

FOR LEASE

PARSONS WELLNESS HUB

Exclusive Pre-Lease Opportunity
at Parsons Wellness Hub

2308 - 96 Street, Edmonton, AB



**NEW MEDICAL & PROFESSIONAL
BUILDING**
**ESTIMATED COMPLETION
MID 2026**

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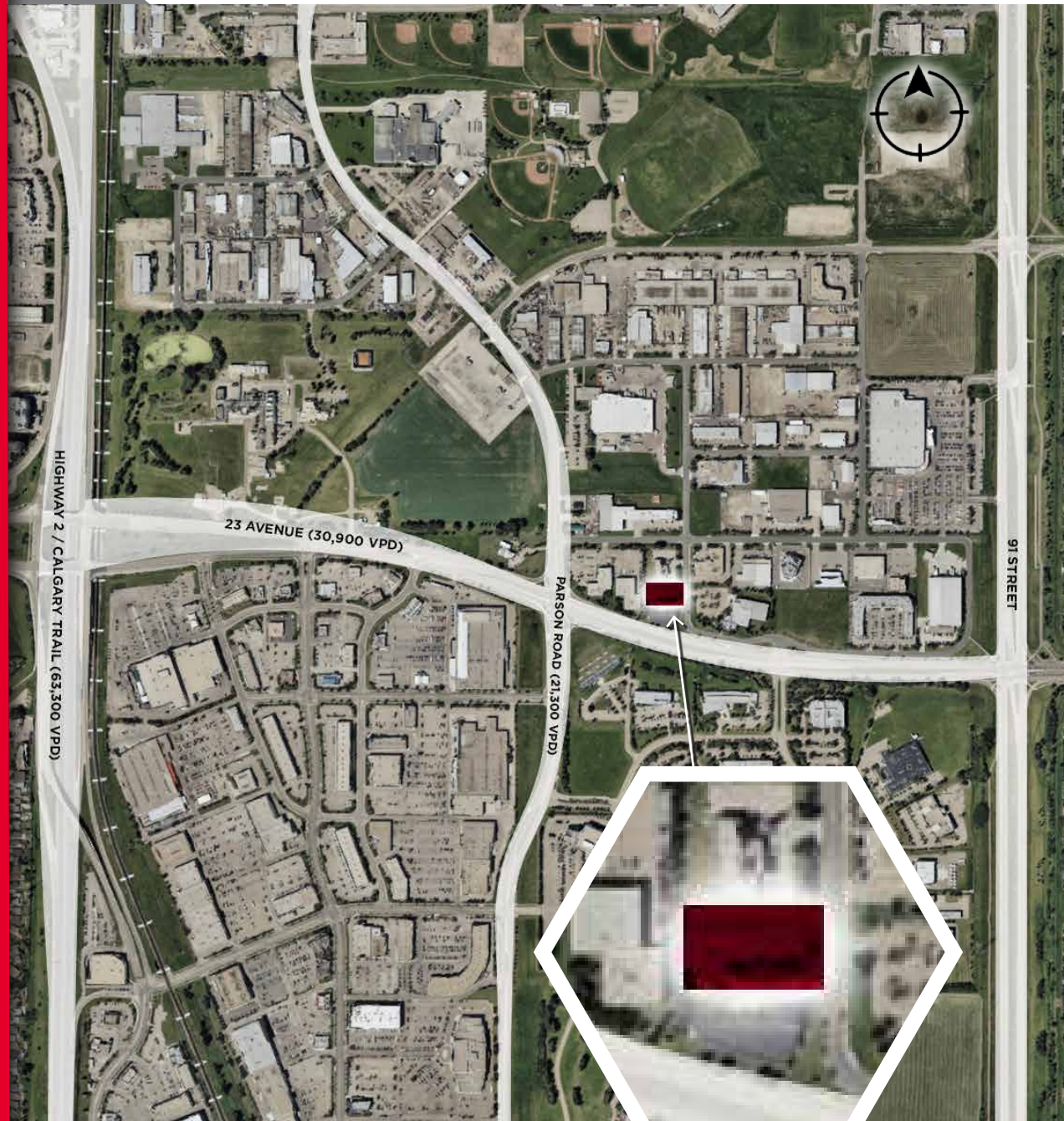
PROPERTY HIGHLIGHTS

