

FOR LEASE OFFICE SPACE



WEST CAMPUS A

18817 STONY PLAIN ROAD, EDMONTON, AB



MODERN OFFICE FACILITY IN A PREMIER BUSINESS PARK

West Campus A is one of two buildings in a multi-tenant suburban office park, conveniently located in the west end at 18817 Stony Plain Road. The building is located in close proximity to a large retail development with access to nearby shopping, hotels, fitness facilities and public transportation. West Campus A is a three story office building with heated underground parking (fee) as well as an abundance of surface parking.

Up to 78,700 SF Available

- Easy Access to Stony Plain Road and the Anthony Henday
- Large Floor Plates, 39,350 SF
- Located in close proximity to amenities such as restaurants, shopping, hotels and fitness facilities

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ASKING NET RENT

\$24.00/SF

ADDITIONAL RENT

OPERATING COSTS	REALTY TAX	TOTAL ADDITIONAL RENT
\$11.10/SF	\$7.32/SF	\$18.42/SF (2023 est.)

BUILDING DETAILS

Available Space: 78,700 SF +/-

Number of Floors: 3

Year Built: 2013

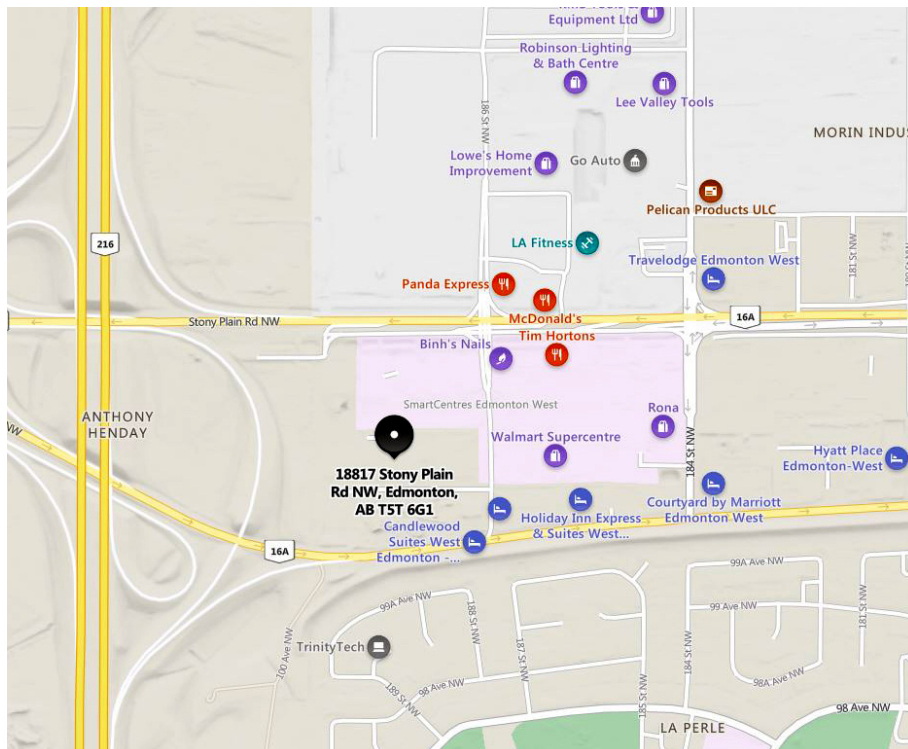
BUILDING AMENITIES

Restaurants, shopping close by

Underground heated parking (Fee)

Secured bike storage

LOCATION



18817 Stony Plain Road, Edmonton, AB



Aerial View

FOR MORE INFORMATION

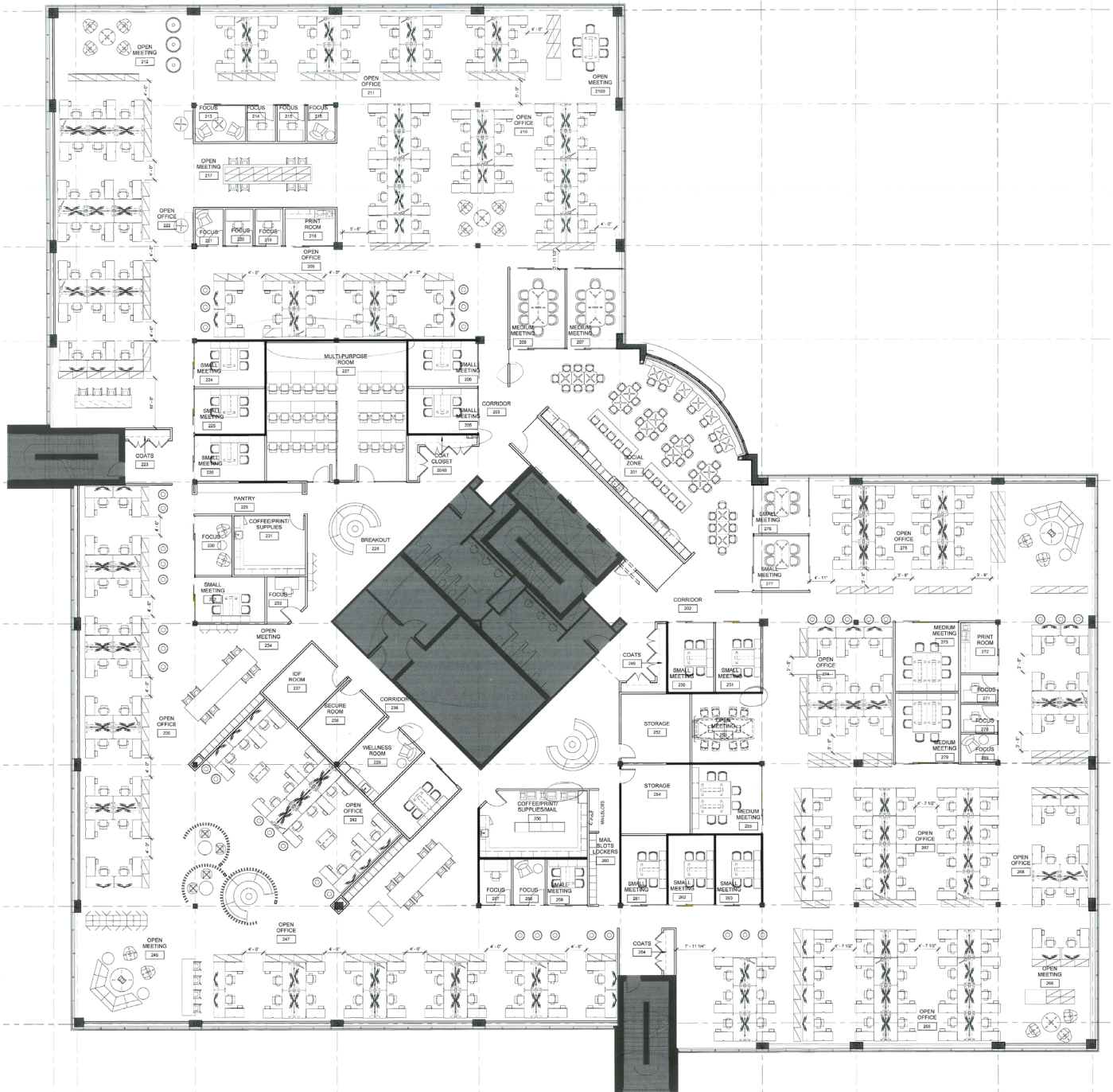
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2ND FLOOR - 39,350 SF +/-



WEST CAMPUS A

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3RD FLOOR - 39,350 SF +/-

