



## **Building E**

# **A variety of office space opportunities available**

Commerce South Office Park has excellent profile, location, exposure, signage, and branding opportunity for future tenants. Located within close proximity to Whitemud Drive at Roper Road and 86th Street.

## **Get more information**

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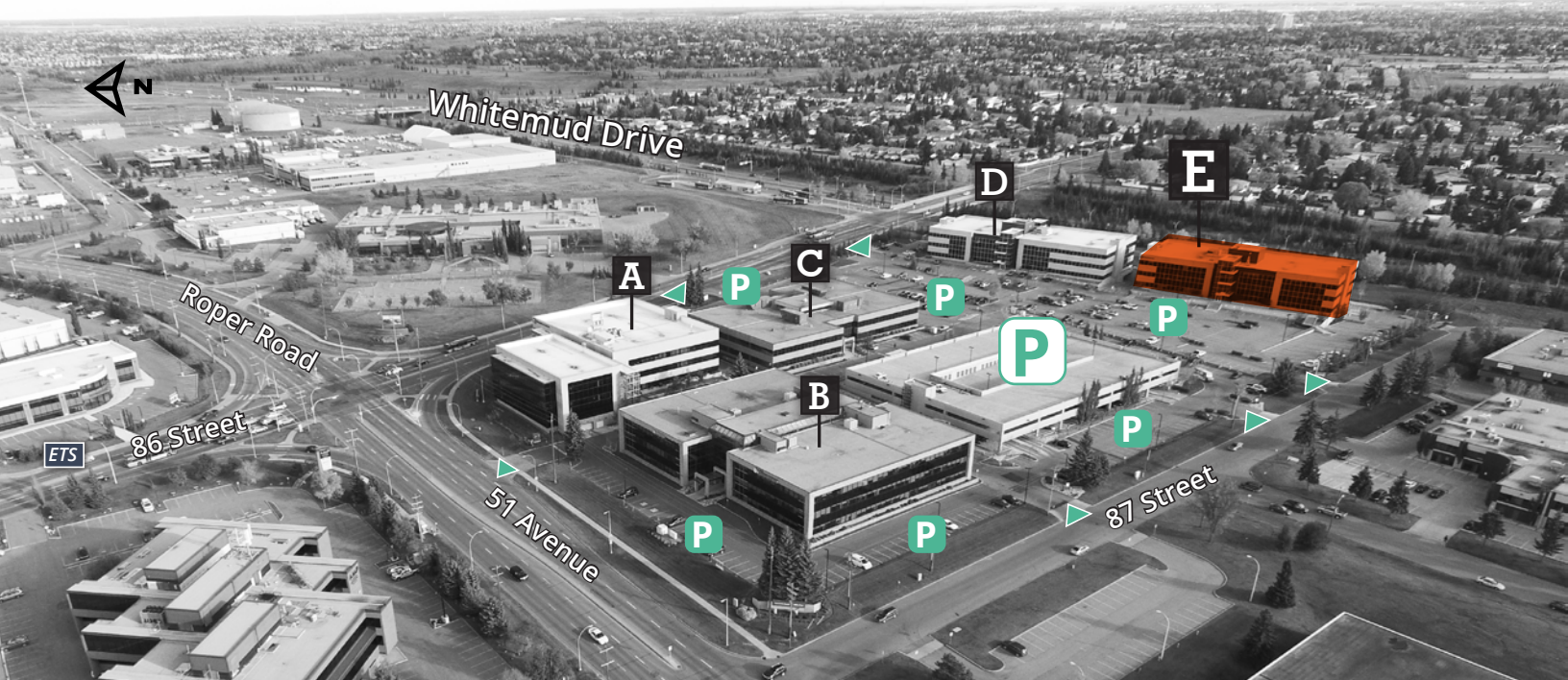
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# For Lease

Commerce South Office Park **E**  
4803 - 87 Street, Edmonton



Street Access    Surface Parking    Parkade

## Property Description

- Built in 2008
- Class A, LEED Silver office building
- BOMA Best GOLD
- Fitwell Certified with distinction
- Underground parking with 7'5" clearance
- Building is equipped with TELUS fibre optics
- Tenants have access to the fitness facility and tenant lounge featuring a golf simulator located in building B
- Dog friendly building



Situated with easy access to major arterials and nearby amenities



Top of class ownership by Sun Life Investment Management and management by BentallGreenOak



Minutes from Davies Transit Centre and future LRT station



Fitness Facility (Building B)



Tenant Lounge (Building B)



Tenant Lounge (Building B)

# For Lease

Commerce South Office Park **E**  
4803 - 87 Street, Edmonton

Available Area:

**Main Floor**  
Suite 130: 2,712 sf

**Second Floor**  
Suite 210: 8,909 sf

HVAC Hours:

