



Colliers

Alberta Park Centre | 15810/60 - 114 Avenue, Edmonton

Office space **for lease** in Northwest Edmonton

Up to 15,375 square feet of demisable office space is available for lease at Alberta Park – a very well-maintained property located in Northwest Edmonton with close proximity to major arterials including Yellowhead Trail, Anthony Henday Drive and 170th Street. Pylon signage is available.

Taylor Riar

Vice President
Office
+1 780 969 3022
taylor.riar@colliers.com

Brenton Chung

Associate
Office
+1 780 969 2981
brenton.chung@colliers.com

Evelyn Stolk, CCIM

Senior Vice President
Industrial
+1 780 969 3002
evelyn.stolk@colliers.com

Rod Connop

Executive Vice President
Industrial
+1 780 969 2994
rod.connop@colliers.com

Property Overview

[Click to View Tour](#)

Municipal Address:	15810 - 114 Avenue	Zoning:	IB - Business Industrial
Legal Address:	Plan 4641MC; Block A	Parking:	Ample surface stalls

**Financial details are provided on a space by space basis, please see floor plans for details*

Key Highlights



Very well-maintained property located in Alberta Park Industrial



Located within close proximity of major arterials, including Yellowhead, 170th Street & Anthony Henday



Only 15-minutes to major retail amenities including Mayfield Common and West Edmonton Mall



