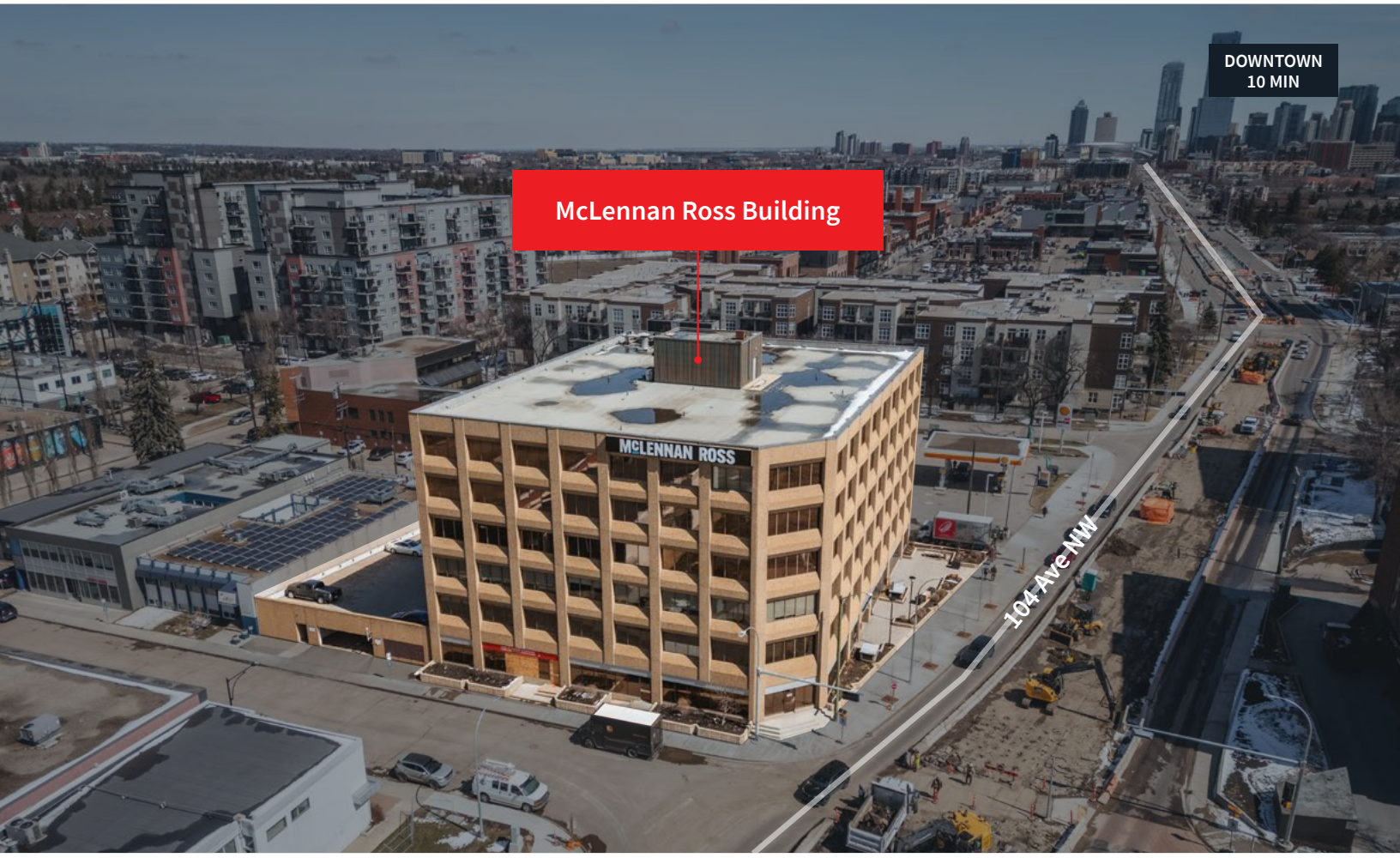
JLL SEE A BRIGHTER WAY

For Lease

McLennan Ross Building

12220 Stony Plain Road Edmonton, AB



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jll.com

ironwood
Established 1985

McLennan Ross Building

Location Highlights

The McLennan Ross Building at 12220 Stony Plain Road offers an exceptional Edmonton location nestled between the vibrant Brewery District and the bustling 124th Street corridor. This prime positioning provides convenient walking access to diverse amenities while maintaining quick connectivity to major city attractions—just a 5-minute drive to Rogers Place and the ICE District. The Stony Plain Road location ensures easy access to both downtown Edmonton and West Edmonton, with future transit convenience enhanced by close proximity to the upcoming LRT Valley Line West expansion.

Property Highlights

The McLennan Ross Building delivers professional office space backed by strong ownership and comprehensive building services. Tenants benefit on-site building security and concierge services for an elevated building experience and added peace of mind. Recently completed upgrades have transformed the tenant experience with a brand new fitness centre, fully renovated and modernized lobby, and on-site security/concierge.
These improvements complement the building's commitment to providing a premium professional environment for its tenants.

Civic Address

12220 Stony Plain Road
Edmonton, AB

Base Rent

Starting at $14.00 PSF

Leasable Area

Suite 100	4,894 SF *
Suite 101	1,813 SF
Suite 102	2,088 SF
Suite 103	3,050 SF
Suite 202	1,688 SF
Suite 212	1,906 SF

Additional Rent

$18.57 PSF (2026)