Parsons Wellness Hub is poised to be a premier medical and professional building in South Edmonton, crafted for healthcare and wellness providers seeking an elevated environment. This 23,000 SF two storey development will combine modern architecture with luxury finishes to create a sophisticated space where providers can deliver exceptional care. Thoughtful design and layout options accommodate a variety of medical and wellness practices, allowing tenants to customize their space to meet their specific needs.

For added convenience, Parsons Wellness Hub offers ample underground parking for both staff and patients, protecting them from the elements and ensuring ease of access year-round. With close proximity to communities such as Millwoods, Ellerslie, Summerside, Bearspaw, and Ermineskin, and convenient access to Edmonton's major thoroughfares, including 23rd Avenue, Anthony Henday Drive, Whitemud Drive, Calgary Trail, and Gateway Boulevard, this property provides a seamless commute for both local and out-of-area patients.

Located just minutes from South Edmonton Common, one of Canada's largest open-air retail centers, this site offers unparalleled convenience to a variety of amenities. With over 2.3 million square feet of retail space, South Edmonton Common features everything from big-box retailers, entertainment venues, specialty outlets, several dining options, boutique shops and other retail services, making it easy for staff and patients to run errands or enjoy a meal before or after appointments. Parsons Wellness Hub's close proximity to South Edmonton Common provides added convenience, lifestyle benefits, and enhanced experiences for practitioners, staff, and patients, making it a premier choice for healthcare providers looking to elevate their practice in South Edmonton.

Inquire today to secure your space in South Edmonton's next high-end medical and professional development.





PROPERTY DESCRIPTION

MUNICIPAL ADDRESS
2308 - 96 Street, Edmonton, AB

LEGAL DESCRIPTION
Plan 8120859, Block 14, lot 2

ZONING
Business Employment (BE)

BUILDING SIZE
22,835 SF

BUILT
Estimated Completion date - Mid 2026

UNIT SIZES AVAILABLE
Main Floor: Up to 10,470 SF
2nd Floor: 4,930 SF

ASKING LEASE RATE
Contact Listing Agent

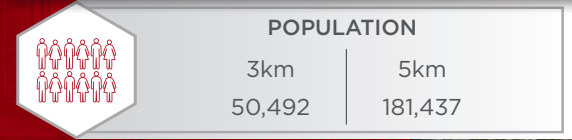
INDUCEMENTS
Negotiable

OPERATING COSTS
To be Determined

PARKING AREA
19 surface stalls
30 underground stalls
Additional street parking available

