

# Currents Office Campus



**EXISTING HIGH END OFFICE AVAILABLE DECEMBER 6,  
2025 AND NEW 36,000 SF OFFICE/RETAIL FOR PRE-LEASE**

-  Convenient access, located immediately off of the Anthony Henday
-  Flexible sizes available in new building
-  Reputable, market leading developers, Harvard & Cameron Developments
-  Surface and underground parking
-  Located in direct proximity to the new, growing, and affluent southwest area

**GET MORE  
INFORMATION**

**Karnie Vertz**  
Principal  
+1 780 938 7551  
karnie.vertz@avisonyoung.com

**Peter Schwann**  
Principal  
+1 780 970 7228  
peter.schwann@avisonyoung.com

[avisonyoung.com](http://avisonyoung.com)

## BUILDING 1

Area: 8,700 sf (demising opportunity available)  
\*building signage available only for tenants leasing the entire unit

Available: December 6, 2025

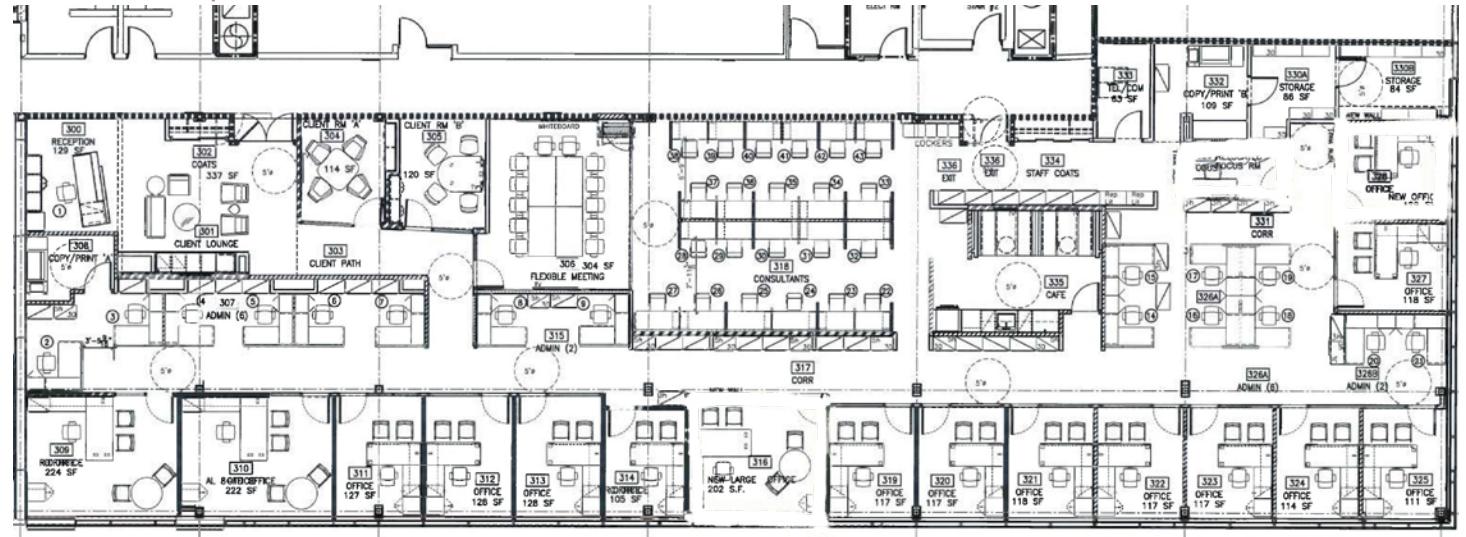
Basic Rent: \$28.00 - \$30.00 psf

Additional Rent: \$15.02 psf  
+ administrative fees

Parking: 3/1,000 sf above ground  
1/1,200 sf underground  
\$150 per underground stall per month



### UNIT 302 | 8,700 SF



### WINDERMERE AREA

Currents of Windermere is a large scale retail power and lifestyle centre, including a pedestrian friendly urban village and countless food, fitness, and other amenities. Situated in Southwest Edmonton which has 52% of all of the household growth in The Capital City. Currents of Windermere is the ideal place for your office.



