

**AVISON
YOUNG**

For Lease
17703 103 Avenue
Edmonton, AB

Westgate Business Park



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Westgate Business Park



PROPERTY OVERVIEW

Westgate Business Park's strategic location offers easy access to major thoroughfares like Stony Plain Road and 170 Street, ensuring convenient connectivity for employees and clients alike. Additionally, the business park is situated near multiple retail centers, providing ample opportunities for dining, shopping, and other amenities.



Abundance of area amenities



Minutes to Stony Plain Road, 170 Street and Anthony Henday Drive



Beautifully landscaped green space

OFFERING SUMMARY

Address: 17731 - 103 Avenue, Edmonton
Available Area: Suite 17703: 4,193 SF

Address: 10203 - 178 Street, Edmonton
Available Area: Suite 10203: 4,197 SF
Available August 1, 2026

Address: 17725 - 103 Avenue, Edmonton
Available Area: Suite 17725: 4,282 SF
Available July 1, 2026

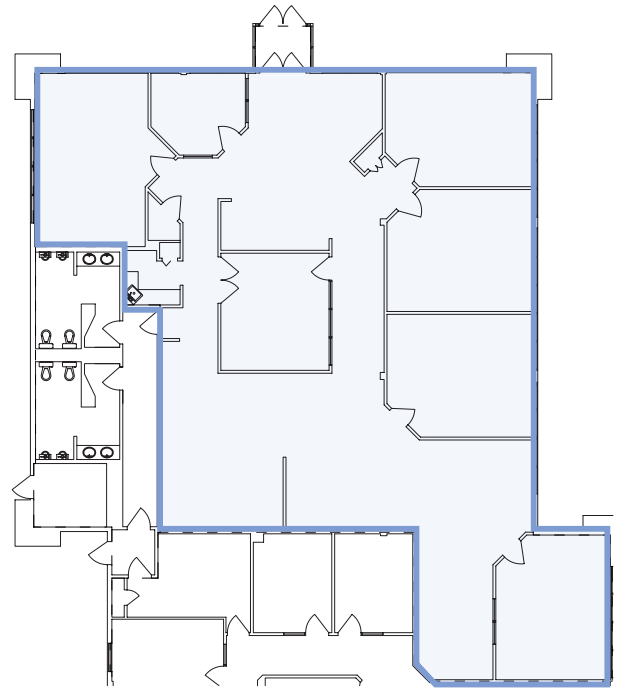
Zoning: Business Employment (BE)

Asking Rate: \$16.00 - \$18.00 PSF

Operating Costs: \$14.14 PSF

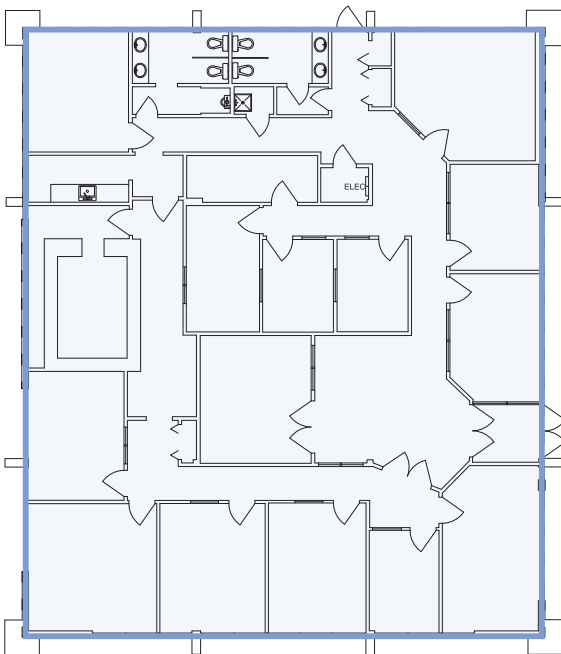
Parking: 3 Stalls/1,000 SF

FLOOR PLAN | Suite 17703: 4,193 SF



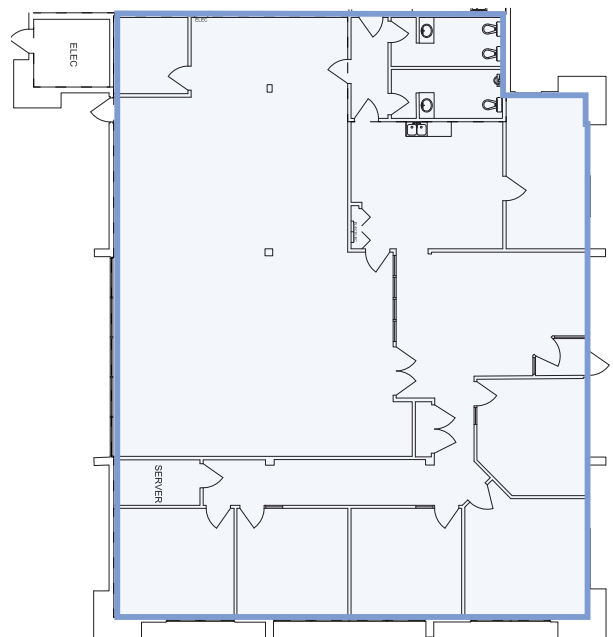
6 offices, boardroom/meeting room, kitchenette, reception and open work area.