Developed office space with recent upgrades, including new paint and lighting



Ample surface parking stalls available on-site

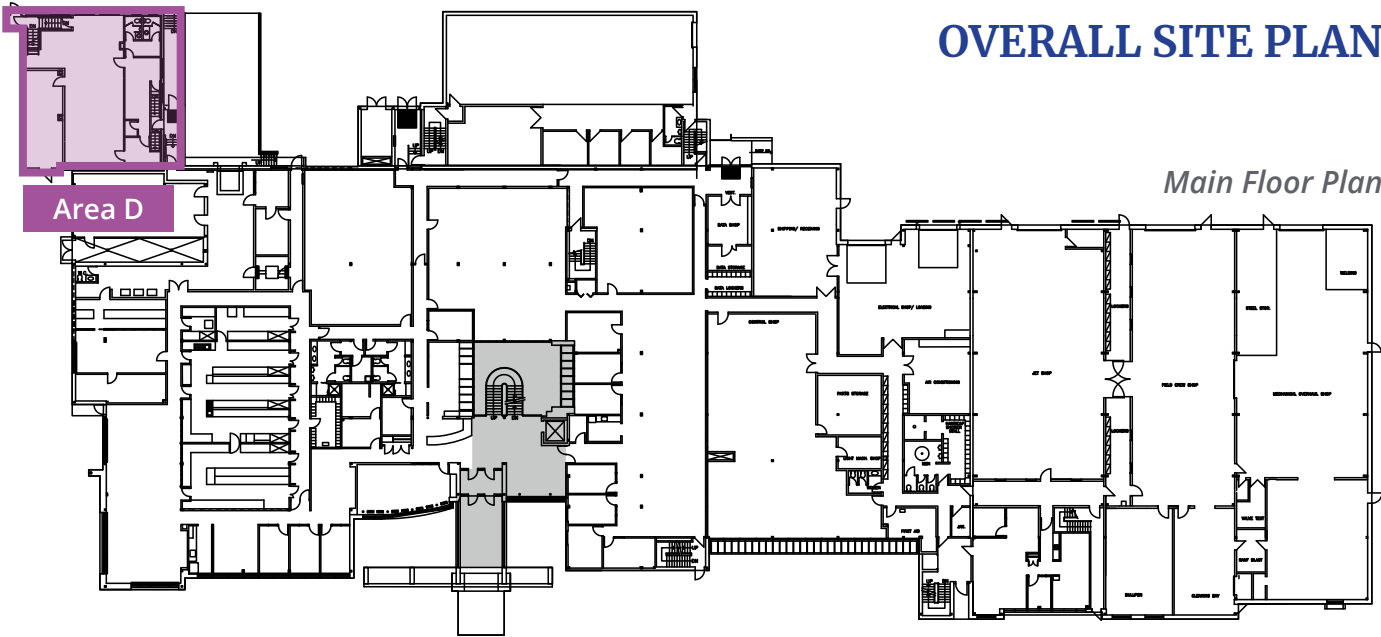
Building Features

- Over 200 surface parking stalls on site
- Recent upgrades include new paint and lighting
- Elevator service for convenient access
- Bright lobby with three storey atrium
- Pylon signage available for tenants
- Flexible demising options starting from 2,500 SF

