

BGO
Properties

**Modern office spaces
in South Edmonton
business hub**

**COMMERCE SOUTH
OFFICE PARK**

PRIME ACCESS. PROFESSIONAL SPACE. LASTING IMPRESSION.

Built in 2014, Commerce South Office Park presents a premier opportunity to lease office space within a well-established south Edmonton business node. This five-building complex is comprised of:

- Building A (8615 - 51 Avenue NW)
- Building B (8657 - 51 Avenue NW)
- Building C (5008 - 86 Street NW)
- Building D (4811 - 86 Street NW)
- Building E (4803 - 87 Street NW)

The property offers tenants and clients seamless connectivity to Whitemud Drive, Roper Road, Davies Transit Centre, and the Valley Line LRT. Employees also benefit from their access to a suite of amenities on site. Supported by institutional ownership and professional management, Commerce South Office Park delivers a refined workplace environment designed to support productivity, tenant experience, and business growth.

CERTIFICATIONS



BOMA BEST
SUSTAINABLE • GOLD



Fitwel®
Viral Response
Certified



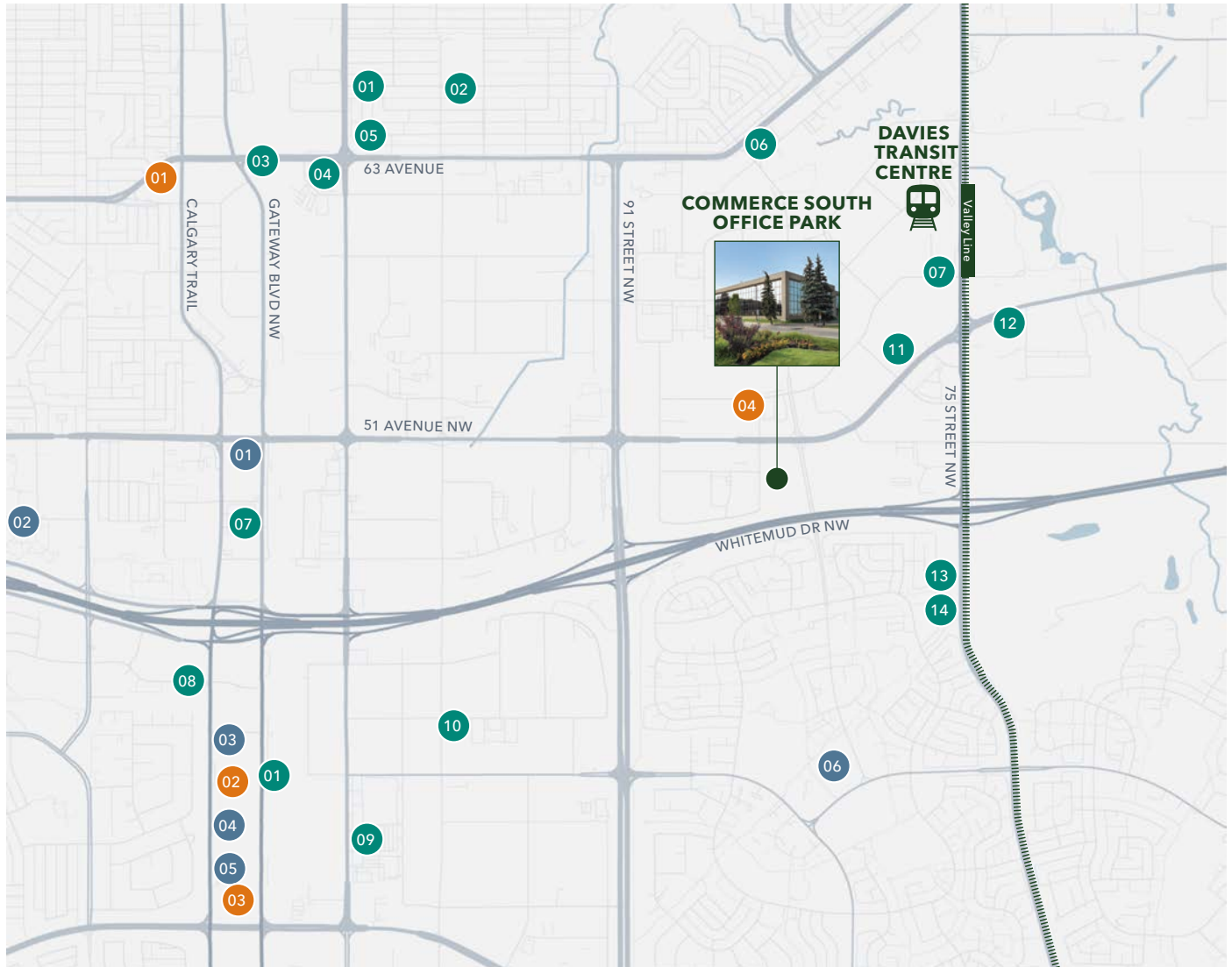
AN AMENITY-RICH WORKPLACE ENVIRONMENT

At Commerce South Office Park, tenants have access to an array of on-site amenities that add convenience and balance to their work days. The complex features a café located in Building B; tenant lounge with conference centre space, assorted games, and a golf simulator; a well-equipped fitness centre; change rooms, lockers, and shower facilities; and underground parking.