6:00 am - 6:00 pm M-F

Base Rent:

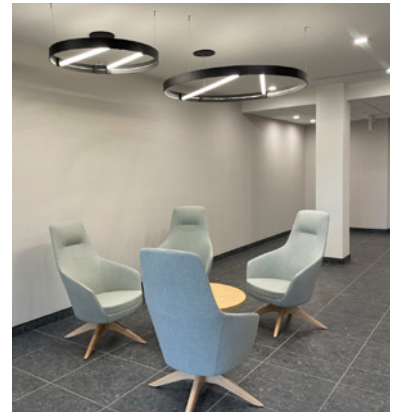
\$17.00 psf

Additional Rent:

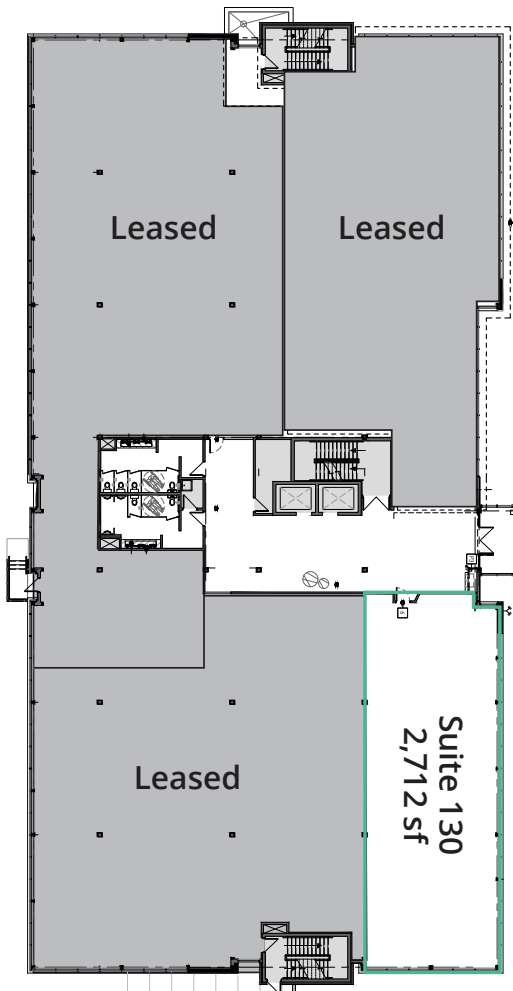
\$16.63 psf (2024)  
*\*Includes utilities and in-suite janitorial*

Parking:

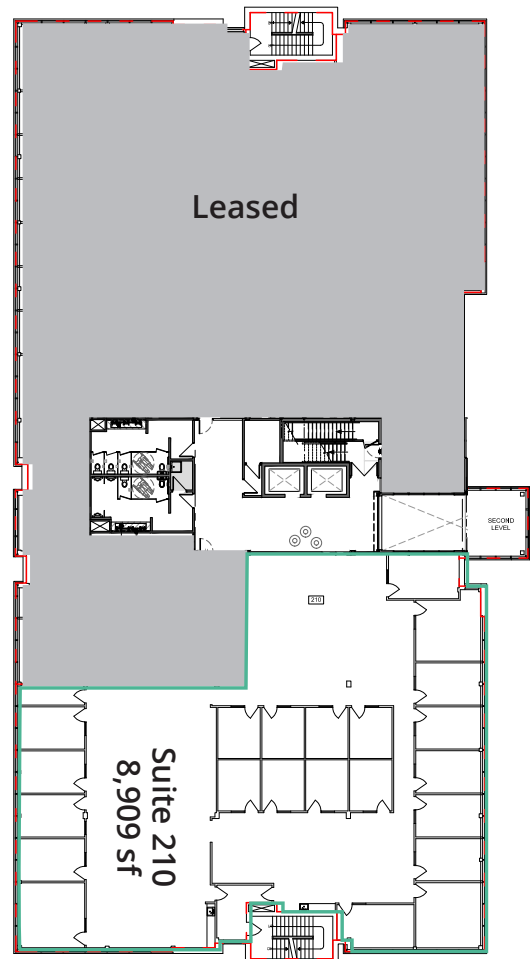
3/1,000 sf comprised of:  
1/1,000 sf reserved underground stalls \$75.00/mo  
2/1,000 sf reserved surface stalls \$25.00/mo



Main Floor



Second Floor



**For Lease**

**Commerce South Office Park E**  
4803 - 87 Street, Edmonton



**Drive Times**

Davies Station LRT	3 Mins	Sherwood Park	19 Mins
Whyte Avenue	11 Mins	Beaumont	21 Mins
Anthony Henday	11 Mins	International Airport	22 Mins
Downtown	17 Mins	Yellowhead Trail	26 Mins
West Edmonton Mall	19 Mins	St. Albert	36 Mins

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