



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

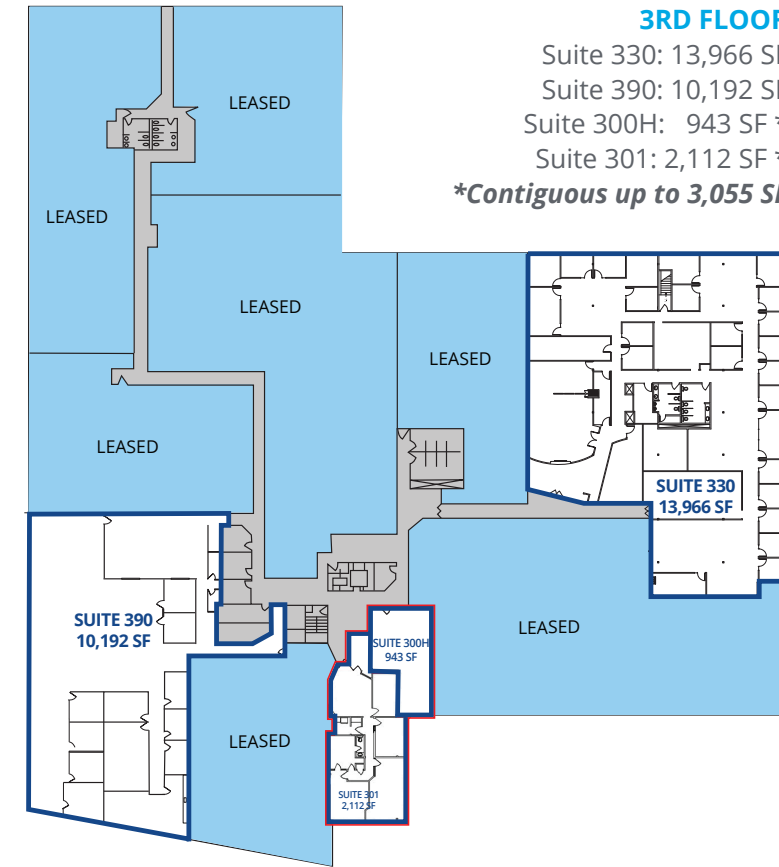
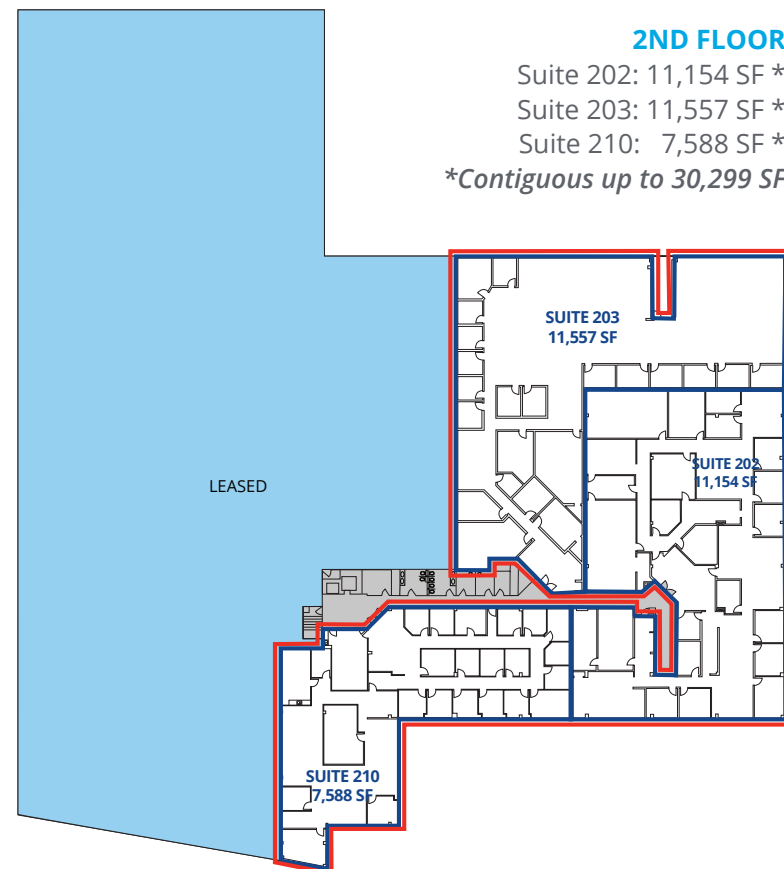
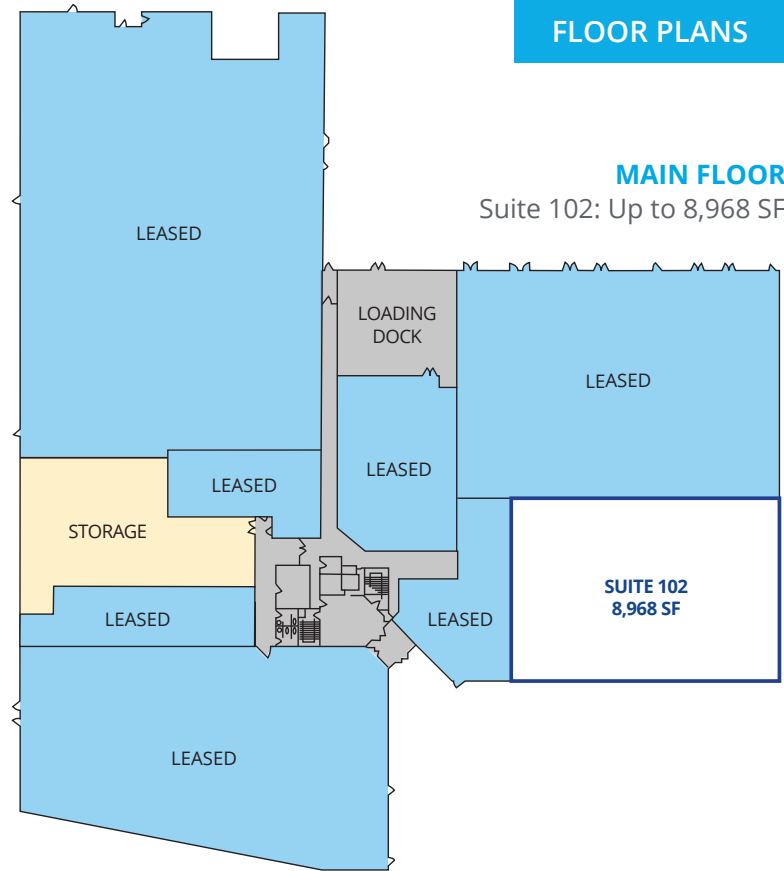
Main Floor:
Unit 102: up to 8,968 SF

