

FOR LEASE OFFICE SPACE

Morguard

17187 - 114 AVENUE

EDMONTON, AB



MODERN OFFICE BUILDING IN A PROMINENT WEST END LOCATION

17187 – 114 Avenue is a modern office building conveniently located one block off of 170 Street NW. Nearby public transportation and easy access to major thoroughfares provides opportunities to enjoy the nearby restaurant, shopping and hotel amenities. The two story office building offers large floor plates, over 500 free energized parking spaces (available on a very favorable ratio basis), making 17187 – 114 Avenue a desirable west end location for your office requirements.

Up to 26,446 SF available

- Easy access to 170 Street and Stony Plain Road
- Abundance of free parking
- New elevator lobbies and common areas
- Vacant units are in base building condition, ready for development
- Landlord to provide space planning services

FOR LEASE OFFICE SPACE



17187 - 114 AVENUE

EDMONTON, AB

ASKING NET RENT

\$16.00/SF

ADDITIONAL RENT

OPERATING COSTS	REALTY TAX	TOTAL ADDITIONAL RENT
\$10.80/SF	\$2.39SF	\$13.19SF (2025 est.)

BUILDING DETAILS

Total Available Space: 26,446 SF +/-

Unit B, Suite 200: 17,486 SF

Unit C, Suite 230: 8,960 SF

Number of Floors: 2

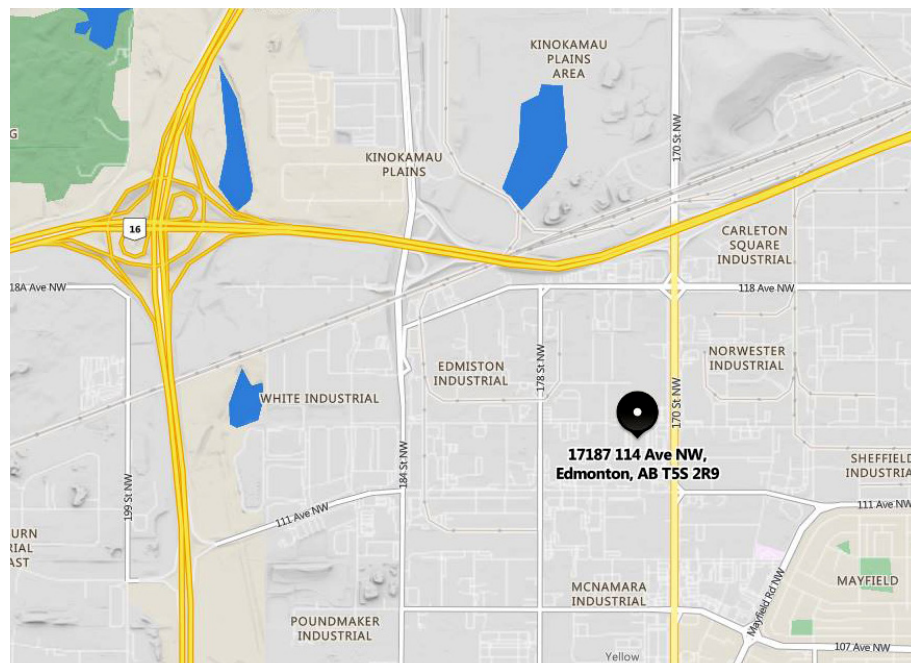
Year Built: 2000

BUILDING AMENITIES