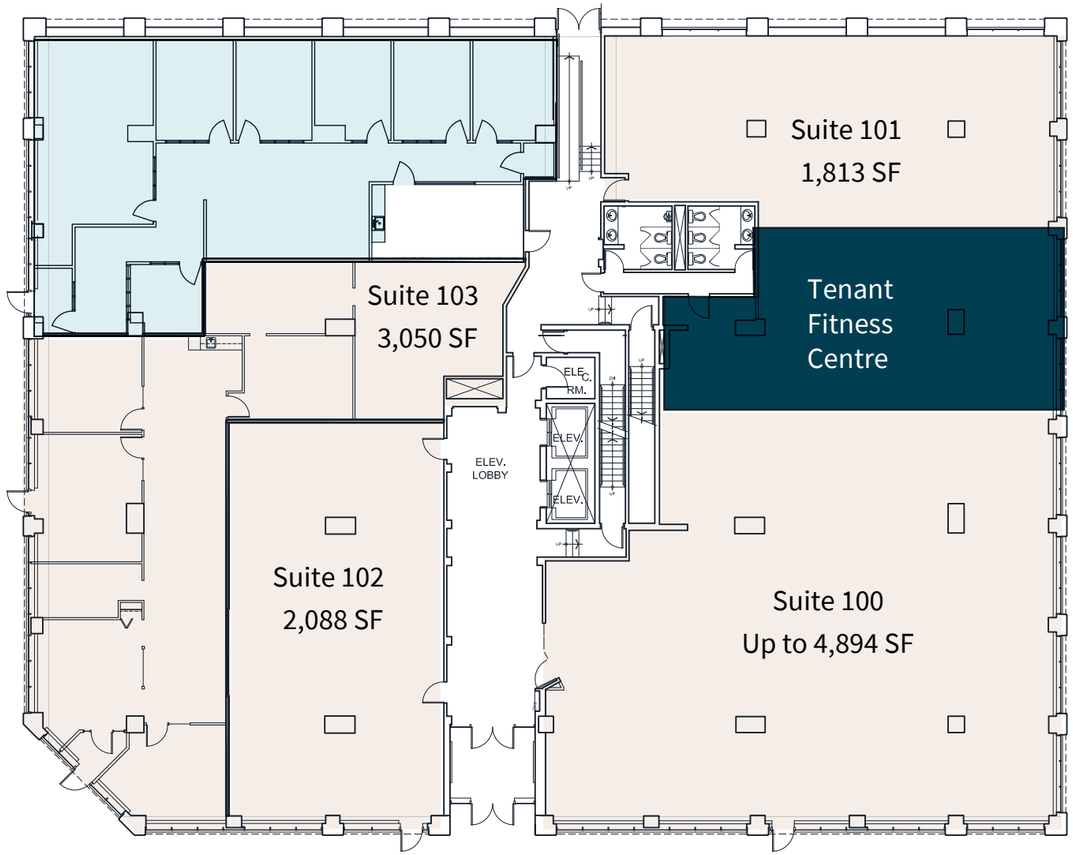
Parking

2.3/1,000 sf
Underground: $160/month
Surface: $75/month

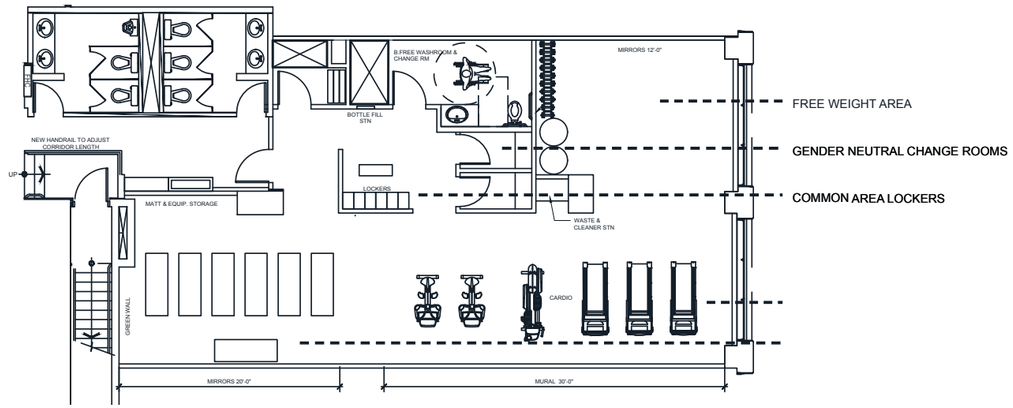