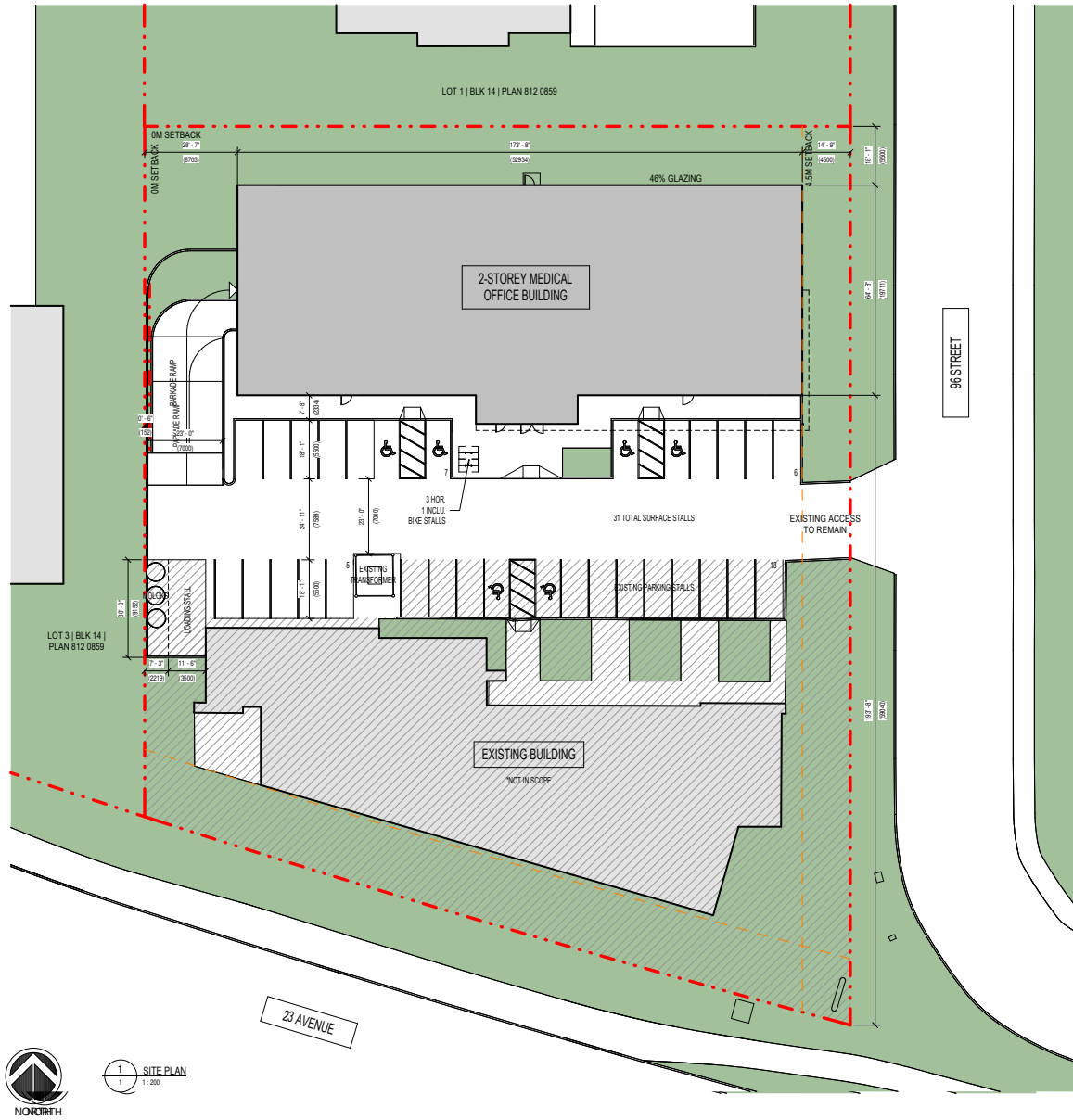
parsons
wellness
hub

AREA DEMOGRAPHICS



