

**AVISON  
YOUNG**

OFFICE, MEDICAL,  
AND SELECT RETAIL  
AVAILABLE

# 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

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BUILDING 1

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

Available: December 6, 2025

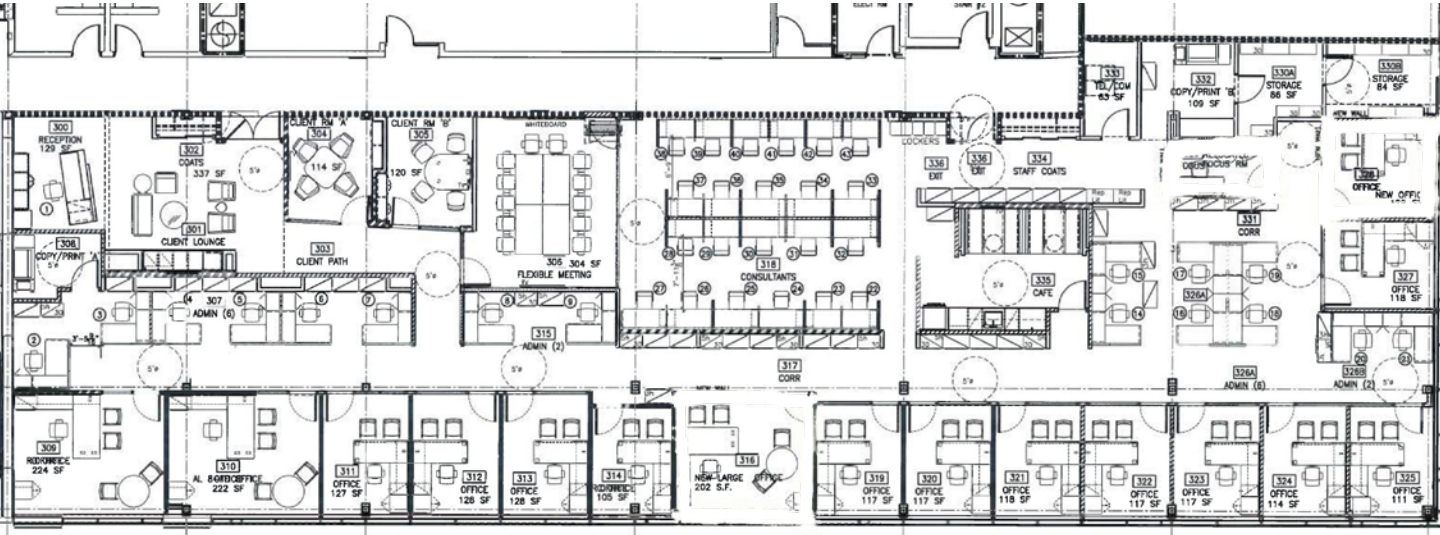
Basic Rent: \$28.00 - \$30.00 psf

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 villiage and coutnless 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

