

# For Lease

**MEDICAL & PROFESSIONAL OFFICE**

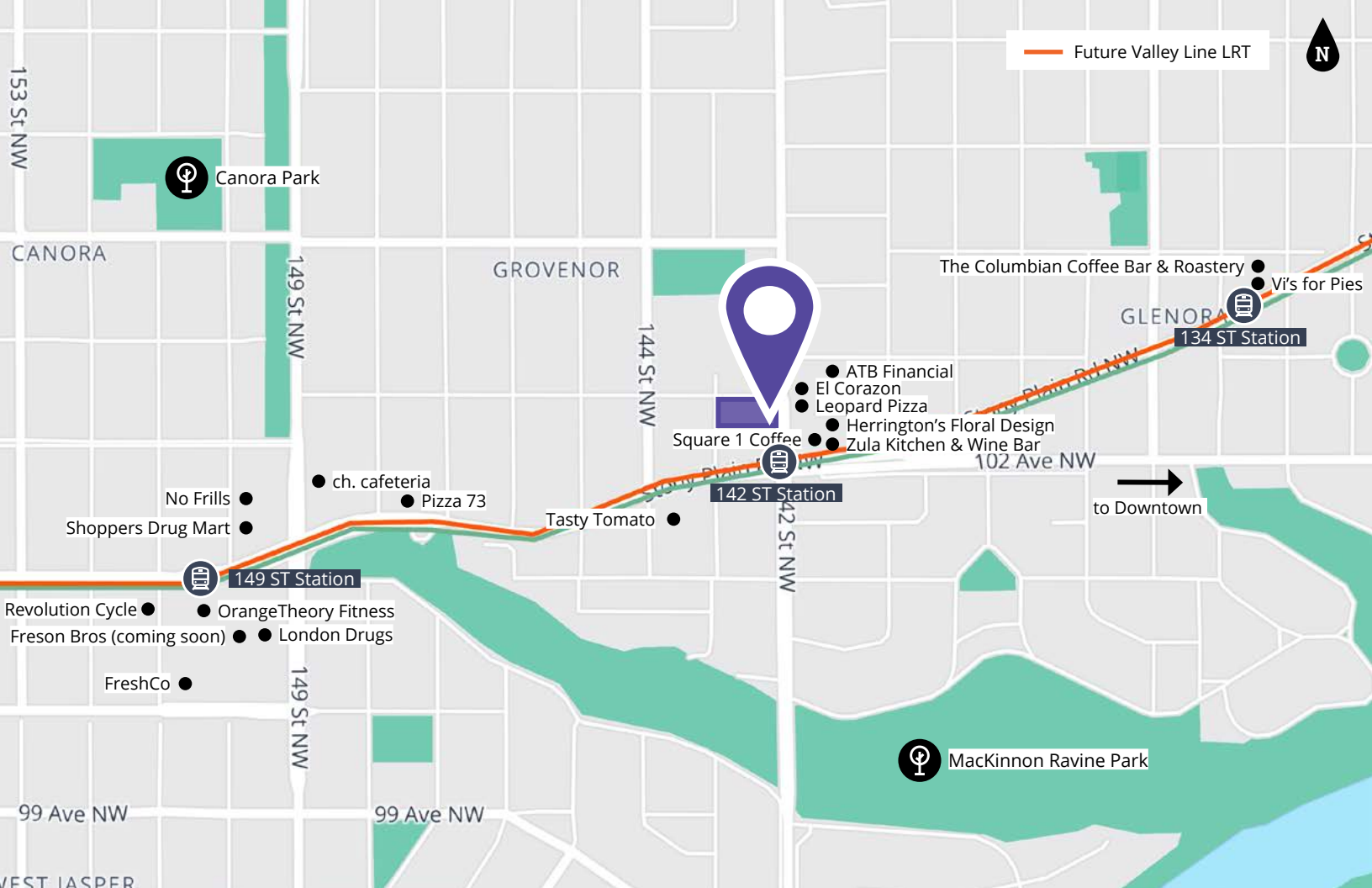


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# Westgrove

## PROFESSIONAL BUILDING

- Excellent location on Stony Plain Road and 142 Street
- Join existing tenants such as Rexall Pharmacy, Qurely Pediatrics North, Cornerstone Counselling, and Café Rista
- Locally owned and managed for professional and timely service to tenants
- Underground parking for tenants and free surface stalls for visitors
- State of the art, computerized building management system for HVAC and security
- Common boardroom available to tenants
- Low gross up factor



### Future Valley LRT

As LRT construction continues along 142 Street, commuting time to downtown has increased significantly. Now is the time to relocate and reduce the trek through the traffic congestion. You'd be at your office by now at Westgrove Professional Building.

With the upcoming Valley Line LRT station just off of 142 Street, the building is ideally located for excellent public transit accessibility.