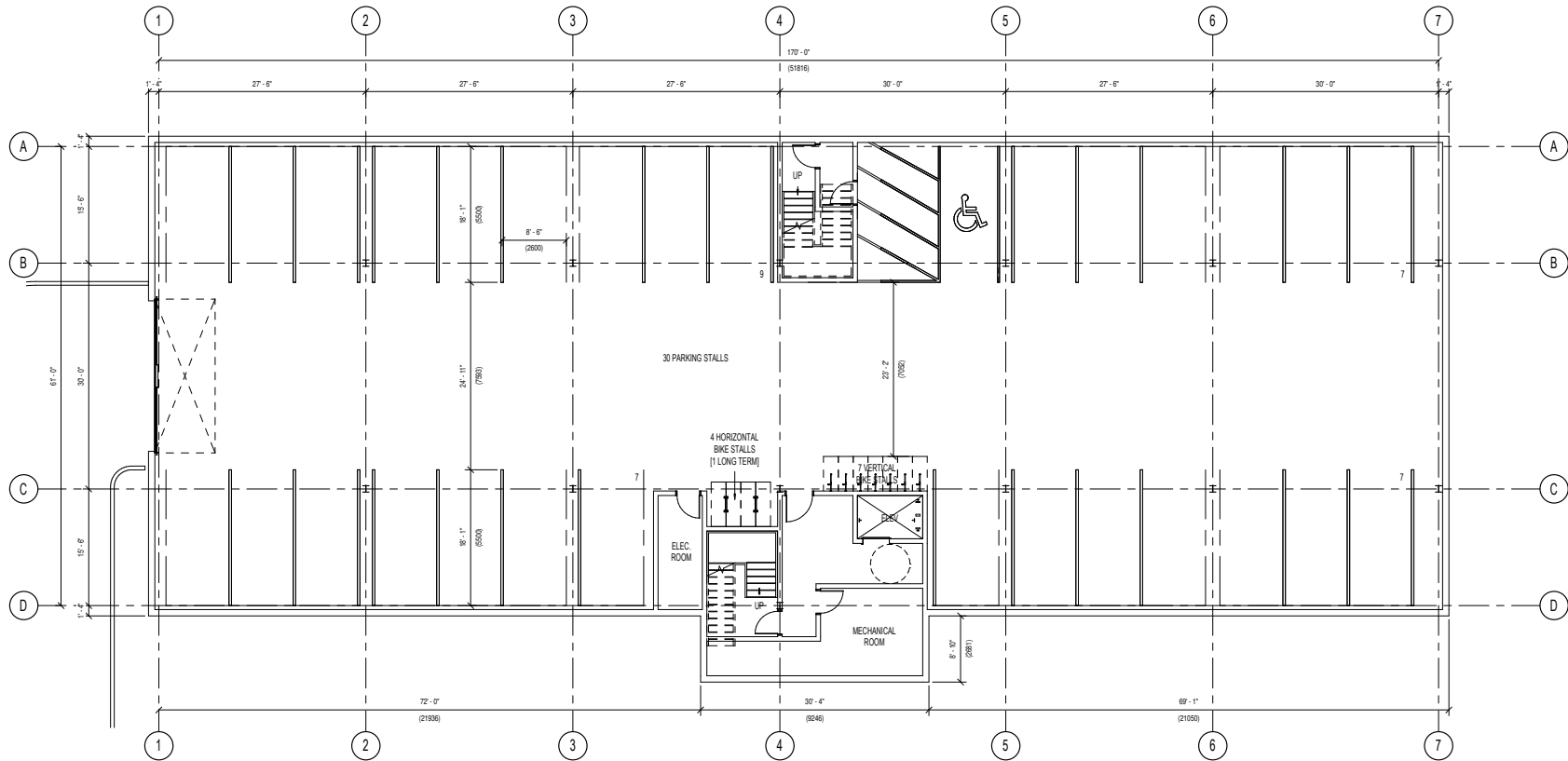
SITE PLAN

PARSONS WELLNESS HUB | EDMONTON, AB



UNDERGROUND PARKING PLAN

