

Office For Lease 17205 106A Ave Edmonton, AB

Cardinal Building

- Building and podium signage available
- Conveniently located near 170 Street, 178 Street, Stony Plain Road, Anthony Henday Drive and Yellowhead Trail
- Well maintained property with newer roof, HVAC units and upgraded high efficiency LED lighting in the common area
- Boma Best Certified Building
- Unit 204 boasts 1413 sf of fully buit out office space complete with 5 offices, a reception area and an open concept work space
- Unit 206 offers a fully built out office with 3 offices, a storage room and a kitchenette

Get more information

Jason Gardner

Vice President D 780 429 7569 jason.gardner@avisonyoung.com

For Lease

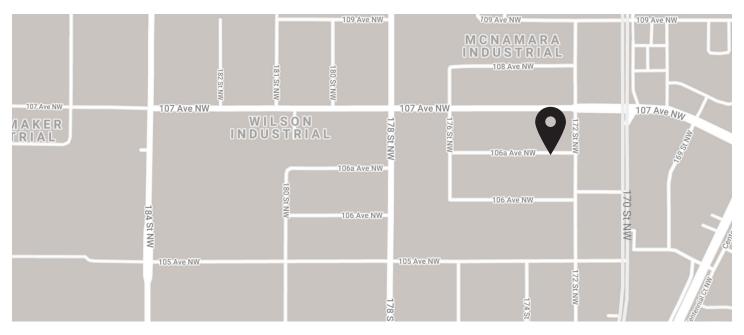
17205 106A Avenue, Edmonton AB

Perfect for Professional Office Users.

Fully built out suites available

Situated with easy access to major

arterials and nearby amenities.



B

Offering Summary

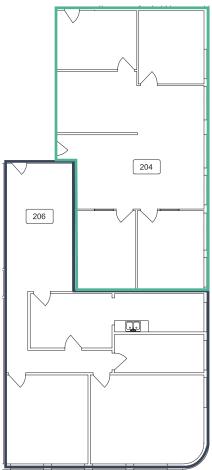
Available Area:

Operating Costs:

Base Rent:

Parking:

Available:



Jason Gardner Vice President +1 780 429 7569 jason.gardner@avisonyoung.com



Unit 204 - 1,413 sf

Unit 206 - 1,540 sf

\$10.00 - \$12.00 psf

2 stalls per 1,000 sf

\$11.02 psf

Immediately

© 2025 Avison Young Commercial Real Estate Services, LP. All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young