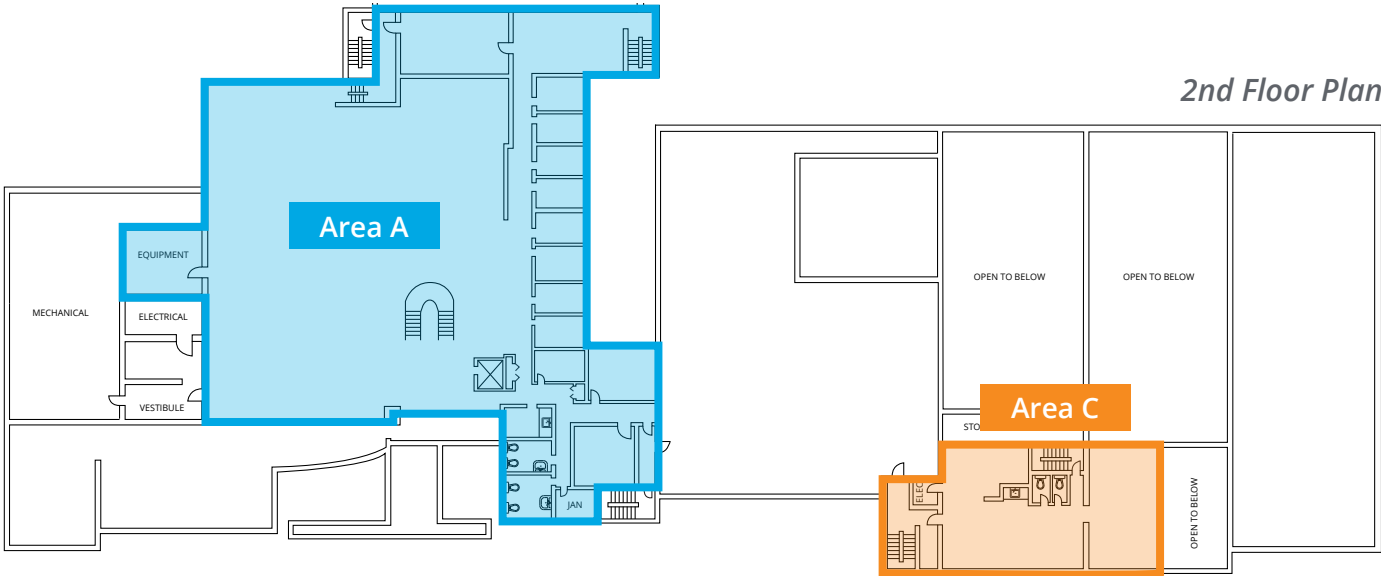


Flexible demising options available

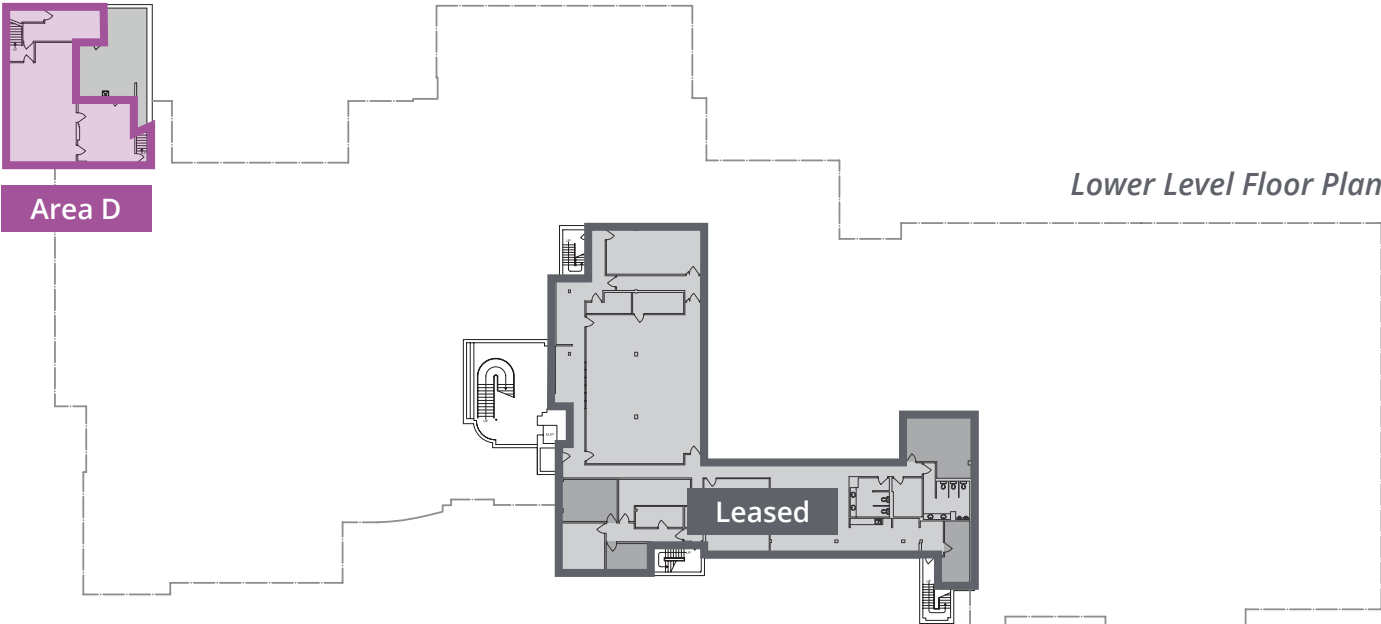
OVERALL SITE PLAN



Main Floor Plan



2nd Floor Plan



Lower Level Floor Plan

Floor Plans

[Click to View Tour](#)

Area A Features

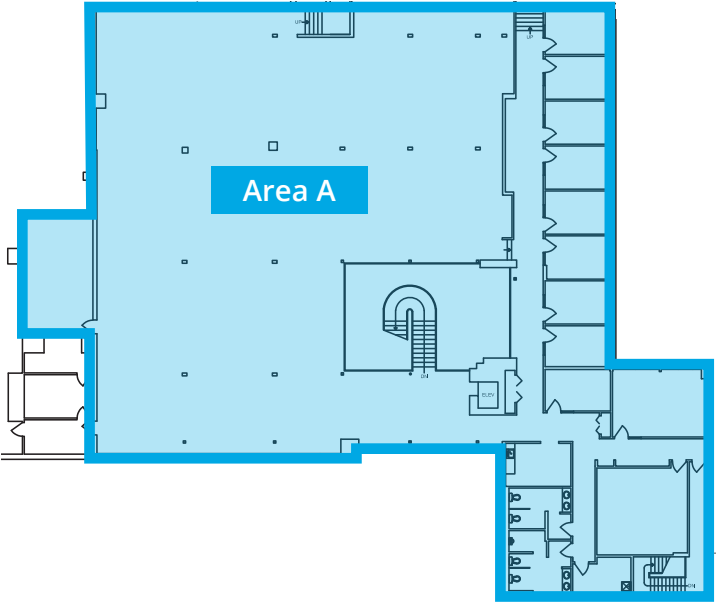
- Bright, open concept office space
- Elevator access
- Open to atrium
- Space can be demised