CONVENIENT ACCESS TO EVERYDAY ESSENTIALS

Positioned in a highly accessible south Edmonton location, Commerce South Office Park places tenants within minutes of transit, dining, fitness, and everyday services.



RESTAURANTS

- 01 Liberta Coffee Lab
- 02 Red Goose Restaurant
- 03 Vienna Bakery
- 04 Sushi Aroma
- 05 Luna Mexican
- 06 Tim Hortons
- 07 Krispy Kreme
- 08 Gogi Korean BBQ

- 09 Hanjan South
- 10 Ambala Chaat House
- 11 Continental Treat Bistro
- 12 Cebuchon
- 13 Tim Hortons
- 14 McDonald's

RETAIL

- 01 Shoppers Drug Mart
- 02 Southgate Centre

- 03 Walmart Supercentre
- 04 H-Mart
- 05 T&T Supermarket
- 06 Millbourne Market Mall

FITNESS

- 01 Anytime Fitness
- 02 GoodLife Fitness
- 03 GYMVMT
- 04 Flourish Fitness

FOR LEASE

BUILDING A | 8615 - 51 AVENUE

SUITE 100

9,202 SF

OFFICE HIGHLIGHTS

- Large reception area
- Kitchen
- Open workspace
- Ample natural light

HVAC HOURS

Monday - Friday

7:00am - 5:00pm

PARKING

3/1,000 SF comprised of:

- 1/1,000 SF reserved underground stalls
\$100.00/month
- 2/1,000 SF reserved surface stalls
\$50.00/month

BASE RENT

Starting at \$19.00 PSF

ADDITIONAL RENT

\$14.54 PSF (2026)

Includes utilities and in-suite janitorial



FOR LEASE

BUILDING A | 8615 - 51 AVENUE NW

SUITE 100

9,202 SF

COLLABORATIVE

STAFFING (49 TEAM MEMBERS)

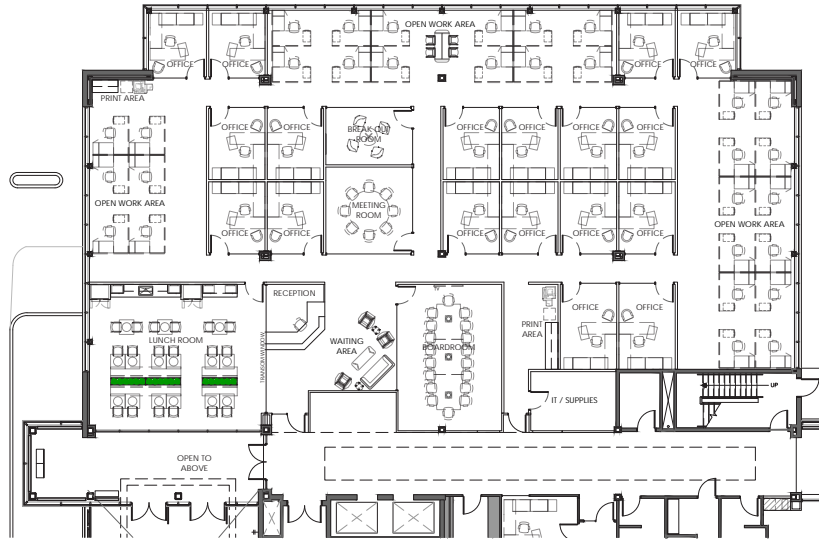
- 18 Offices
- 30 Workstations
- 1 Reception

