



Colliers



WEST END OFFICE SPACE FOR LEASE

# Centre 170

10403 - 172 Street, Edmonton, Alberta

## Why lease office space at Centre 170?

- Significant building improvements have been completed, including a modern building facade, renovated lobby and washrooms, and elevator upgrades
- High exposure pylon signage opportunities, with traffic counts of over 26,000 vehicles-per-day on 170th Street
- Various size options are available, ranging from 943 – 30,299 square feet, in a variety of different configurations and buildouts
- High efficiency building allows tenants to enjoy low and inclusive operating costs
- Strong underground parking ratio of 3 stalls per 1,000 square feet leased, **available at no charge!**
- Excellent west end location, providing convenient access to major arterials (Anthony Henday and 170<sup>th</sup> Street), and a variety of amenities, including West Edmonton Mall

Net Rental Rate:

**\$12.00 - \$15.00\***

Per Square Foot

**\*Includes a Turnkey Package!**

## Contact Us:

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# Property Overview

Municipal Address  
**10403 - 172 Street NW**

Asking Net Rent  
**\$12.00 - 15.00 / SF**  
**Includes a Turnkey Package!**

Operating Costs  
**\$12.19 / SF + janitorial (2024)**

Parking  
**3:1,000 SF underground stalls**  
**Available @ no charge!**

Signage  
**Pylon signage opportunities**

Available Space

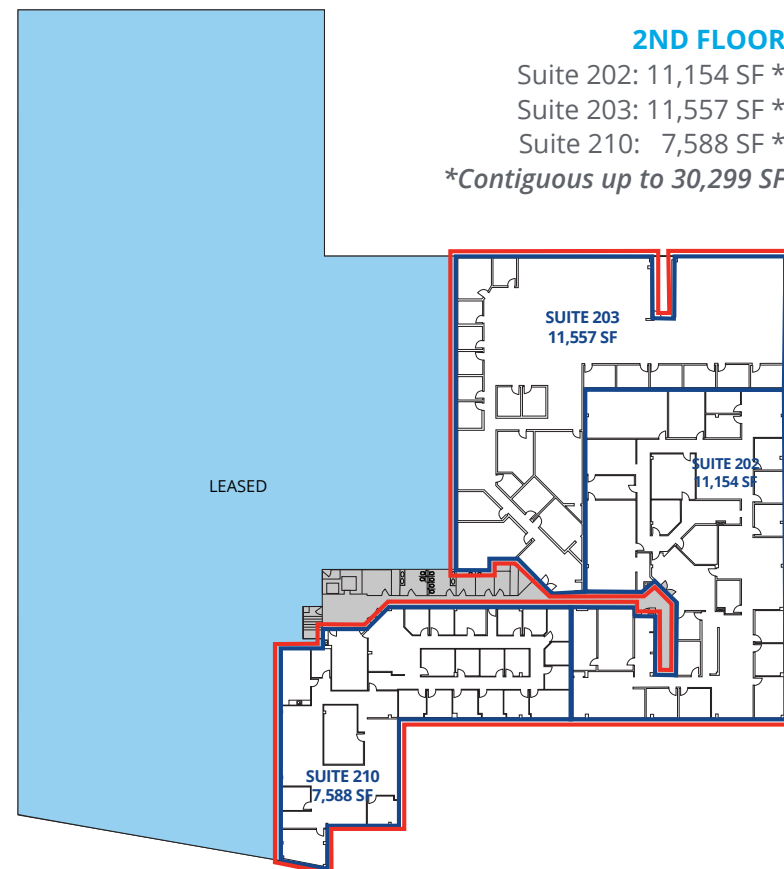
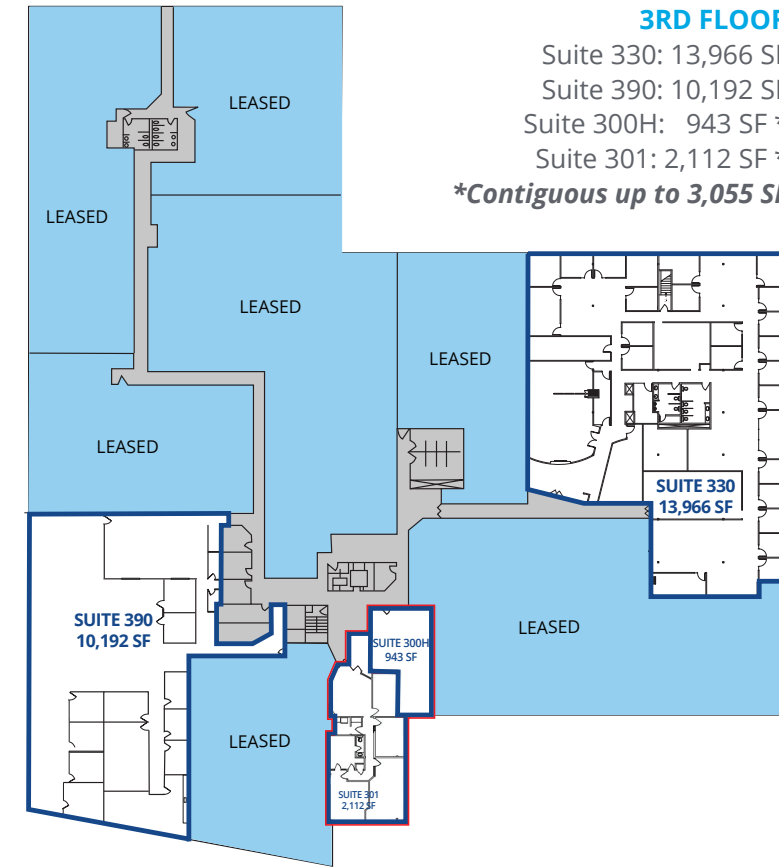
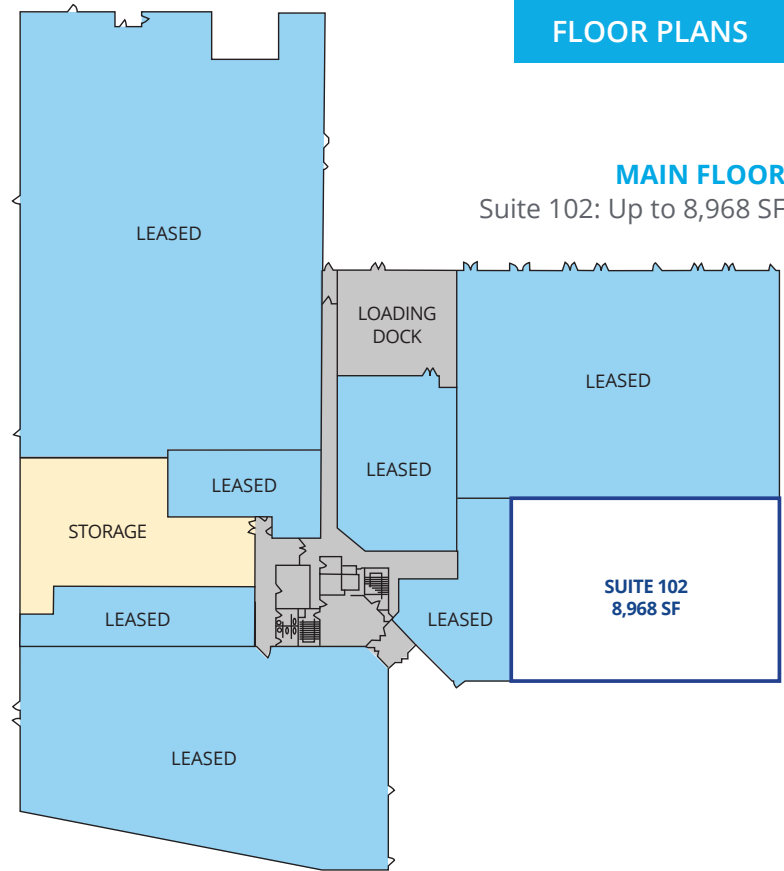
**Main Floor:**  
**Unit 102: up to 8,968 SF**

**2nd Floor:**  
**Unit 202: 11,154 SF \***  
**Unit 203: 11,557 SF \***  
*(Available on 90-120 days notice)*  
**Unit 210: up to 7,588 SF \***  
**\* Contiguous up to 30,299 SF**

**3rd Floor:**  
**Suite 330: 13,966 SF**  
**Suite 390: 10,192 SF**  
**Suite 300H: 943 SF \***  
**Suite 301: 2,112 SF \***  
**\* Contiguous up to 3,055 SF**