Financial Details

2nd Floor	
Available Area:	15,375 SF
Asking Net Rent:	\$12.00 / SF
Operating Costs:	\$4.85 / SF
TI Allowance:	Negotiable

Operating costs do not include utilities or janitorial

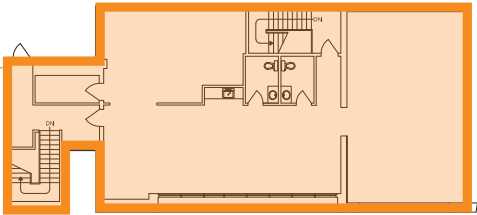
2nd Floor Plan (15,375 SF)



Floor Plans

Area C - Mezzanine Features

- Walk-up mezzanine space with open space, kitchenette and washrooms

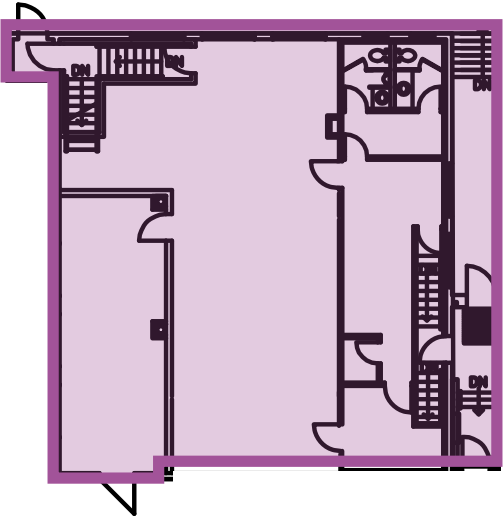


Mezzanine (2,538 SF)

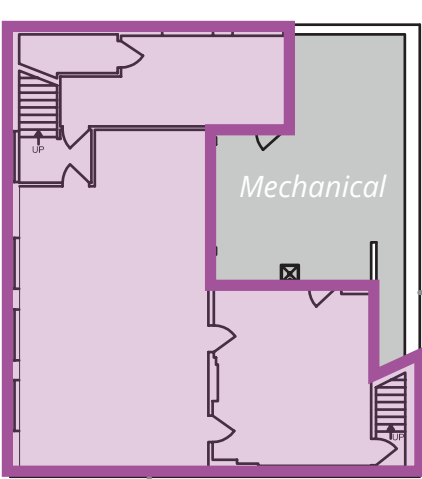
Area D Features

- 5,197 square feet over two floors
- Direct exterior access
- Developed training space, kitchenette and washrooms
- New LED lighting, new flooring installed throughout
- Dedicated parking with opportunity for more stalls if required

Main Floor



Lower Level



Financial Details

Mezzanine	
Available Area:	2,538 SF
Asking Net Rent:	\$12.00 / SF
Operating Costs:	\$4.85 / SF
TI Allowance:	Negotiable

