

**AVISON
YOUNG**

For Lease
1259 - 91 Street SW
Edmonton, AB



Carrington Business Campus

Conveniently located next to the upscale South Edmonton Summerside community, just minutes south of the Anthony Henday with access to many of Edmonton's major attractions including the South Edmonton Common Shopping centre and the Edmonton International Airport. Carrington Business Campus is a premier Class A suburban office complex with award winning design and great curb appeal.

Get more information

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Property Description

- A continuous air quality monitoring and on demand fresh air supply system
- Large green space, a pond, outdoor benches and above grade terrace areas for tenants to enjoy
- Private shower for tenant's use
- Fibre-optic internet
- Security card access equipped
- Dual elevators



Within the immediate vicinity of the Carrington Business Campus are amenities including: seven banks, over a dozen restaurants, dental & medical clinics, three pharmacies, four hotels and a grocery store.



Operable windows for fresh air in all office units.



Private patio for third floor tenant.



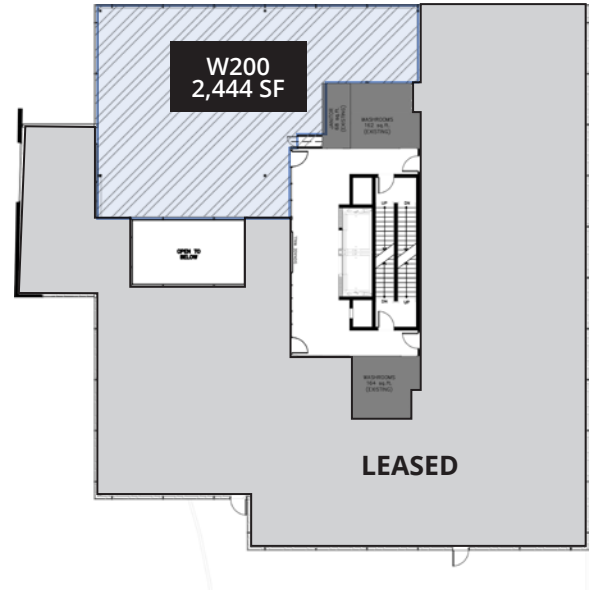
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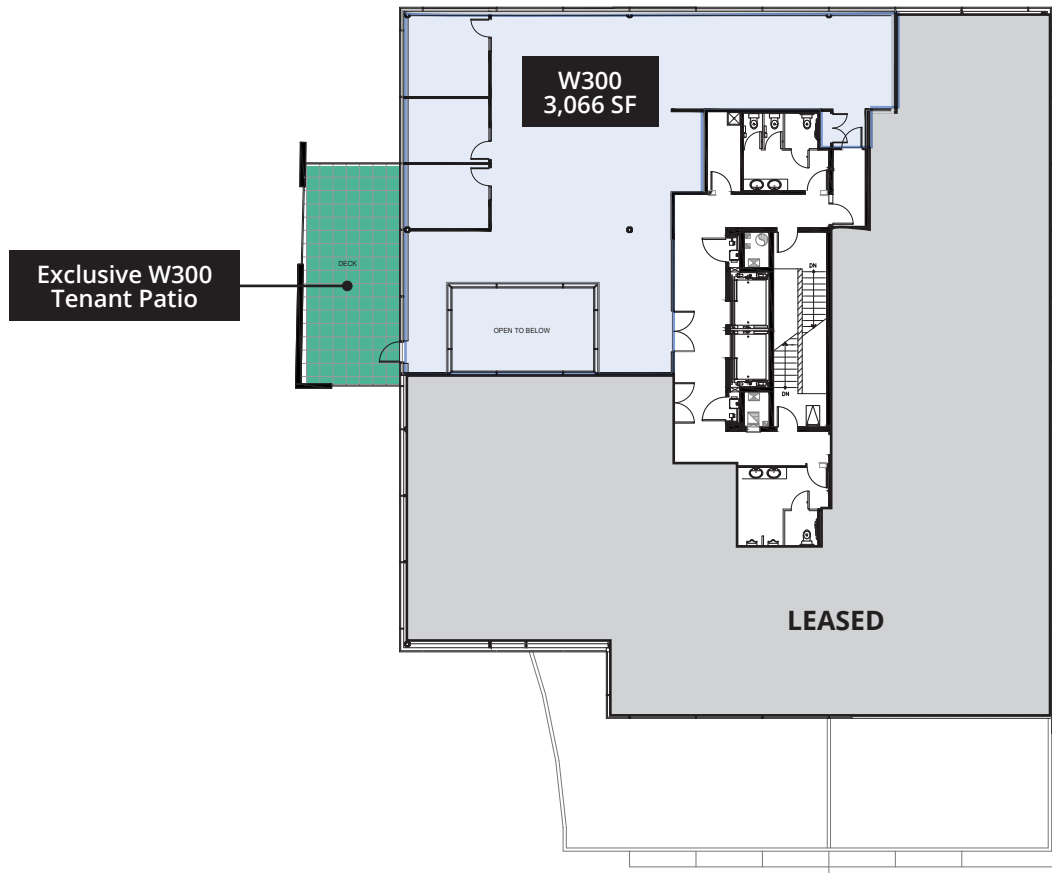
Offering Summary