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 330: 13,966 SF
Suite 390: 10,192 SF
Suite 300H: 943 SF *
Suite 301: 2,112 SF *
* Contiguous up to 3,055 SF

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FLOOR PLANS



HIGHLIGHTS



Demisable
Various size options and configurations



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

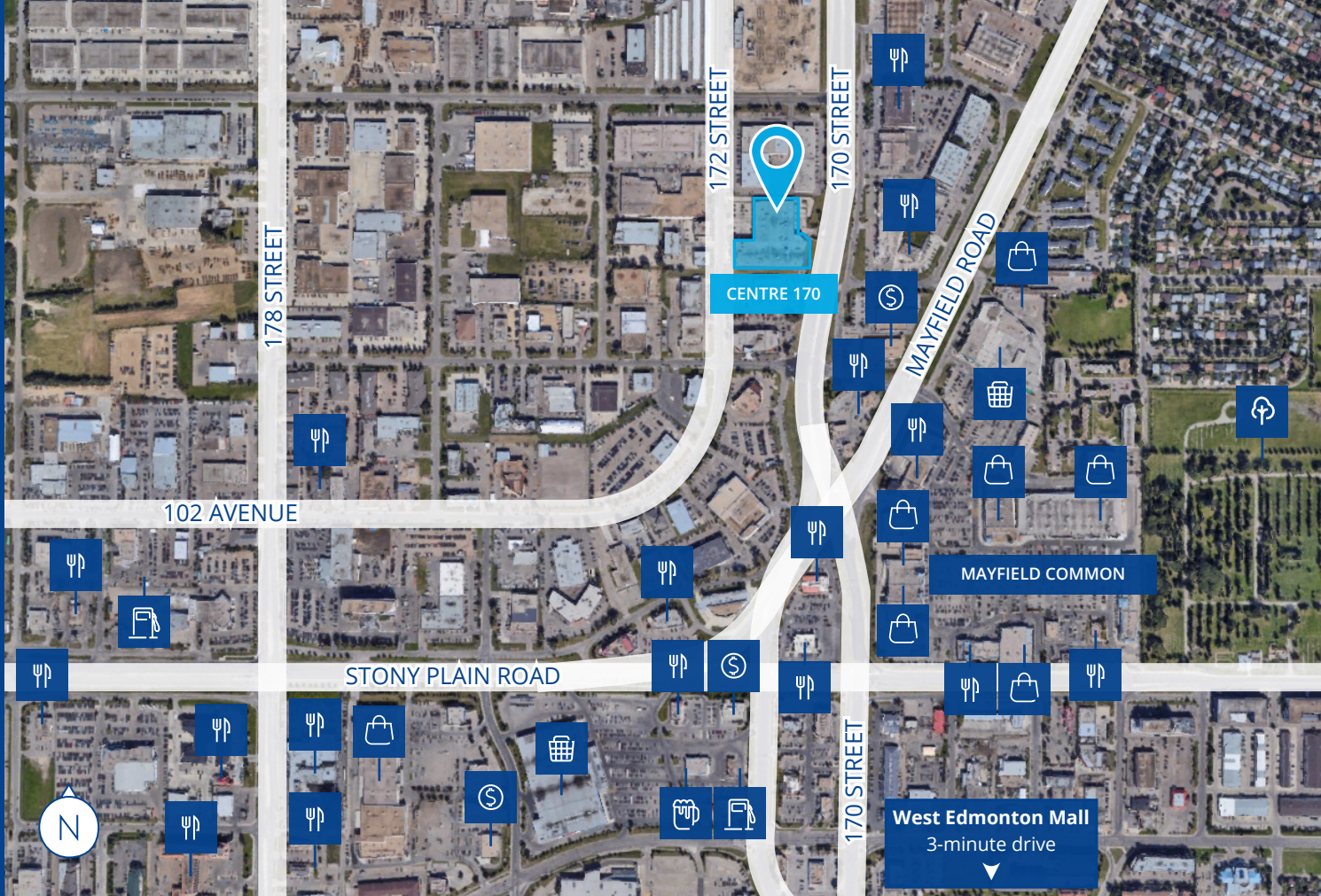


Various Amenities Nearby
Mayfield Common, West Edmonton Mall and more



Access to Arterials
Including Anthony Henday and 170th Street





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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