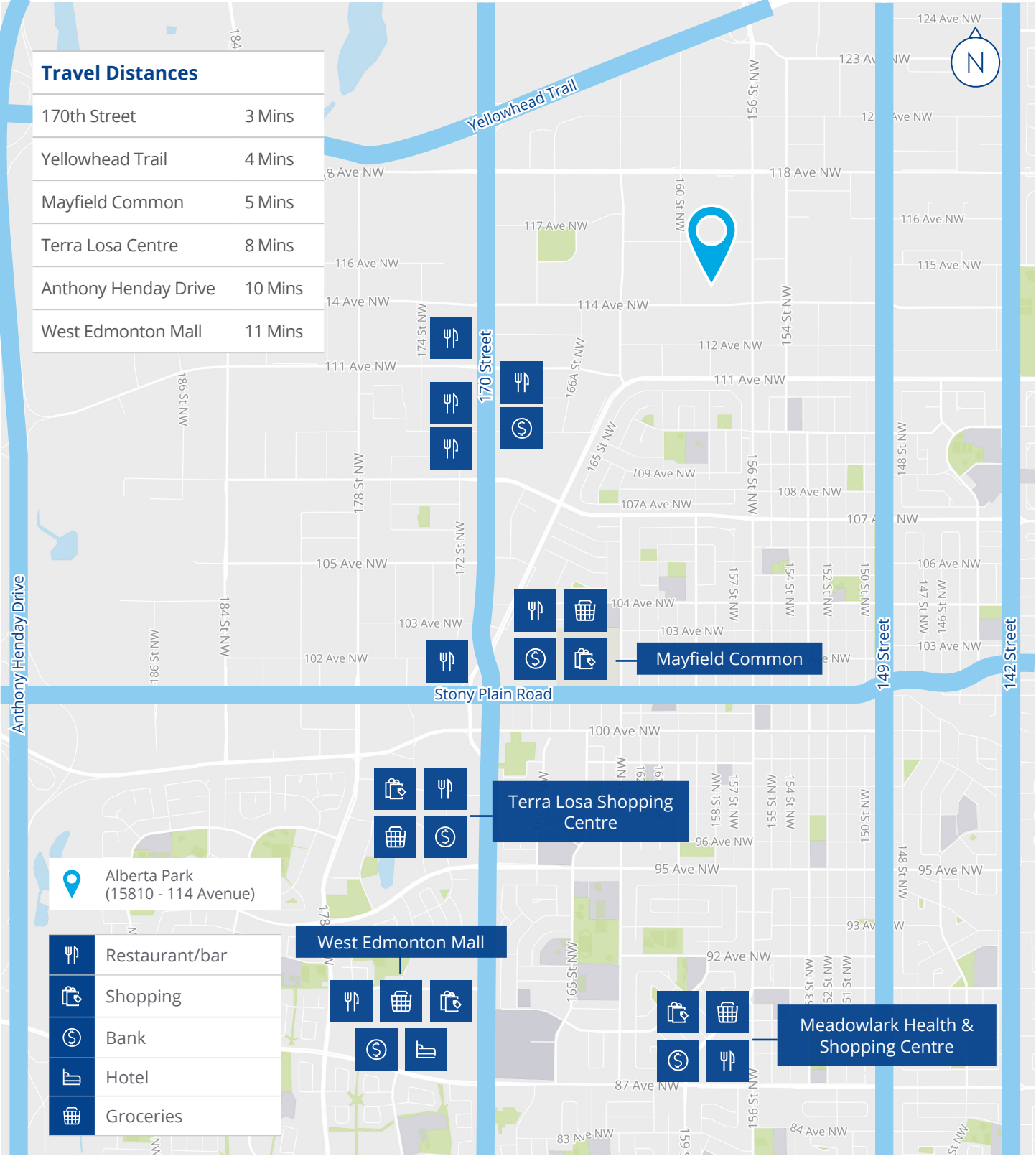
Operating costs do not include utilities or janitorial

Financial Details

Main & Lower	
Available Area:	5,197 SF
Gross Rent	\$5,000 / month

Gross Rent does not include utilities or janitorial

Location Overview



Open Concept Office Space



Stairwell and Lower Level Atrium



Fully Fixtured Kitchen



Lobby and Elevator Access



Pylon Signage Available



Colliers

Contact Anyone of Us For More Information:

Taylor Riar

Vice President
Office
+1 780 969 3022
taylor.riar@colliers.com

Brenton Chung

Associate
Office
+1 780 969 2981
brenton.chung@colliers.com

Evelyn Stolk, CCIM

Senior Vice President
Industrial
+1 780 969 3002
evelyn.stolk@colliers.com

Rod Connop

Executive Vice President
Industrial
+1 780 969 2994
rod.connop@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc.

[View Online Listing](#)

Accelerating success.