** Subject to final measurement*

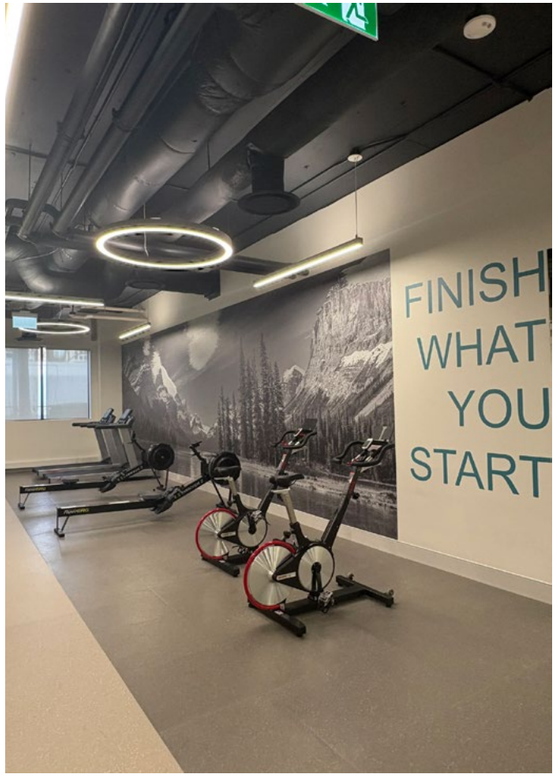
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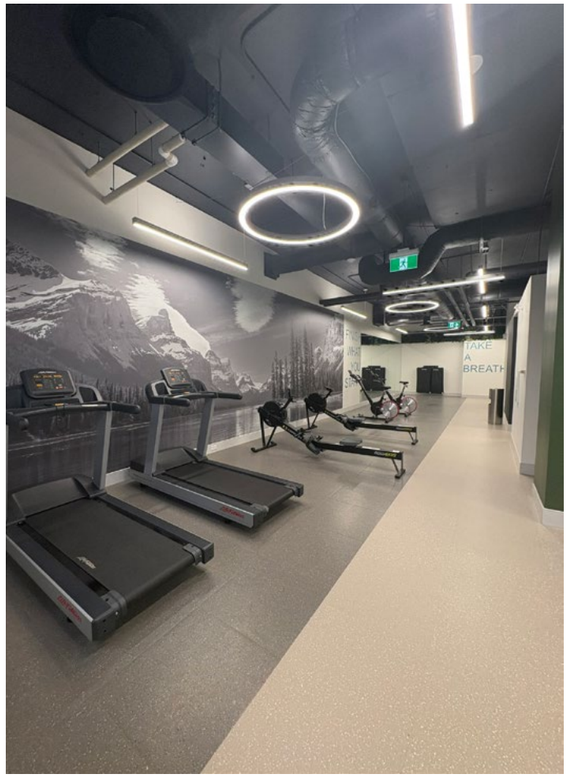
Main Floor