FLOOR PLAN | Suite 10203: 4,197 SF



10+ offices, boardroom/meeting room, kitchenette, reception and washrooms.

FLOOR PLAN | Suite 17725: 4,282 SF



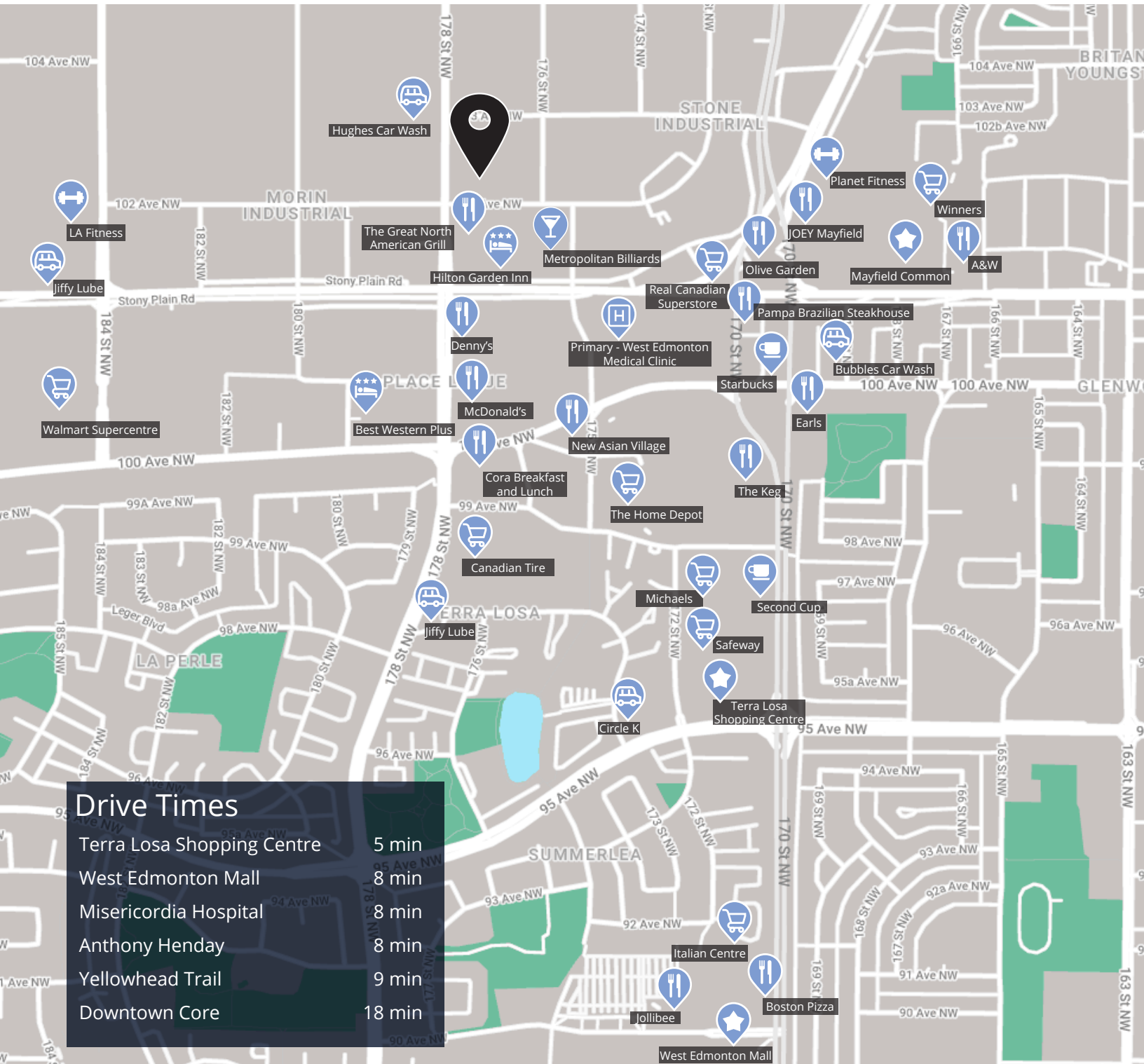
5 offices, boardroom/meeting room, kitchenette, reception and washrooms.

For Lease

Westgate Business Park

10231 178 Street

Edmonton, AB



Drive Times

Terra Losa Shopping Centre	5 min
West Edmonton Mall	8 min
Misericordia Hospital	8 min
Anthony Henday	8 min
Yellowhead Trail	9 min
Downtown Core	18 min

Get more information

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