



## Quikcard Centre

**One unit remaining | Suite 220: 3,777 sf**

- Rare leasing opportunities in quality west end professional building
- New state-of-the-art air handling system
- Recently completed upgrades to building exterior and common areas
- Professionally managed building by Rimrock Property Management (on site)
- Conveniently located on 170 Street with easy access to Anthony Henday Drive
- Nearby amenities include West Edmonton Mall, JOEY Mayfield, Boston Pizza, Edo Japan, Opa! of Greece, Tim Hortons, Starbucks, Earls, Fifendekel, and more

### Get more information

**Peter Schwann**  
Principal  
+1 780 970 7228  
[peter.schwann@avisonyoung.com](mailto:peter.schwann@avisonyoung.com)

[avisonyoung.com](http://avisonyoung.com)

## For Lease

17010 - 103 Avenue  
Edmonton, AB

## Offering Summary

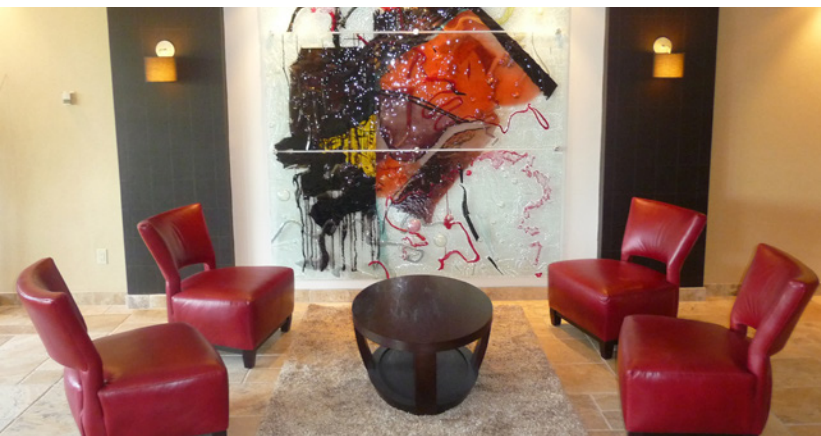
Space Available: Suite 220: 3,777 sf

Base Rent: Market

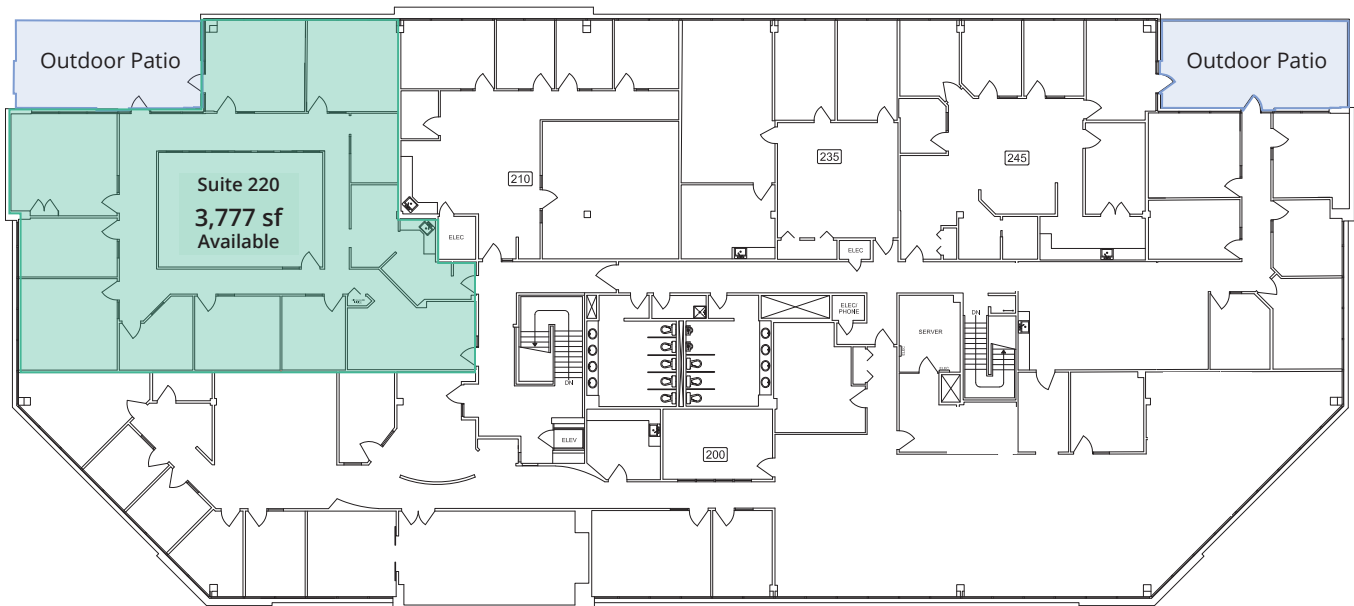
Additional Rent: \$18.69 psf  
(Includes utilities & janitorial)

Parking: 3/1,000 sf leased  
Covered & surface stalls (energized)

