



## Quikcard Centre

- Rare leasing opportunity in top quality West End professional office building
- New state of the art air handling system
- Conveniently located on 170th Street with close access to Anthony Henday Drive
- High-quality, professional building that has recently undergone upgrades to the common area and the exterior of the building
- Professionally managed building by Rimrock Property Management with Property Management located on site
- Easy access to nearby amenities including JOEY Mayfield, Boston Pizza, Edo Japan, Opa! of Greece, Tim Hortons, Starbucks, Earls, Fife N Dekel, West Edmonton Mall, and more

## Get more information

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# For Lease

17010 103 Avenue  
Edmonton, AB

## Offering Summary

Available Area: Suite 210: 1,824 sf +/-

Base Rent: Market

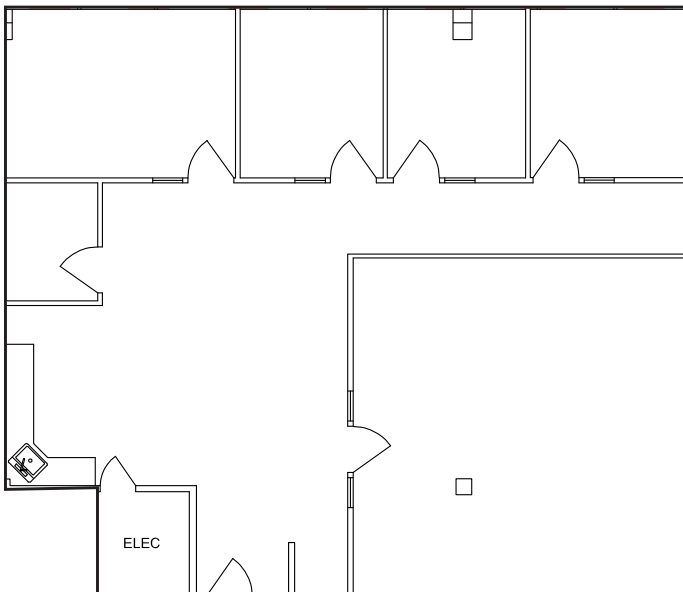
Additional Rent (psf): \$18.69 (2024)  
Includes utilities & janitorial

Inducements: Flexible depending on lease term.  
Turnkey packages available.

Parking: 3 stalls per 1,000 sf  
Combination of covered and surface stalls (energized)



