

FOR SUBLEASE

Keswick Square

#201, 1055 Keswick Drive SW, Edmonton | AB

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Move-in Ready Professional Office

#201, 1055 KESWICK DRIVE

AREA **EXPIRY**
 1,237 SF September 30, 2032

Legal Address	Plan 2121333, Block 16, Lot 2
Year Built	2022
Net Rent	Market
Operating Costs	\$22.00 / SF
TI Allowance	Negotiable
Furniture	Negotiable
Parking	Ample surface stalls
Signage	Pylon signage opportunities

Property Highlights

-  Professionally developed, move-in ready office
-  Located in the rapidly growing Keswick community
-  5 minute drive to Anthony Henday Drive
-  Over 40 amenities in the immediate area
-  Exposure to over 10,000 vehicles per day
-  Quick access to 170 Street/Terwillegar Drive



Welcoming front reception

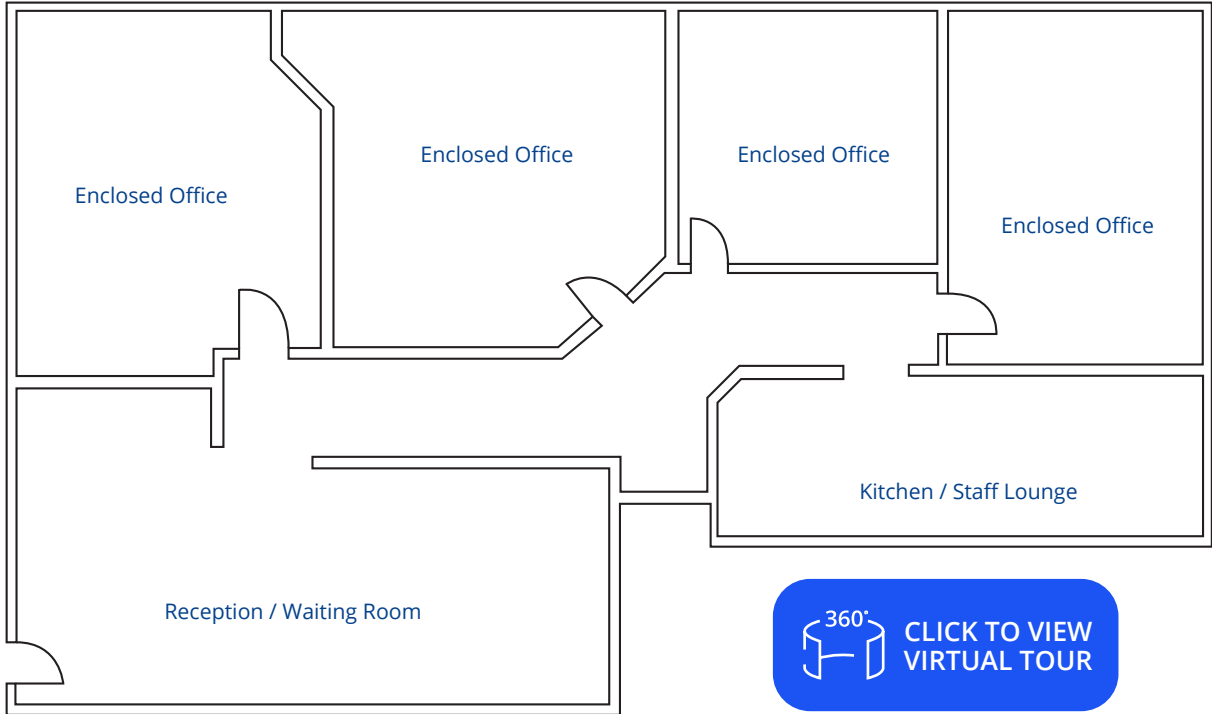


Comfortable lounge waiting area



Efficient individual office spaces

Floor Plan



Property Features

- Professional office space with offices, reception and waiting area, kitchenette and staff room
- Elevator equipped building
- Ample surface stalls for employee and visitor parking
- High exposure pylon signage opportunities available
- Surrounding neighborhoods include Keswick, Windermere, Glenridding and Ambleside

2nd Floor



±1,237
square feet
available



- 1 Kepler Academy
- 2 Keswick Dental
- 3 Duchess Bake Shop (Q3 2026)
- 4 Nordic Spa (Q3 2026)
- 5 House of Lagree
- 6 The Face Institute
- 7 Rangoli Kitchen & Bar
- 8 El Corazaon
- 9 KFC
- 10 Royal Pizza
- 11 The Bone & Biscuit Co.
- 12 Bar Burrito
- 13 Shell Gas Station
- 14 Future Grocery
- 15 Movati Athletic
- 16 Shoppers Drug Mart
- 17 Co-op Gas Bar
- 18 Tesoro's Italian Bakery
- 19 Brightpath Early Learning
- 20 The Twin Otter
- 21 Tim Hortons
- 22 Insight Medical Imaging
- 23 Nagoya
- 24 Bronze Baxx
- 25 Toast Breakfast & Brunch

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