Available:	Suite W200: 2,444 sf Suite W300: 3,066 sf
Base Rent:	Starting at \$16.00 psf
T.I. Package:	Negotiable
Additional Rent:	\$16.05 psf (2024 all inclusive)
Parking:	Energized surface and underground parking Underground parking \$125/month Visitor parking available

W200: 2,444 sf

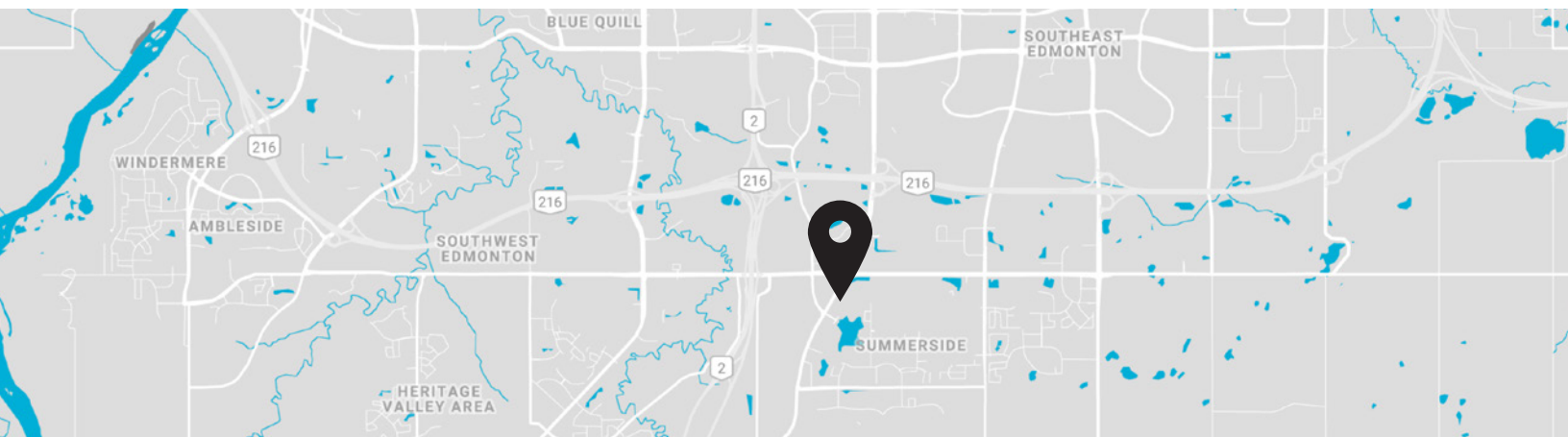


W300 - 3,066 sf



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