

The Colliers logo is located in the top right corner of the image. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background. Below the text are three horizontal stripes in yellow, red, and blue.The main image shows a modern, multi-story commercial building with a prominent glass facade. The word "LANDMARK" is displayed in large, dark letters on the upper part of the building's exterior. The building is situated in a parking lot with several cars parked. In the foreground, there are some bushes with autumn-colored leaves. The sky is clear and blue.

LANDMARK

1103 - 95 Street SW, Edmonton | AB

# Landmark Business Centre **for lease**

Professionally finished main floor office and showroom space available immediately. Located in the heart of the rapidly growing Summerside area, this well-developed space offers an exceptional opportunity for business seeking a high-exposure and move-in ready location in the Ellerslie corridor.

## **Brenton Chung**

Senior Associate  
+1 780 969 2981  
brenton.chung@colliers.com

## **Fahad Shaikh, CPA, CA**

Senior Vice President  
+1 780 969 3008  
fahad.shaikh@colliers.com

# Property Overview

**Address:** Suite 301, 1103 - 95 Street SW  
**Year Built:** 2012  
**Rentable Area:** 6,251 SF  
**Net Rent:** \$26.00 / SF  
**Additional Rent:** \$12.00 / SF (2025)

**Parking:** 3.9: 1,000 SF surface & under-ground stalls  
**Signage:** Pylon signage available  
**Zoning:** EIB (Ellerslie Industrial Business)  
**Available:** Immediately  
**Improvement Allowance:** Negotiable

## Key Highlights



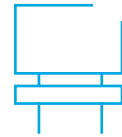
Easy access to major arterial roads



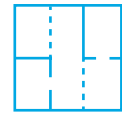
Numerous restaurants and amenities nearby



Surface and underground parking available



High exposure pylon signage opportunity



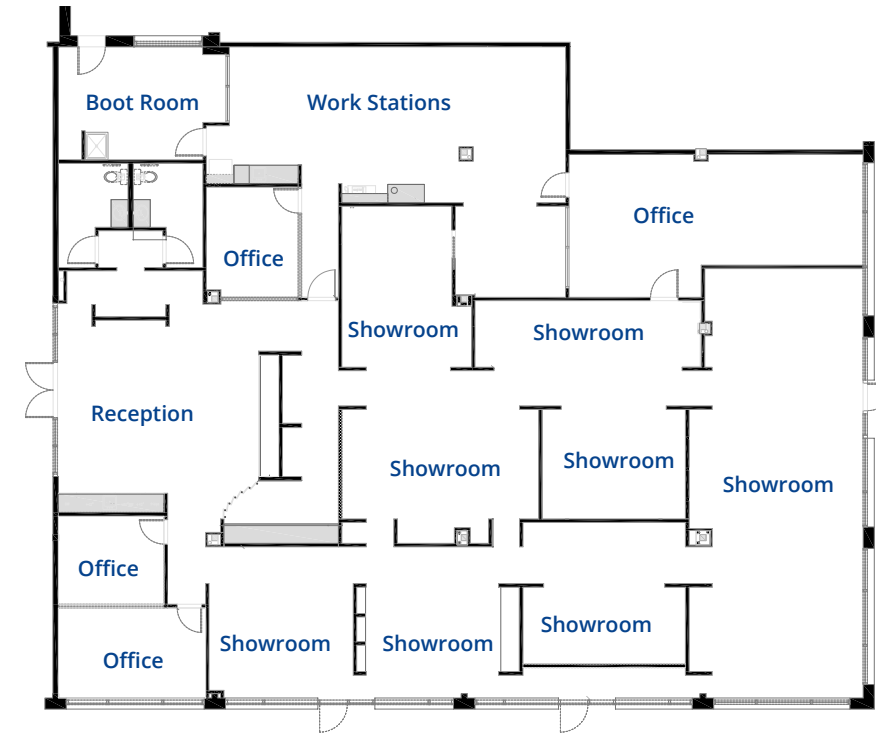
Various buildout options available



Ideally located in Summerside neighborhood



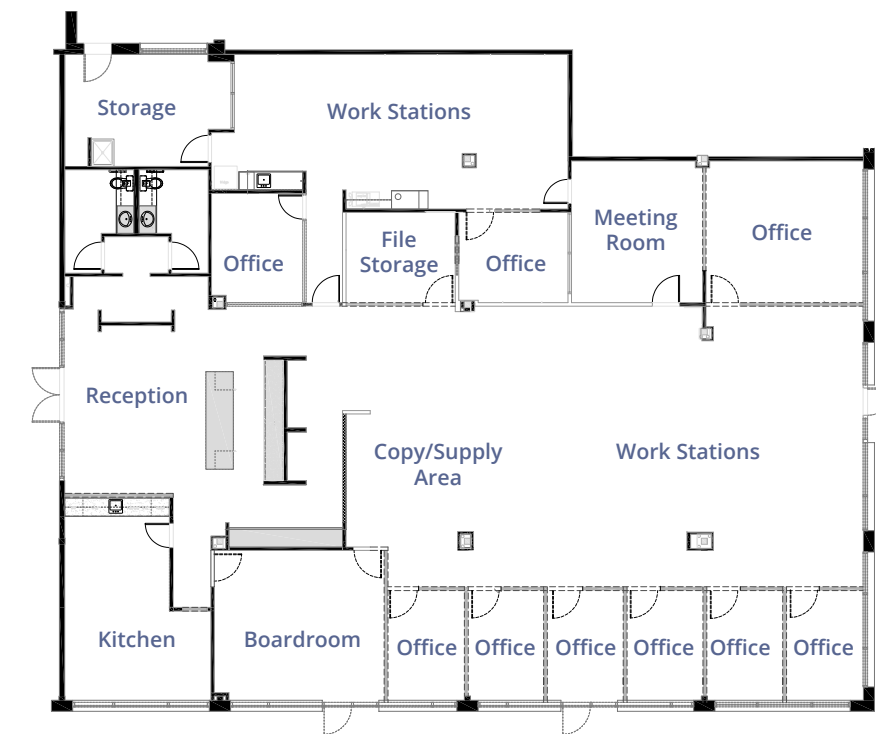
## Main Floor As-is Plan | Suite 301



6,251 SF

- 4 offices
- Open work areas
- 8 showroom areas
- Reception area
- Kitchenette
- Storage
- Washrooms

## Concept Plan



Proposed Build Out

- 9 offices
- Open work areas
- Meeting room
- Boardroom
- Kitchen
- Reception area
- Storage
- Washrooms

## Building Energy Saving Initiatives

- Combination of R30 & R20 insulation
- Air warming solar wall
- Heat recovery ventilators
- Shallow floor for optimal light penetration
- Daylight sensors on lights
- Low flow plumbing fixtures
- Power producing and shading solar panels







Summerside

Blackmud Creek

Ellerslie Crossing

South Edmonton Common

1103 - 95 Street SW, Edmonton | AB

**Brenton Chung**

Senior Associate  
+1 780 969 2981  
brenton.chung@colliers.com

**Fahad Shaikh, CPA, CA**

Senior Vice President  
+1 780 969 3008  
fahad.shaikh@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 © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc.

[View Online Listing](#)