PARSONS WELLNESS HUB | EDMONTON, AB



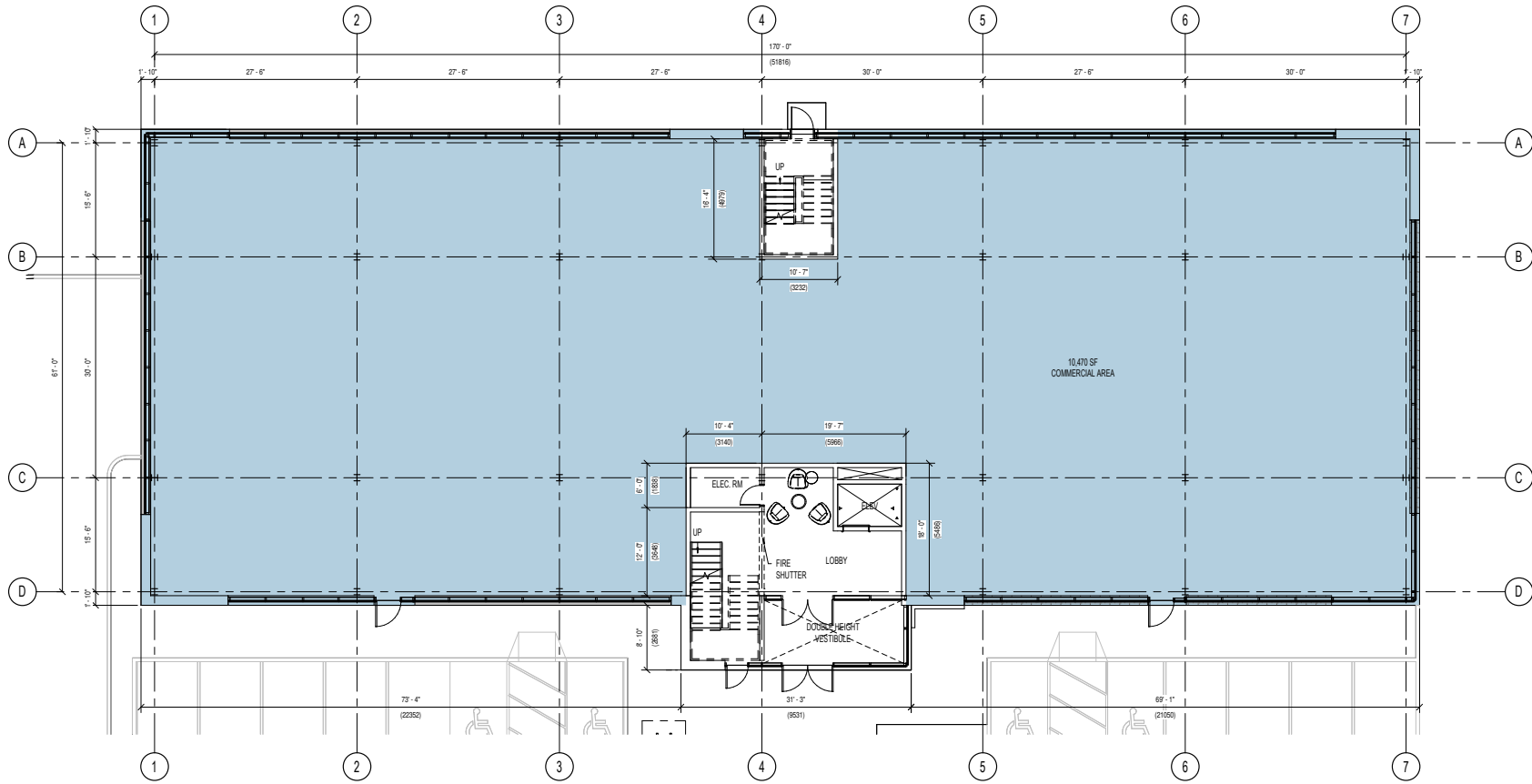
1 PARKADE
1/8" = 1'-0"