Tenant Fitness Centre

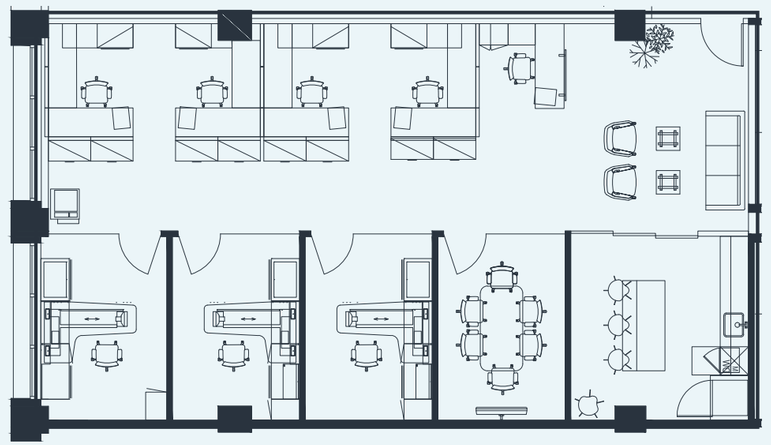






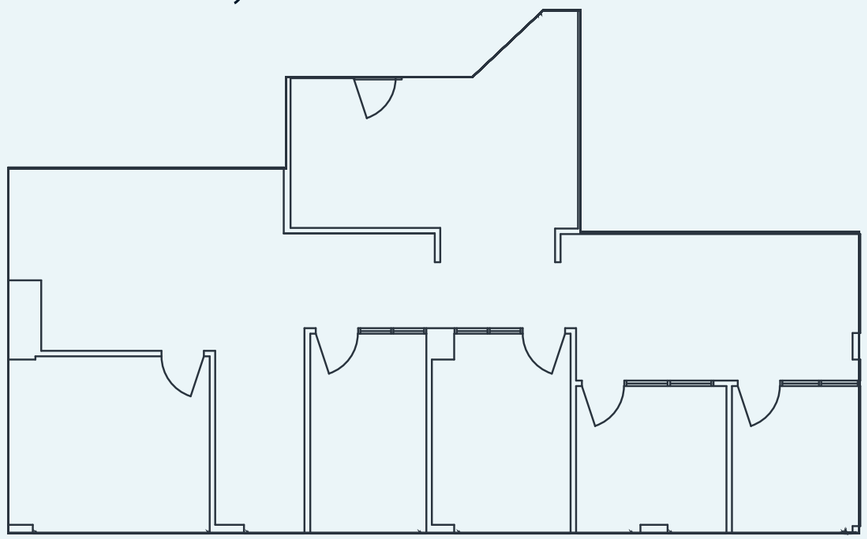
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Suite 202 - 1,688 SF