SECONDARY SPACES

- Waiting area (seats 5)
- Boardroom (seats 18)
- Meeting room (seats 8)
- Breakout room (seats 4)
- Lunch room (seats 30)

UTILITY SPACES

- 2 Print Areas
- 1 IT/Supplies Room



TRADITIONAL

STAFFING (54 TEAM MEMBERS)

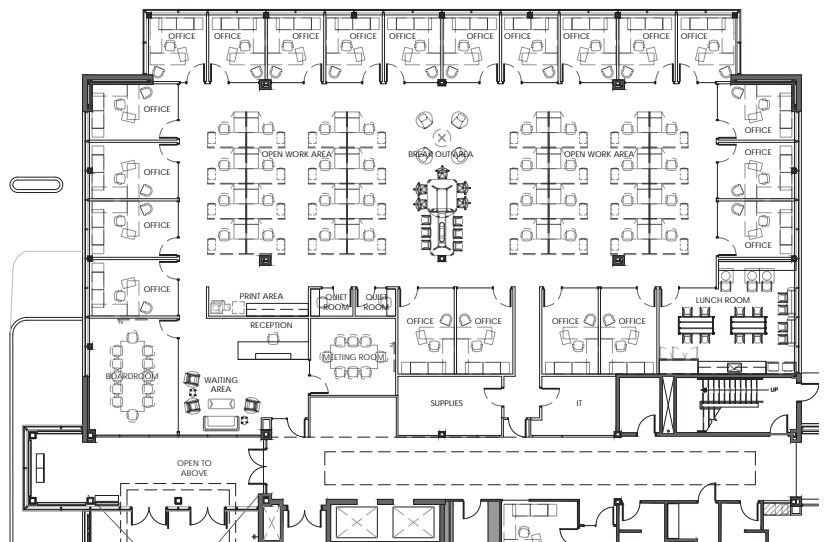
- 21 Offices
- 32 Workstations
- 1 Reception

SECONDARY SPACES

- Waiting area (seats 5)
- Boardroom (seats 12)
- Meeting room (seats 8)
- 2 Quiet Rooms (seats 1)
- Breakout room (seats 15)
- Lunch room (seats 18)

UTILITY SPACES

- 2 Print Areas
- 1 IT Room
- 1 Supplies Room



Collaborative and Traditional feasibility plans on this page are conceptual floor plans and do not reflect the existing buildout.

FOR LEASE

BUILDING B | 8657 - 51 AVENUE NW

SUITE 210

3,301 SF

HVAC HOURS

Monday - Friday, 6:00am - 6:00pm

PARKING

3/1,000 SF reserved surface stalls
\$50.00/month

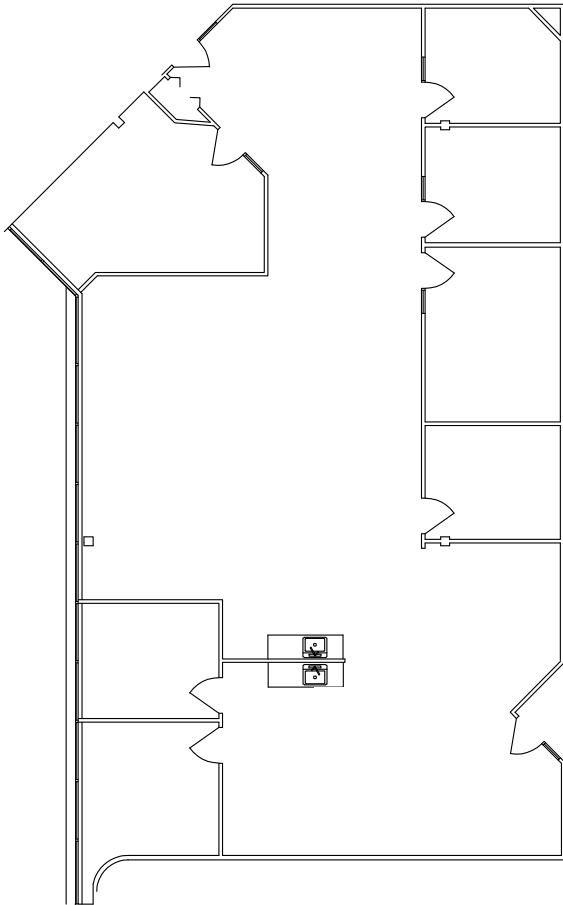
BASE RENT

Starting at \$10.00 PSF

ADDITIONAL RENT

\$15.57 PSF (2026)