**You'd be at your office by now**

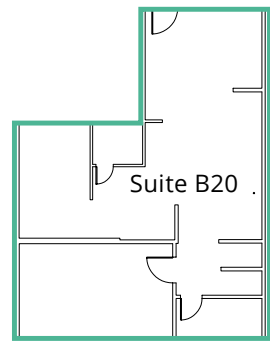


# Medical & Professional Office For Lease

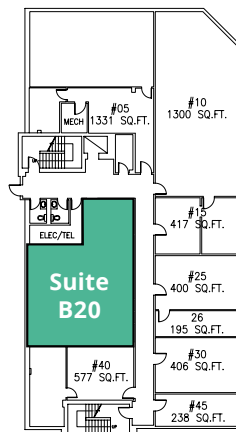
 10230 142 Street, Edmonton, AB

Area Available	<b>Suite B20: 1,109 sf</b>
	<b>Suite 261: 985 sf</b>
	<i>Available September 1, 2024</i>
	<b>Suite 300: 2,060 sf</b>
	<i>Fully built-out medical clinic</i>
	<b>Suite 324: 717 sf</b>
Lease Rate	Starting at \$16.00 psf
Additional Rent	\$18.17 psf (2024) (includes utilities and in-suite janitorial)
Parking	2.25/1,000 sf Available underground \$160 / stall (single) \$260 / stall (tandem) Ample free visitor parking in visitor lot and street parking
Building Hours	Monday - Friday 7:00 am - 6:00 pm After hours intercom

## Basement



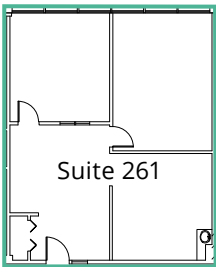
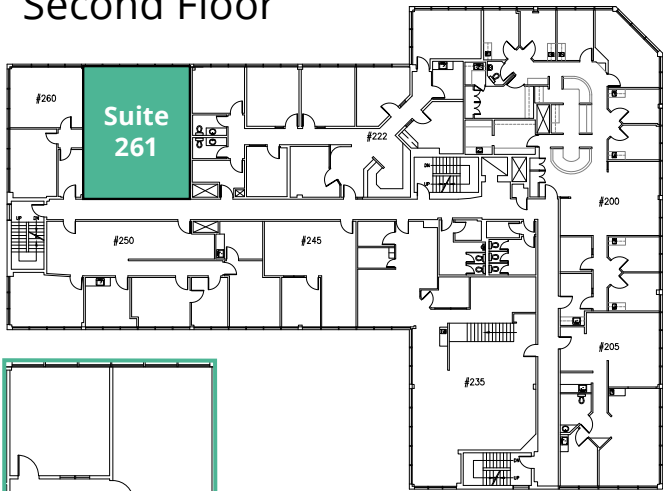
Former x-ray clinic



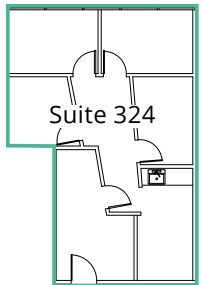
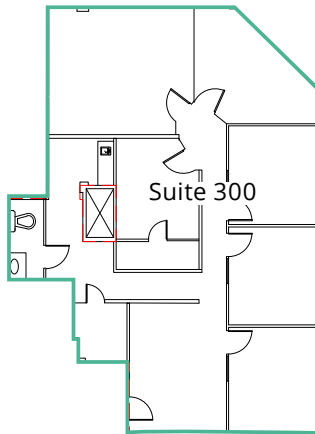
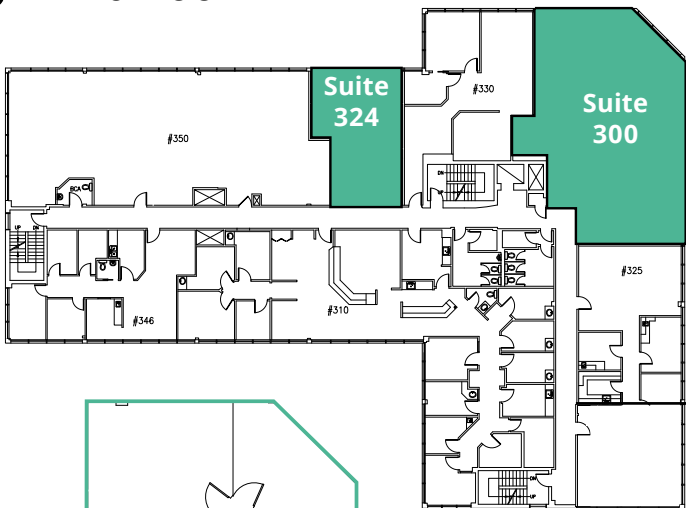
CLICK TO VIEW 360 TOUR

Suite B20

## Second Floor



## Third floor



CLICK TO VIEW 360 TOUR

Suite 300

## Join your neighbours

Benefit from your medical and professional neighbours including:

- Medical specialists such as MedSleep, Qurely Pediatrics North, two infusion clinics, hearing audiologist, neurologist, dental, two psychology clinics, and pharmacy (Rexall)



Join:



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