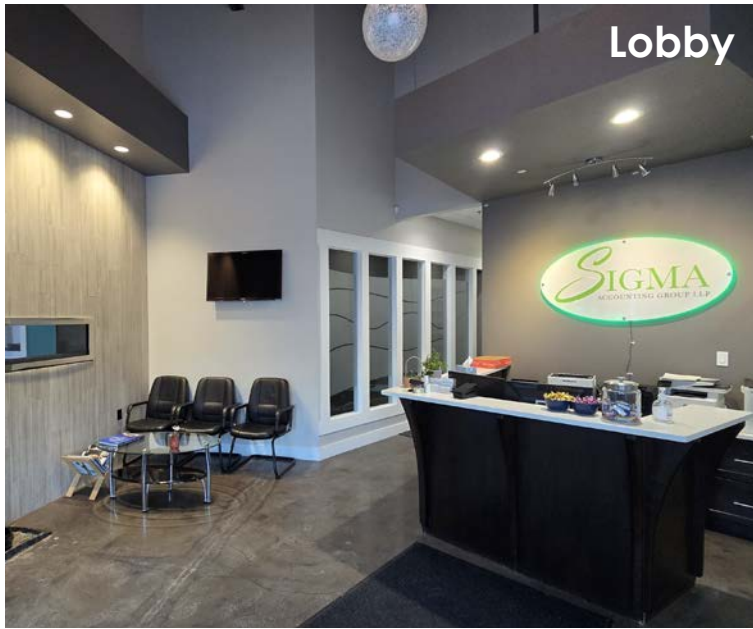
Passing Traffic

- Over 86,000 vehicles per day on Gateway Blvd/Calgary Trail.
- Over 20,000 VPD on Parsons Road.

For More Information

Ashley Simpson
Director, Property Management
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Photos - Workspaces



Lobby



Meeting Room



Main Boardroom



Larger Office
(3 rooms)



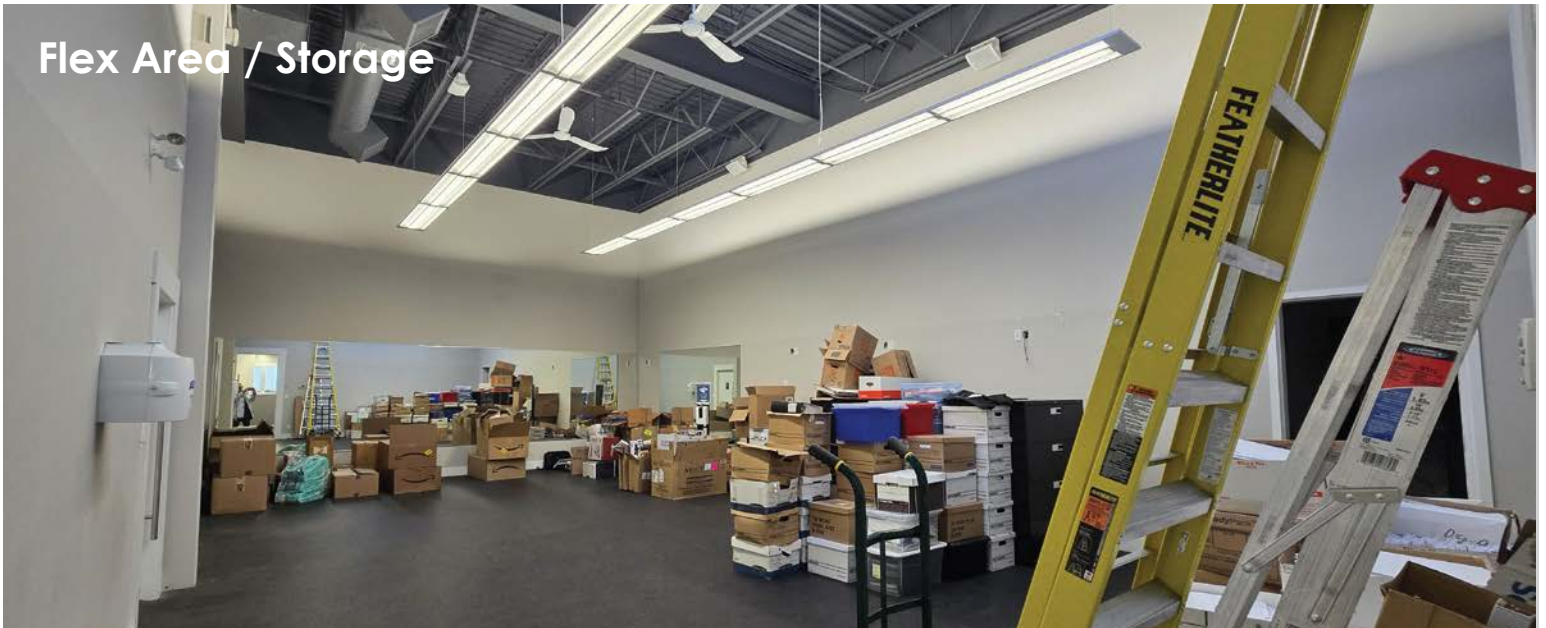
Regular Office
(9 rooms)