GFA:
U/G PARKADE

11,280 SF

MAIN FLOOR PLAN

PARSONS WELLNESS HUB | EDMONTON, AB

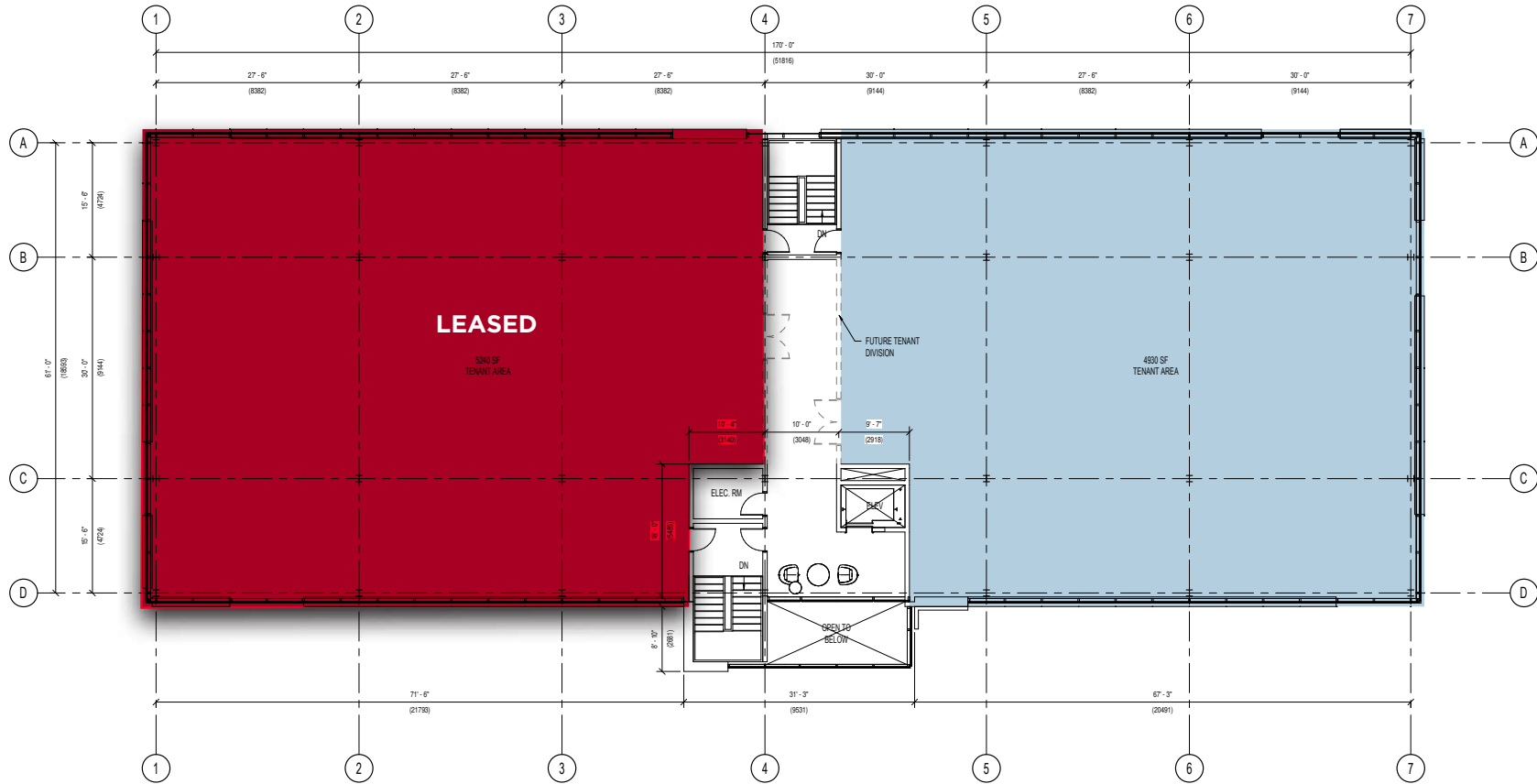


1 LEVEL 01(1)
3 18' - 1 0"

GFA:
LEVEL 01 11,505 SF

2ND FLOOR PLAN

PARSONS WELLNESS HUB | EDMONTON, AB



1 LEVEL 02
1/8" = 1'-0"

GFA:
LEVEL 02

11,330 SF



**CUSHMAN &
WAKEFIELD**

Edmonton

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