

Westcor Building

NEW VACANCIES! Full & half floor opportunities ideally located along 124th Street

12323 Stony Plain Road
Edmonton, AB

Ideal for Government & Social Support Services



Direct access to amenities along 124th



Excellent access to public transportation (adjacent to future LRT station)



Ample parking (underground and surface)



Professionally owned & managed by Melcor REIT



On-site security



BOMA BEST Level 2 Certified green & responsible building

Westcor Building

12323 Stony Plain Road | Edmonton, AB



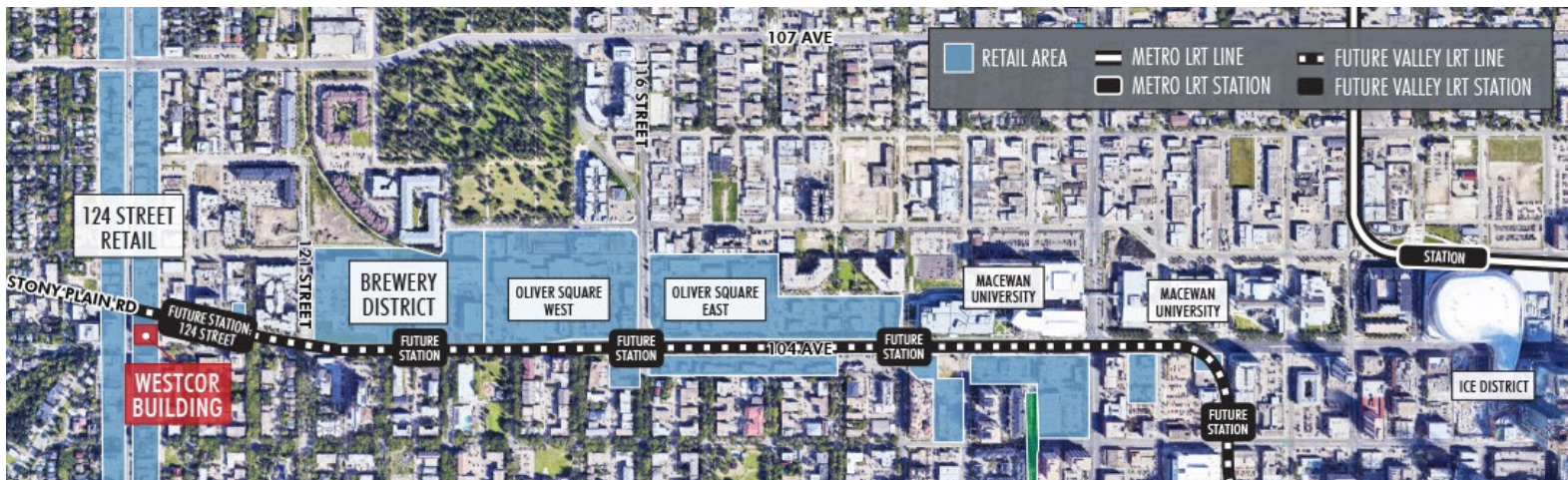
EXCELLENT VIEWS



7TH FLOOR

Leasing Details

| | | |
|-----------------|----------------------|----------------------|
| Availability | Suite 500 - 9,800 SF | Open Space |
| | Suite 600 - 4,270 SF | Developed |
| | Suite 605 - 5,523 SF | Developed |
| | Suite 700 - 9,853 SF | Developed full floor |
| Lease Rates | Market | |
| Operating Costs | \$18.24 (2023) | |
| Parking | 1 stall / 1000 SF | |
| Parking Rates | \$90 Tandem | |
| | \$130 Single | |
| Security Hours | 8:15am - 4:30pm | |