Inducements: Flexible depending on lease term  
Turnkey packages available



## Floor Plan | Second Floor

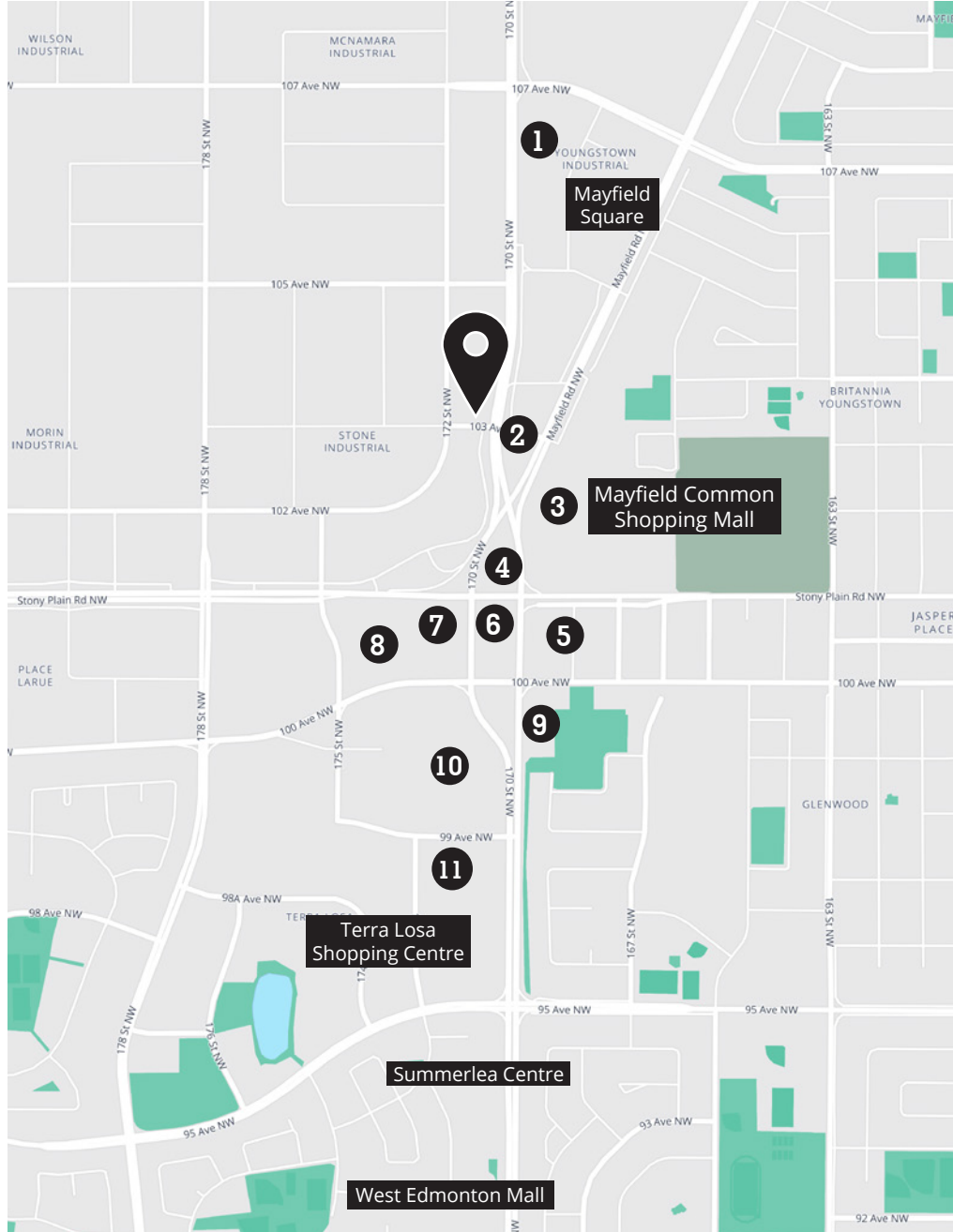


## For Lease

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## Nearby Amenities

- 1 Service Canada Centre, IHOP, Jumbo Dim Sum, Park Furnishings
- 2 Tim Hortons, Royal Bank, Speedy Glass
- 3 Save-On-Foods, Dollarama, Sally Beauty Lava Rock Grill & Sushi, JOEY Mayfield, Winners, JYSK, Party City, Ricki's, Pet Value, Second Cup, A&W
- 4 Red Lobster, Olive Garden
- 5 McDonald's, Bubbles Car Wash, Domino's Pizza, West-End Registries, Mr. Lube
- 6 Carl's Jr., Pressed Sandwich, Pampa Steakhouse, Starbucks
- 7 Burger King, Superstore, Mobil Gas, ATB Financial
- 8 Homes Alive Pets, Denny's, KFC, McDonald's, Seafood City Market, BMO, Taste of Persia
- 9 Earls, Ricky's Grill, Sleep Country, Guru
- 10 The Keg, The Home Depot, PetSmart, Indigo, Canada Post, Toys"R"Us
- 11 Scotiabank, Edo Japan, Michaels, Safeway, Wendy's, Marshalls, Sawmill, Pizza 73
- 12 Italian Centre, Boston Pizza, Jollibee, Cactus Club Cafe



## Drive Times

Within minutes to major roadways and amenities in Edmonton.

## Major Roadways:

Stony Plain Road	2 mins
Yellowhead Trail	4 mins
Whitemud Drive	6 mins
Anthony Henday Drive	8 mins

### Amenities:

Mayfield Square	2 mins
Mayfield Common	2 mins
Terra Losa	4 mins
Summerlea Centre	6 mins
West Edmonton Mall	7 mins

**If you would like more  
information please get  
in touch.**

**Peter Schwann**

Principal

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[peter.schwann@avisonyoung.com](mailto:peter.schwann@avisonyoung.com)

**Visit us online**

[avisonyoung.com](https://avisonyoung.com)

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Suite 2100, 10111 - 104 Avenue | Edmonton, AB | +1 780 428 7850

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