## BUILDING 2

Area: Main 12,000 sf  
2nd 12,000 sf  
3rd 12,000 sf  
Total 36,000 sf

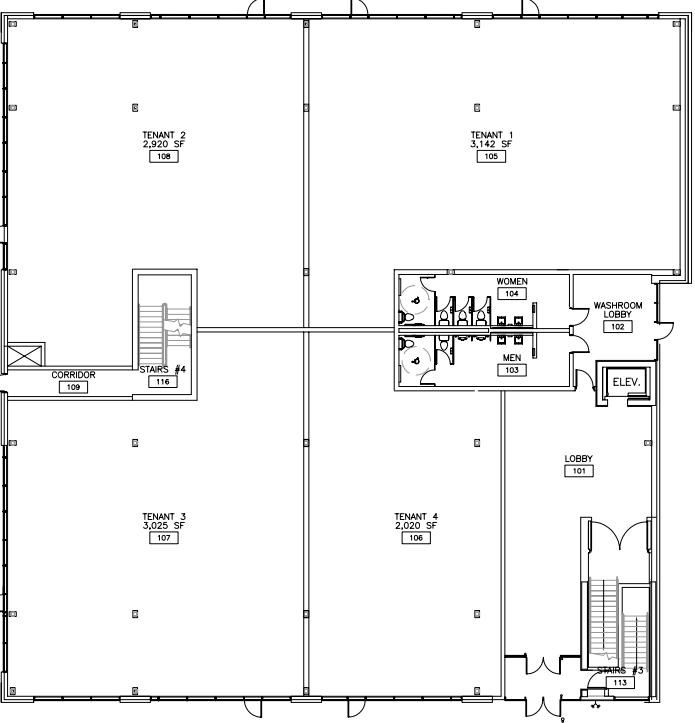
Available: Fall 2027

Basic Rent: \$33.00 - \$35.00 psf

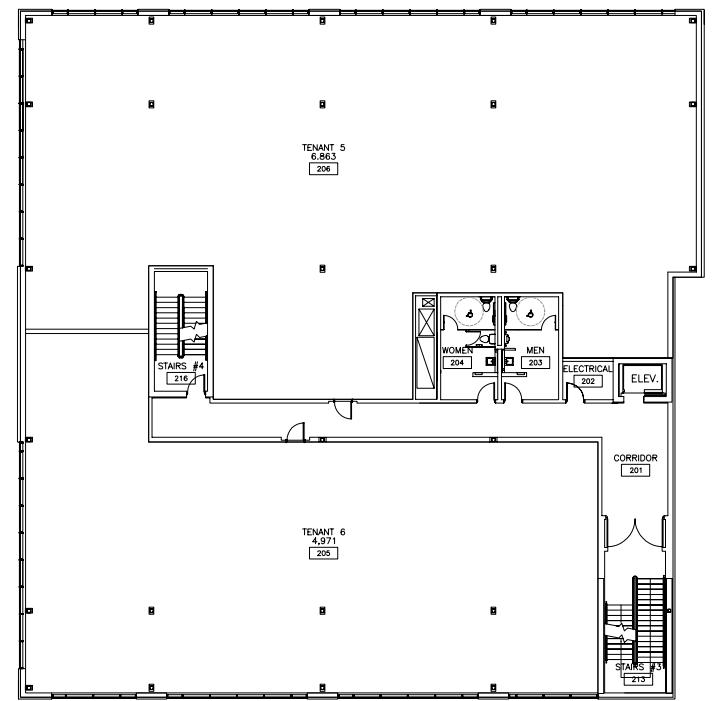
Additional Rent: \$15.02 psf  
+ administrative fees

Parking: 3/1,000 sf above ground  
1/1,200 sf underground  
\$150 per underground stall per month