Partially furnished suite

Suite 212 - 1,906 SF



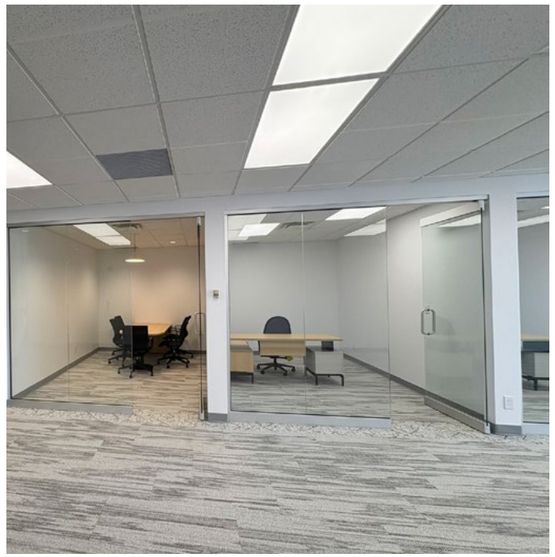
Suite 202



Kitchen Area



Hallway



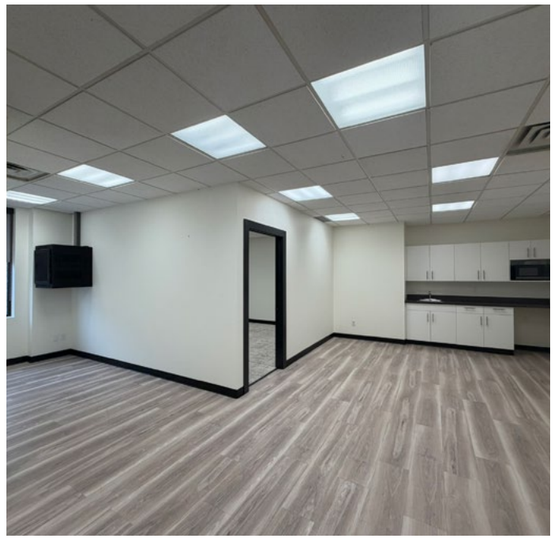
Boardrooms



Waiting Area

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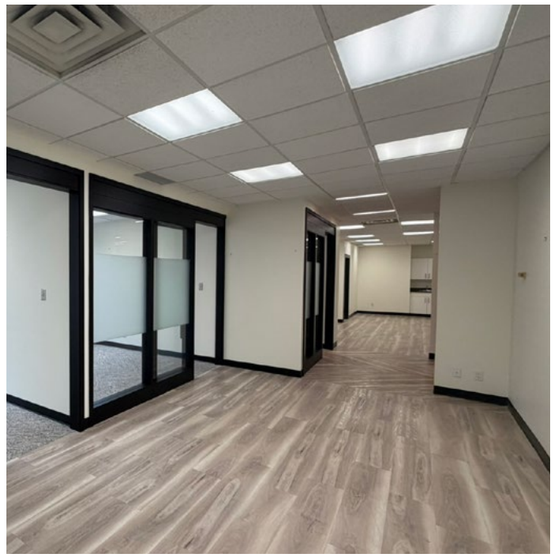
Suite 212



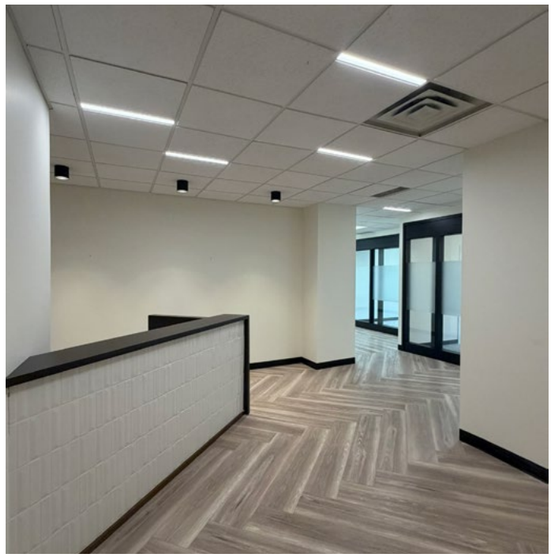
Kitchen Area



Boadroom



Hallway



Reception Area

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