## Floor Plan



**Suite 210**    **1,824 sf**

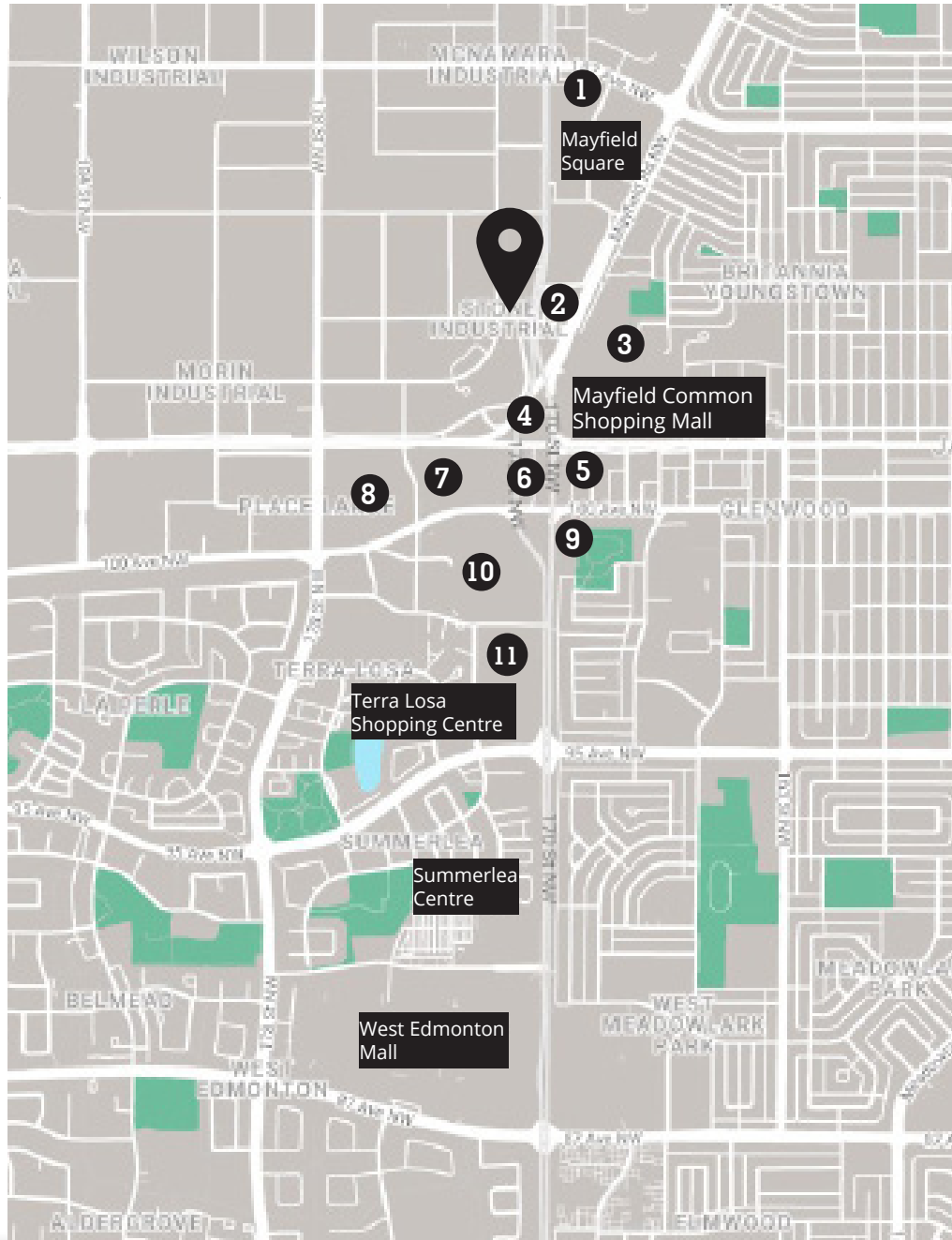


## For Lease

17010 103 Avenue, Edmonton, AB

### Nearby Amenities

- 1 Service Canada Centre, IHOP, Jumbo Dim Sum, Park Furnishings
- 2 Tim Hortons, Royal Bank, Speedy Glass
- 3 Save-On-Foods, Dollarama, Sally Beauty Lava Rock Grill & Sushi, JOEY Mayfield, Winners, JYSK, Party City, Ricki's, Pet Value, Second Cup, A&W
- 4 Red Lobster, Olive Garden
- 5 McDonald's, Bubbles Car Wash, Domino's Pizza, West-End Registries, Mr. Lube
- 6 Carl's Jr., Pressed Sandwich, Pampa Steakhouse, Starbucks
- 7 Burger King, Superstore, Mobil Gas, ATB Financial
- 8 Homes Alive Pets, Denny's, KFC, McDonald's, Seafood City Market, BMO, Taste of Persia
- 9 Earls, Ricky's Grill, Sleep Country, Guru
- 10 Halloween Alley, The Keg, The Home Depot, PetSmart, Indigo, Canada Post, Toys'R'us
- 11 Scotiabank, Edo Japan, Michaels, Safeway, Wendy's, Marshalls, Sawmill, Pizza 73
- 12 Italian Centre, Boston Pizza, Jollibee, Cactus Club Cafe



### Drive Times

Within minutes to major roadways and amenities in Edmonton.

#### Major Roadways:

Stony Plain Road	2 mins
Yellowhead Trail	4 mins
Whitemud Drive	6 mins
Anthony Henday Drive	8 mins

#### Amenities:

Mayfield Square	2 mins
Mayfield Common	2 mins
Terra Losa	4 mins
Summerlea	6 mins
West Edmonton Mall	7 mins

**If you would like more  
information please get  
in touch.**

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**Visit us online**

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