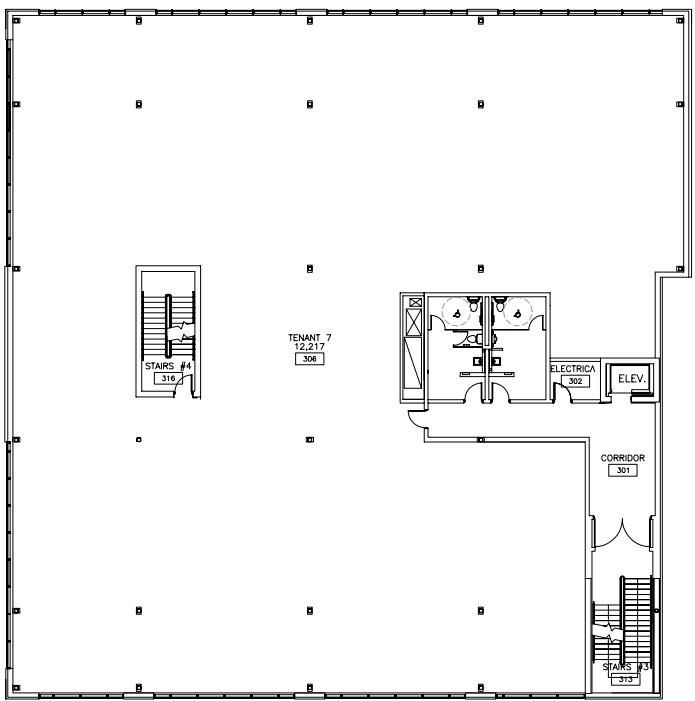
### FLOOR 1 | 12,000 SF



### FLOOR 2 | 12,000 SF

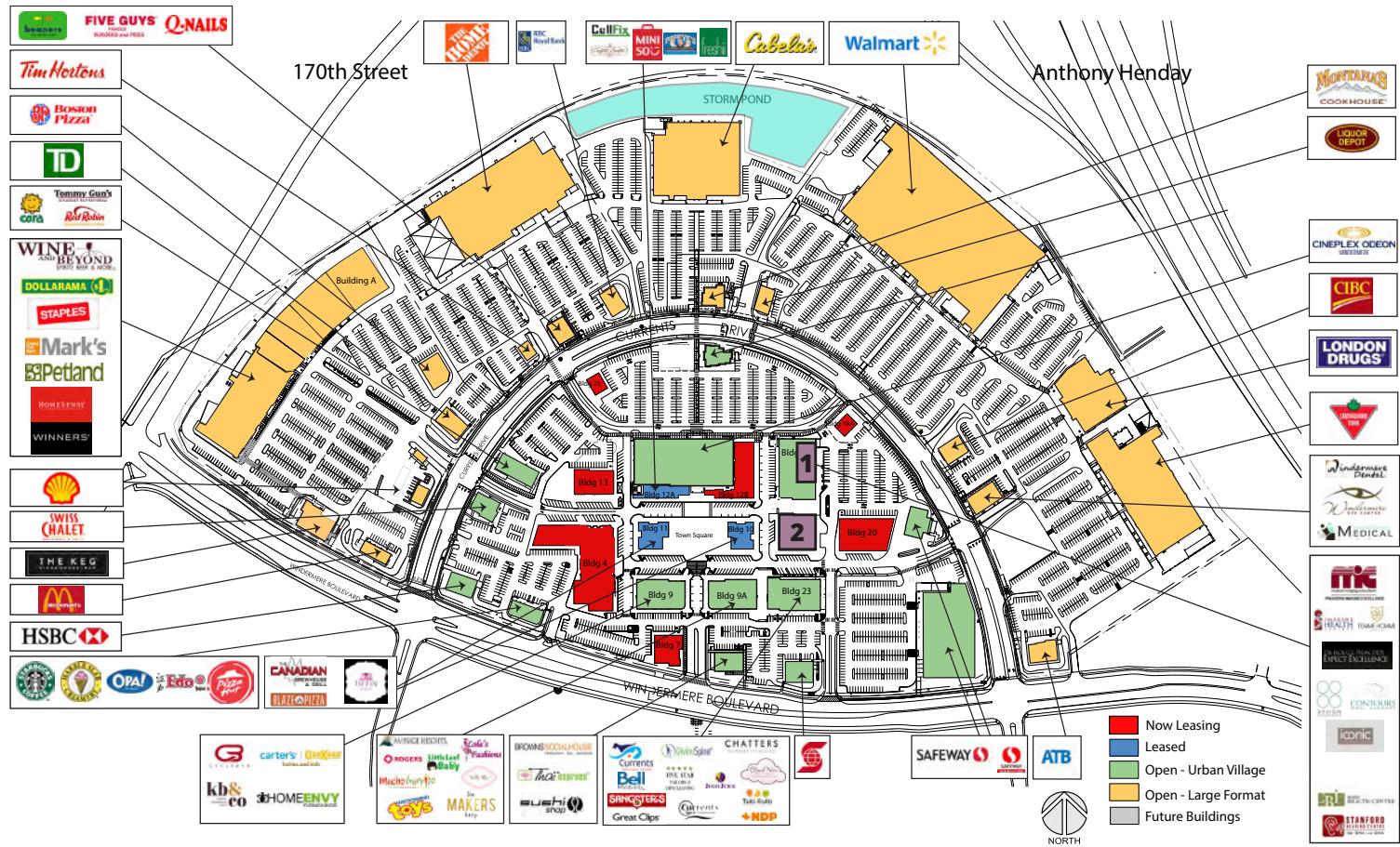


### FLOOR 3 | 12,000 SF



\*Conceptual subdivision plans





# BUILDING 1



# BUILDING 2



## Karnie Vertz

## Principal

+1 780 938 7551

karnie.vertz@avisonyoung.com

Visit us online  
avisonyoung.com

## Peter Schwann

## Principal

+1 780 970 7228

peter.schwann@avisonyoung.com

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