

WEST END OFFICE SPACE FOR LEASE

Centre 170

10403 - 172 Street, Edmonton, Alberta

Why lease office space at Centre 170?

- Significant building improvements have been completed, including a modern building facade, renovated lobby and washrooms, and elevator upgrades
- High exposure pylon signage opportunities, with traffic counts of over 26,000 vehicles-per-day on 170th Street
- Various size options are available, ranging from 943 – 30,299 square feet, in a variety of different configurations and buildouts
- High efficiency building allows tenants to enjoy low and inclusive operating costs
- Strong underground parking ratio of 3 stalls per 1,000 square feet leased, *available at no charge!*
- Excellent west end location, providing convenient access to major arterials (Anthony Henday and 170th Street), and a variety of amenities, including West Edmonton Mall

Net Rental Rate:

\$12.00 - \$15.00*

Per Square Foot
*Includes a Turnkey Package!

Contact Us:

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Property Overview

Municipal Address 10403 - 172 Street NW

Asking Net Rent \$12.00 - 15.00 / SF **Includes a Turnkey Package!**

Operating Costs \$12.19 / SF + janitorial (2024)

Parking

3:1,000 SF underground stalls Available @ no charge!

Signage Pylon signage opportunities

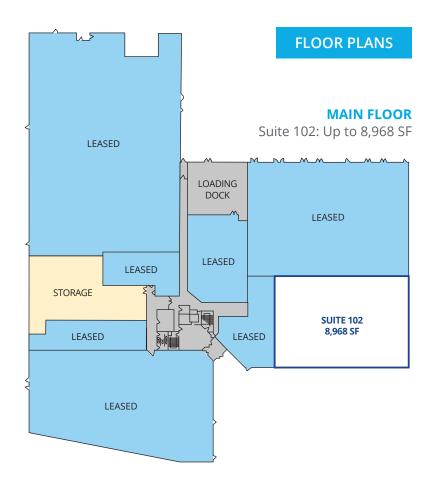
Available Space

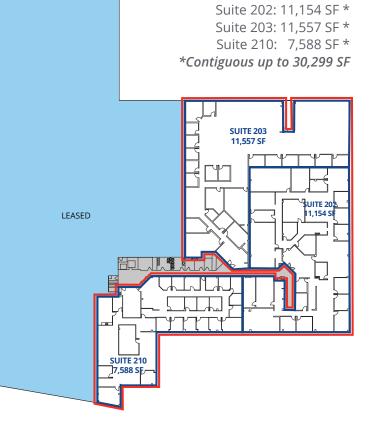
Main Floor: Unit 102: up to 8,968 SF

2nd Floor: Unit 202: 11,154 SF * Unit 203: 11,557 SF * (Available on 90-120 days notice) Unit 210: up to 7,588 SF * * Contiguous up to 30,299 SF

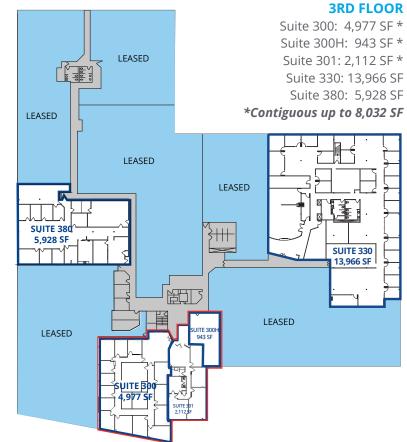
3rd Floor:

Suite 300: 4,977 SF* Suite 300H: 943 SF * Suite 301: 2,112 SF * Suite 330: 13,966 SF Suite 380: 5,928 SF * Contiguous up to 8,032 SF





2ND FLOOR



HIGHLIGHTS



configurations

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Recent Renovations Building facade, lobby, and washrooms



Efficient Building Low and inclusive operating costs (+janitorial)

U/G Parking 3:1,000 SF stalls @ no charge

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Various Amenities Nearby Mayfield Common, West Edmonton Mall and more

Access to Arterials Including Anthony Henday and 170th Street



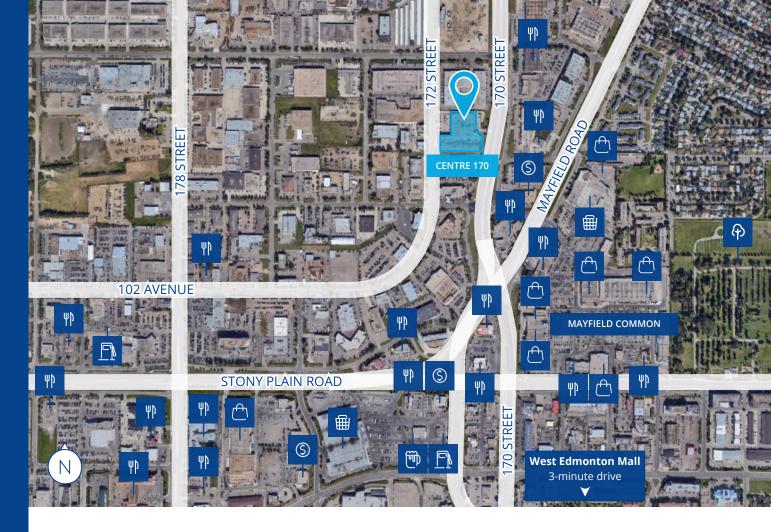
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Location Features

- A wide variety of amenities are located nearby, including Mayfield Common (1-minute drive), West Edmonton Mall (3-minute drive), and various restaurants and services along Stony Plain Road
- Centre 170 provides quick and convenient access to major arterials connecting Edmonton, including Anthony Henday Drive, 170th Street, and Stony Plain Road
- With traffic counts of over 26,000 vehicles-per-day on 170th Street, the pylon signage opportunities at Centre 170 provide tenants with high visibility and exposure

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