Photos - Amenities

Washroom



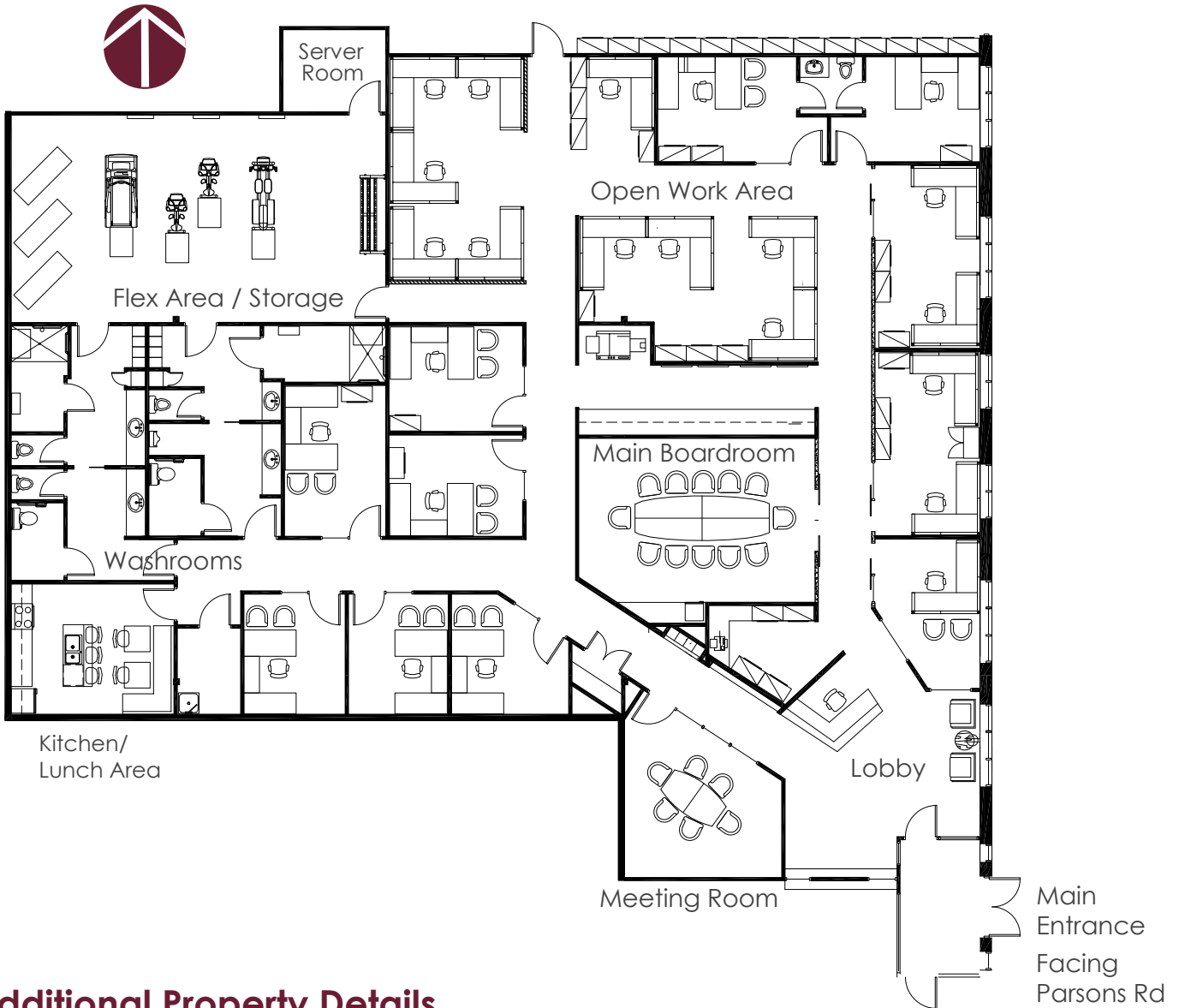
Flex Area / Storage



Kitchen



Site Details



Additional Property Details

Area Size	6,570 sf
Zoning	DC2
Availability	July 2026
Op Costs PSF	\$3.57
Property Tax PSF	\$7.56 (2026 Estimate)
Parking	Surface Parking (17 stalls total adjacent, numerous stalls within South Edmonton Common in general.
Amenities	Office furniture available
Assets Available	Pylon signage along Parsons Road (additional monthly cost - based on availability) Digital Signage on building (no extra fee) South Edmonton Common website (no extra fee)

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Area Amenities



Top Class Retail and Services at your Doorstep

By positioning your business in the heart of one of North America's largest open-air retail power centers, you gain unparalleled brand visibility and effortless accessibility for both clients and employees. Your team will benefit from an amenity-rich environment where world-class dining, fitness, and essential services are just steps from the office door, significantly enhancing daily productivity and workplace satisfaction.

Be seen and easily accessed along Edmonton's most active highways and roads, while being next door to your essential retail needs.

- Unmatched Convenience: Over 150+ shops and restaurants nearby for meetings and errands.
- Superior Connectivity: Immediate access to Gateway Blvd and Anthony Henday Drive.
- Employee Retention: A "live-work-play" atmosphere that modern professionals crave.
- Ample Parking: Stress-free, expansive parking options for staff and visitors.

Major Retailers and Restaurants Nearby



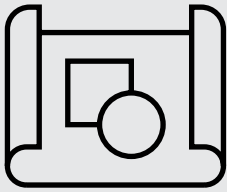
Business Areas Nearby



Ellerslie Industrial
Parsons Industrial
Strathcona Industrial

Site Features

Large
Flex Area



Multiple
Fitness
Options

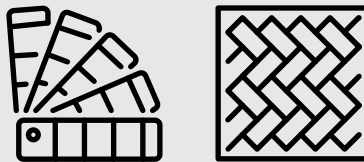


- Evolve Strength
- Planet Fitness
- Reformed Pilates
- Club Pilates
- Yoyalife Studios

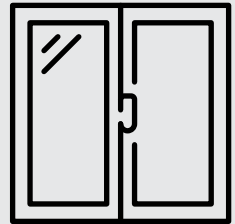
Showers &
Locker Room



Boutique
Interior
Design



Large Windows
and Natural
Light



Furniture
Included



Numerous
Parking Stalls



Transit
connectivity