Restaurants close by

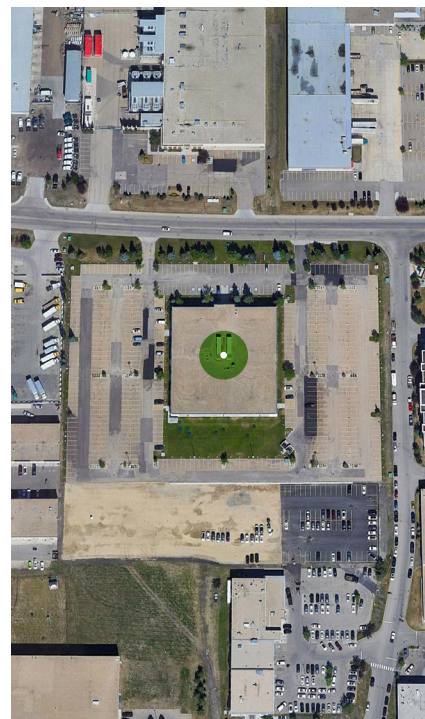
Energized parking available

LOCATION



17187 - 114 Avenue, Edmonton, AB

This document/communication has been prepared by Morguard Investments Limited ("MIL") for advertising and general information only. MIL makes no guarantees, representations, or warranties of any kind, expressed or implied, for 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. MIL excludes all inferred or implied terms, conditions, and warranties arising out of this document as well as all liability for loss and damages arising therefrom. The information herein may change and any property described in the information may be withdrawn from the market at any time without notice or obligation to the recipient. This communication is not intended to cause or induce breach of an existing listing agreement. Morguard Investments Limited.



Aerial View

FOR MORE INFORMATION

MIKE VERHOSKI

Director, Leasing

mverhoski@morguard.com

780-424-1642

VIEW THIS PROPERTY ONLINE [HERE](#)

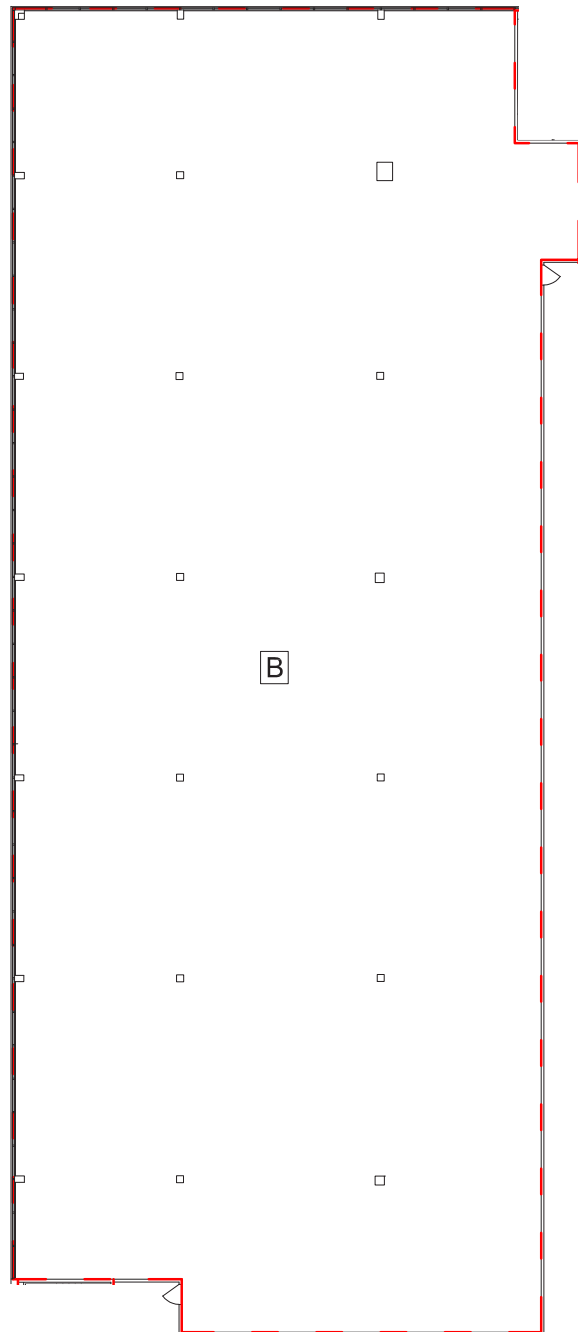
FOR LEASE OFFICE SPACE

Morguard

17187 - 114 AVENUE

EDMONTON, AB

SUITE 200 - UNIT B - 17,486 SF +/-



FOR LEASE OFFICE SPACE

Morguard

17187 - 114 AVENUE
EDMONTON, AB

SUITE 230 - UNIT C - 8.960 SF +/-