TO BREWERY DISTRICT



2 minutes



2 minutes



7 minutes

TO DOWNTOWN



8 minutes



10 minutes

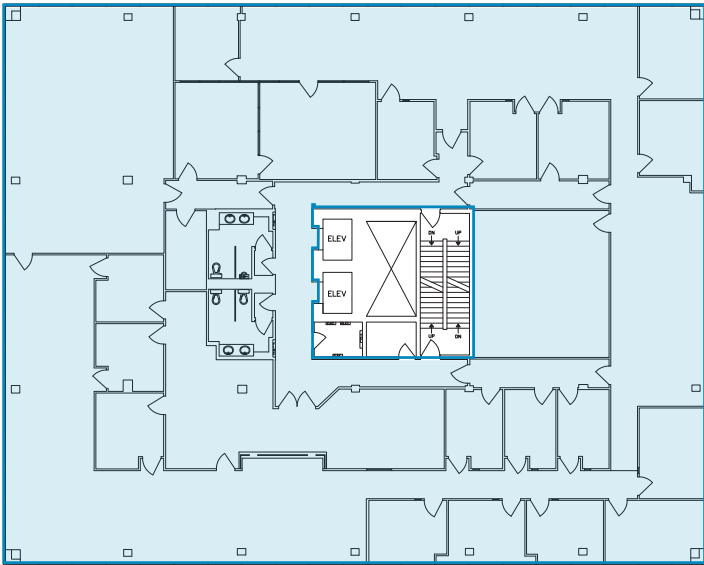


14 minutes



FUTURE LRT ACCESS
6 stops away

FLOOR PLANS

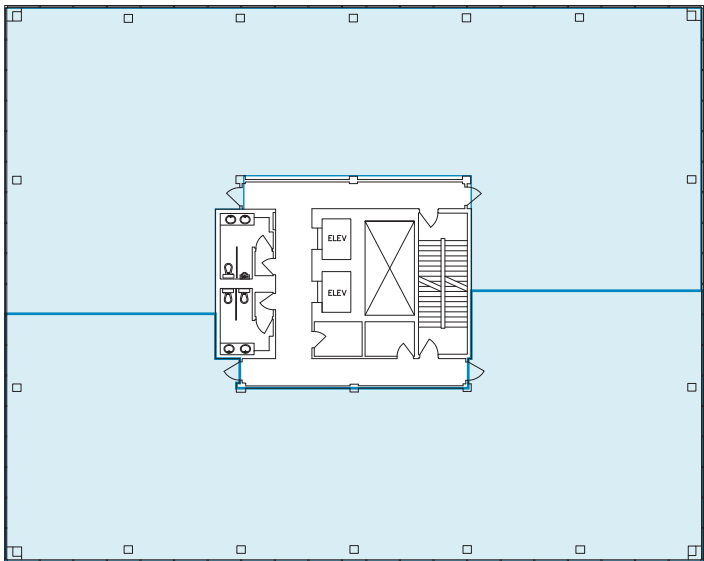


5TH FLOOR

Suite 500

9,850 SF

New LED lights, paint, ceiling tiles, ceiling grid. Open space ready for tenant improvements.



6TH FLOOR

Suite 600

4,270 SF

Developed office space.

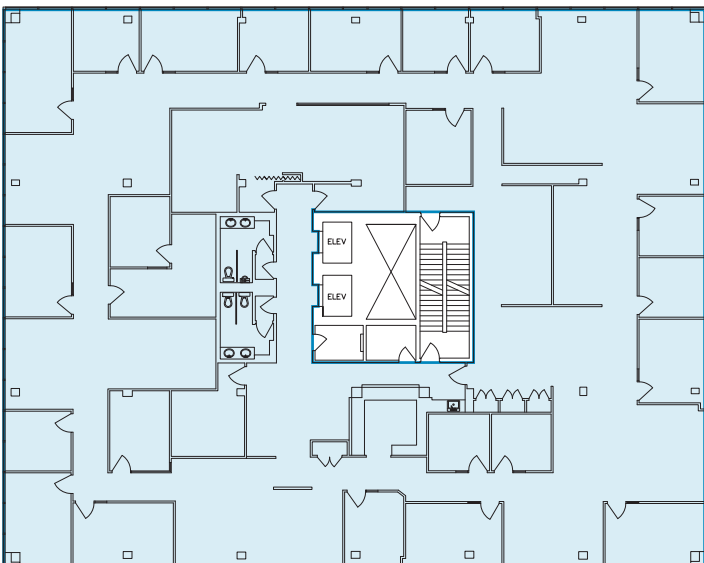
Detailed Floor plan coming soon.