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## FLOOR PLANS



## HIGHLIGHTS



**Demisable**  
 Various size options and configurations



**Recent Renovations**  
 Building facade, lobby, and washrooms



**Efficient Building**  
 Low and inclusive operating costs (+janitorial)



**U/G Parking**  
 3:1,000 SF stalls @ no charge

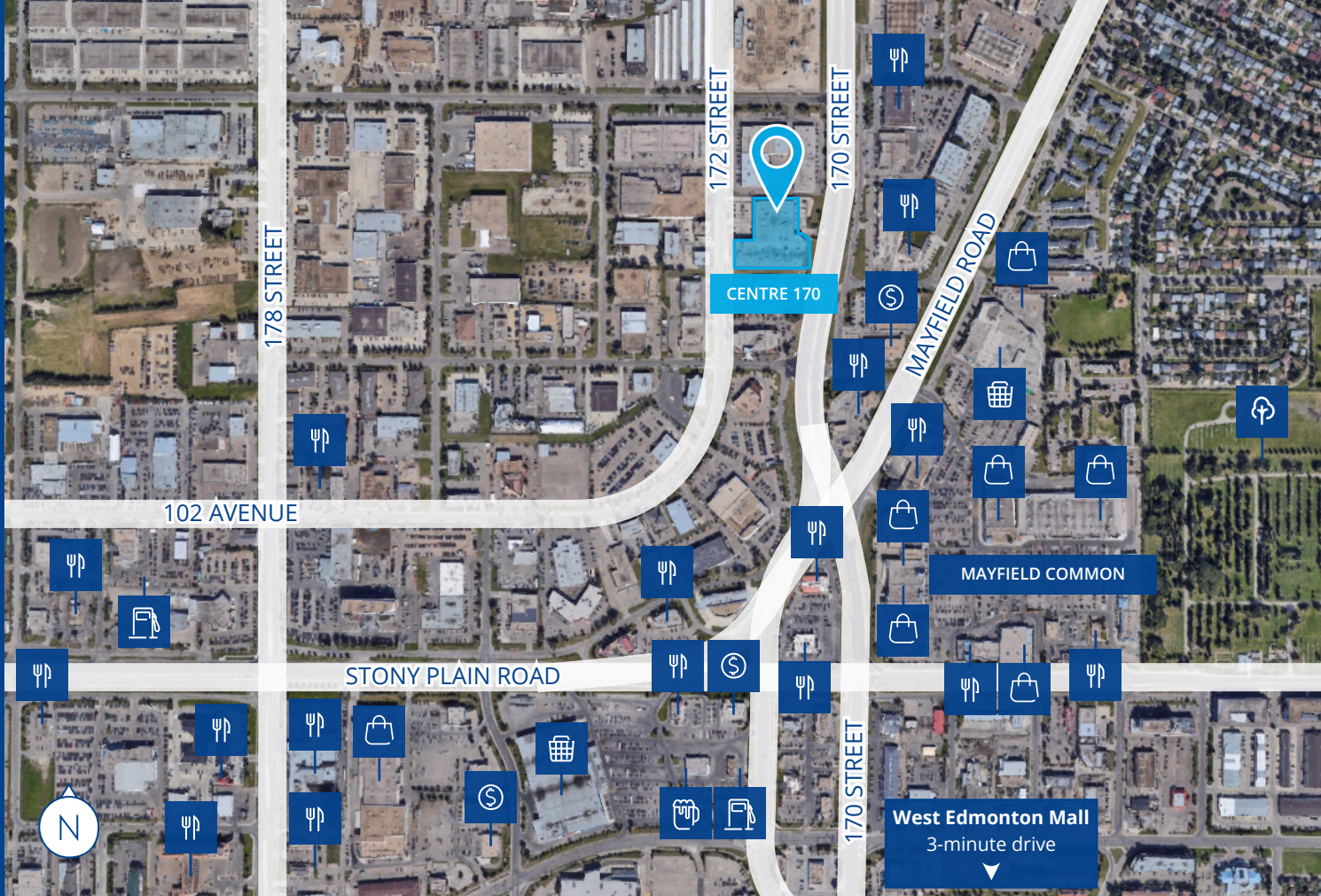


**Various Amenities Nearby**  
 Mayfield Common, West Edmonton Mall and more



**Access to Arterials**  
 Including Anthony Henday and 170th Street





## Location Features

- A wide variety of amenities are located nearby, including Mayfield Common (1-minute drive), West Edmonton Mall (3-minute drive), and various restaurants and services along Stony Plain Road
- Centre 170 provides quick and convenient access to major arterials connecting Edmonton, including Anthony Henday Drive, 170<sup>th</sup> Street, and Stony Plain Road
- With traffic counts of over 26,000 vehicles-per-day on 170<sup>th</sup> Street, the pylon signage opportunities at Centre 170 provide tenants with high visibility and exposure

## CONTACT US

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