Includes utilities and in-suite janitorial



FOR LEASE

BUILDING E | 4803 - 87 STREET NW

SUITE 200

13,176 SF

HVAC HOURS

Monday - Friday, 6:00am - 6:00pm

PARKING

3/1,000 SF comprised of:

- 1/1,000 SF reserved underground stalls
\$100.00/month
- 2/1,000 SF reserved surface stalls
\$50.00/month reserved underground stalls

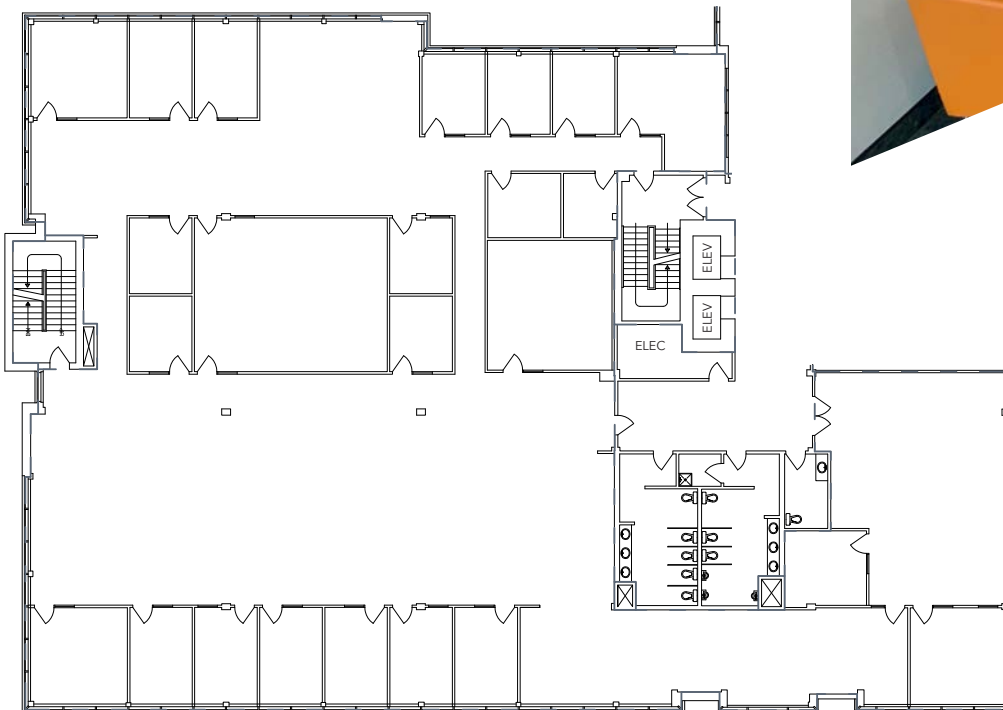
BASE RENT

Starting at \$17.00 PSF

ADDITIONAL RENT

\$16.14 PSF (2026)

Includes utilities and in-suite janitorial





BGO
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A LEADER IN CANADIAN PROPERTY MANAGEMENT

BGO Properties is a leading provider of property management and leasing services in Canada, delivering professionally managed workplace environments that support tenant satisfaction, operational efficiency, and long-term value.

Backed by a trusted team of industry experts, BGO takes a proactive, solutions-oriented approach to enhancing building performance and tenant experience. Through strong partnerships, responsive service, and thoughtful management, BGO helps create well-positioned workplace environments where businesses can operate with confidence and grow successfully.

68M

AREA (SF) OF ASSETS MANAGED
/ 36% FOR 3RD PARTY CLIENTS
(As of December 31, 2025)

440

NUMBER OF PROPERTIES
MANAGED ACROSS CANADA

920

TEAM MEMBERS
IN CANADA





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SECURE YOUR NEXT OFFICE SPACE

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