Suite 605

5,523 SF

Developed office space.

Detailed Floor plan coming soon.



7TH FLOOR

Suite 700

9,853 SF (full floor)

Developed office space.



NEARBY AMENITIES

SHOPPING & SERVICES:

Blogger Armoire
Allora Hair & Esthetics
Elevate Hair and Body
Flowers by Merle
parcel + prose
Novelle Bridal Shop
Dwell Modern
Hideout Distro
The Makers Keep
Sip Liquor Market
Red Ribbon Boutique
Mousy Browns
Larre's Barber Shop

FOOD & RESTAURANTS:

Delight In Pho
Frida Urban Taqueria
Flirty Bird Nashville Hot Chicken
Irrational Brewing Company
Three Vikings
Koutouki
Woodshed Burgers
Zwick's Pretzles
May
Vish
OEB Breakfast Co.
Farrow
Nosh

CAFÉS & BAKERIES:

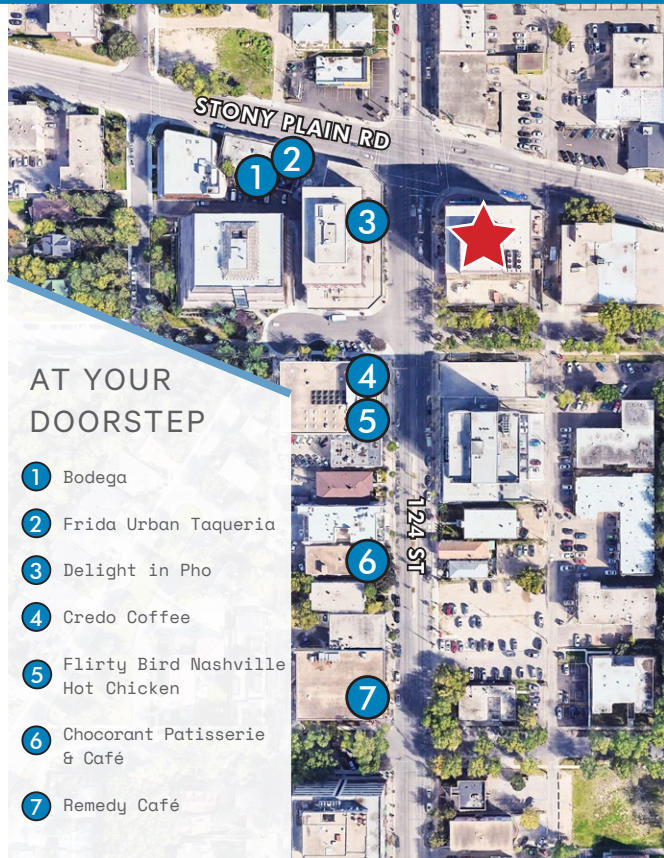
Credo Coffee
Bloom Cookie Co.
Chocorant Patisserie + Cafe
Remedy Cafe
Destination Doughnuts
Duchess Bake Shop
The Clever Rabbit Vegetarian Cafe
Lift Me Up Bakery
Tiramisu Bistro

HEALTH & WELLNESS:

The Barbell Base
All Sport Health & Performance
Om Hot Yoga
Bird's Thai Massage and Wellness
Evolve Strength
Guardian Dental
Life Stiles Spa
Iron Compass Accupuncture
Bairro Brazillian Jiu-Jitsu
Body by Bennett

ARTS & CULTURE:

Bearclaw Gallery
Scott Gallery
Peter Robertson Gallery
West End Gallery
Lotus Gallery
Bugera Matheson Gallery



AT YOUR DOORSTEP

- 1 Bodega
- 2 Frida Urban Taqueria
- 3 Delight in Pho
- 4 Credo Coffee
- 5 Flirty Bird Nashville Hot Chicken
- 6 Chocorant Patisserie & Café
- 7 Remedy Café

Contact

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www.cbre.ca



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