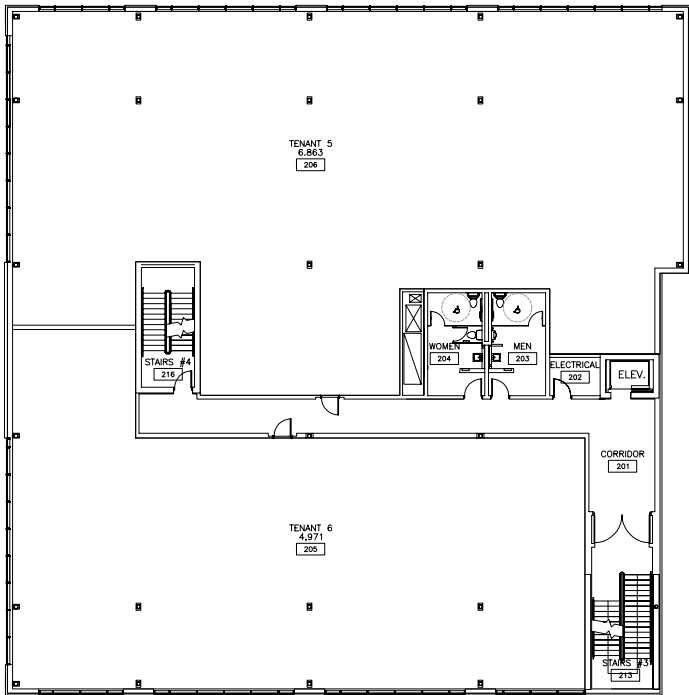
Available: Fall 2027

Basic Rent: \$33.00 - \$35.00 psf

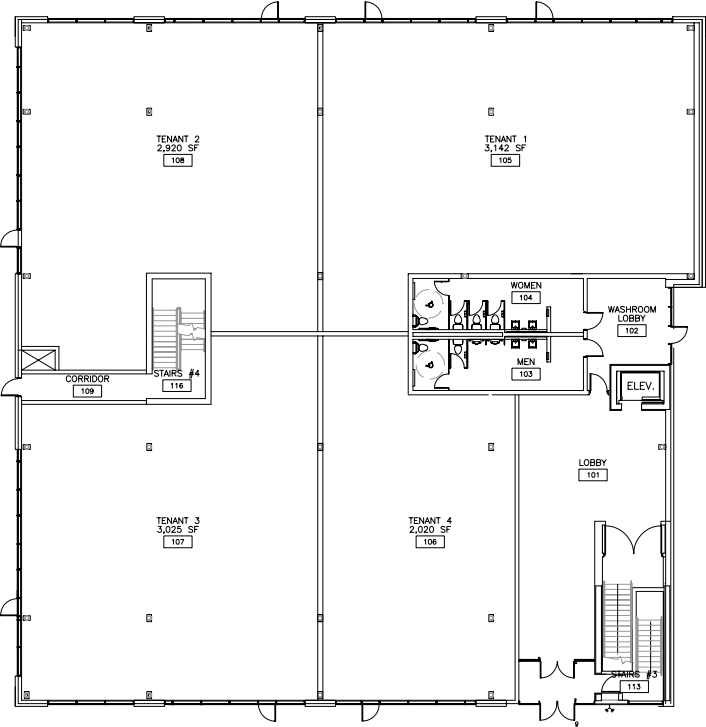
Additional Rent: \$15.02 psf + administrative fees

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

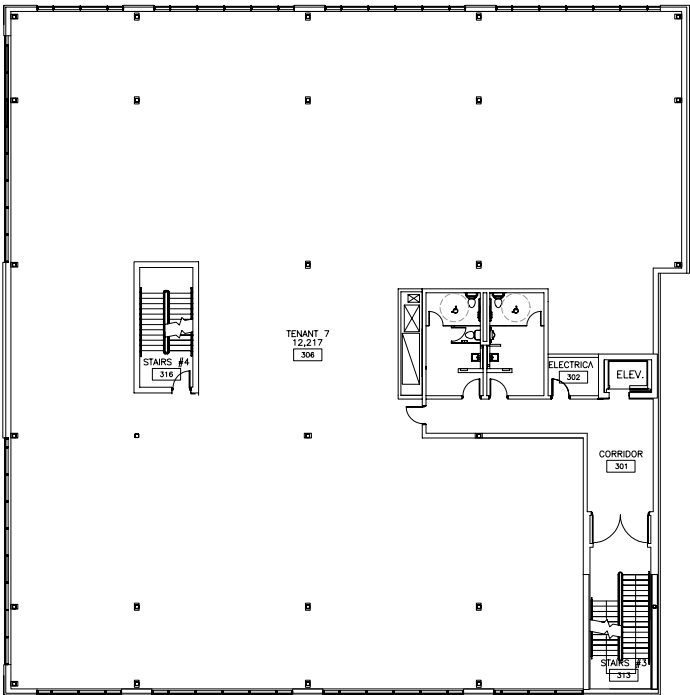
FLOOR 2 | 12,000 SF



FLOOR 1 | 12,000 SF



FLOOR 3 | 12,000 SF



*\*Conceptual subdivision plans*







**BUILDING 1**



**BUILDING 2**



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