

**AVISON
YOUNG**

For Lease
10457 - 184 Street
Edmonton, AB

Full building opportunity with demising options available



Get more information

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PROPERTY OVERVIEW

Located in West Edmonton, the property is situated near major arterial roads, including Anthony Henday Drive and Stony Plain Road, providing convenient access to various parts of the city and surrounding areas and a direct route to downtown Edmonton. The area features a mix of commercial, industrial, and residential properties, making it an appealing location for businesses, employees, and clients alike due to its accessibility and nearby amenities.

The building spans 26,988 sf over two floors, primarily offering office space with a small warehouse component, which can be leased to a single tenant or demised to accommodate multiple tenancies.

BUILDING HIGHLIGHTS

- Demising options available
- Furnished office space
- Fibre optics available
- Fully accessible with lift
- Warehouse component with grade loading



OFFERING SUMMARY

10457 - 184 Street

Space Available:	Main floor: 14,196 sf
	Second floor: 12,792 sf
	Total: 26,988 sf
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Net Rent:	\$12.00 psf
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Operating Costs:	\$7.28 psf (Utilities included)
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Parking Ratio:	3.5/1,000 sf Surface stalls, free of charge
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Tenant Improvement Packages:	Negotiable



Floor Plans

CLICK TO VIEW 360 TOUR

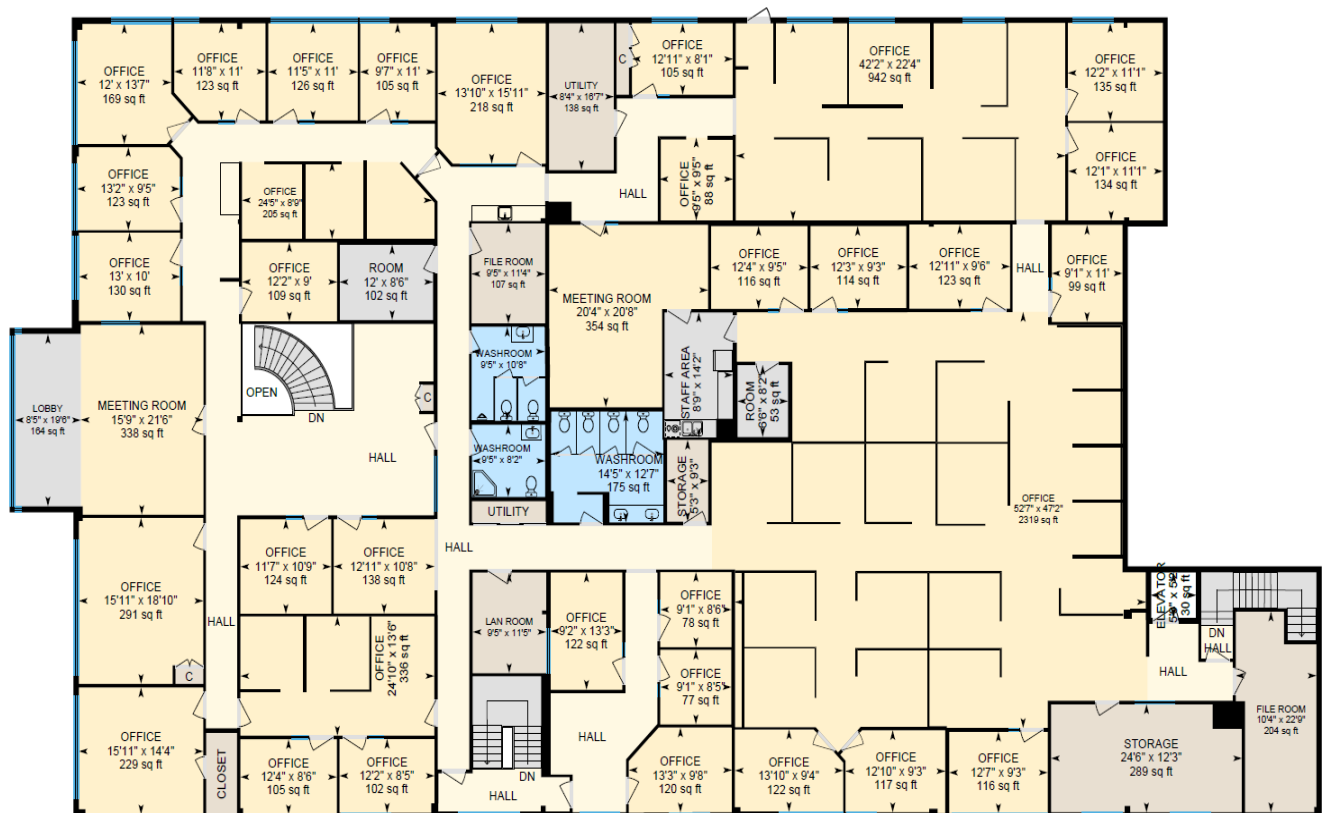


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Main Floor

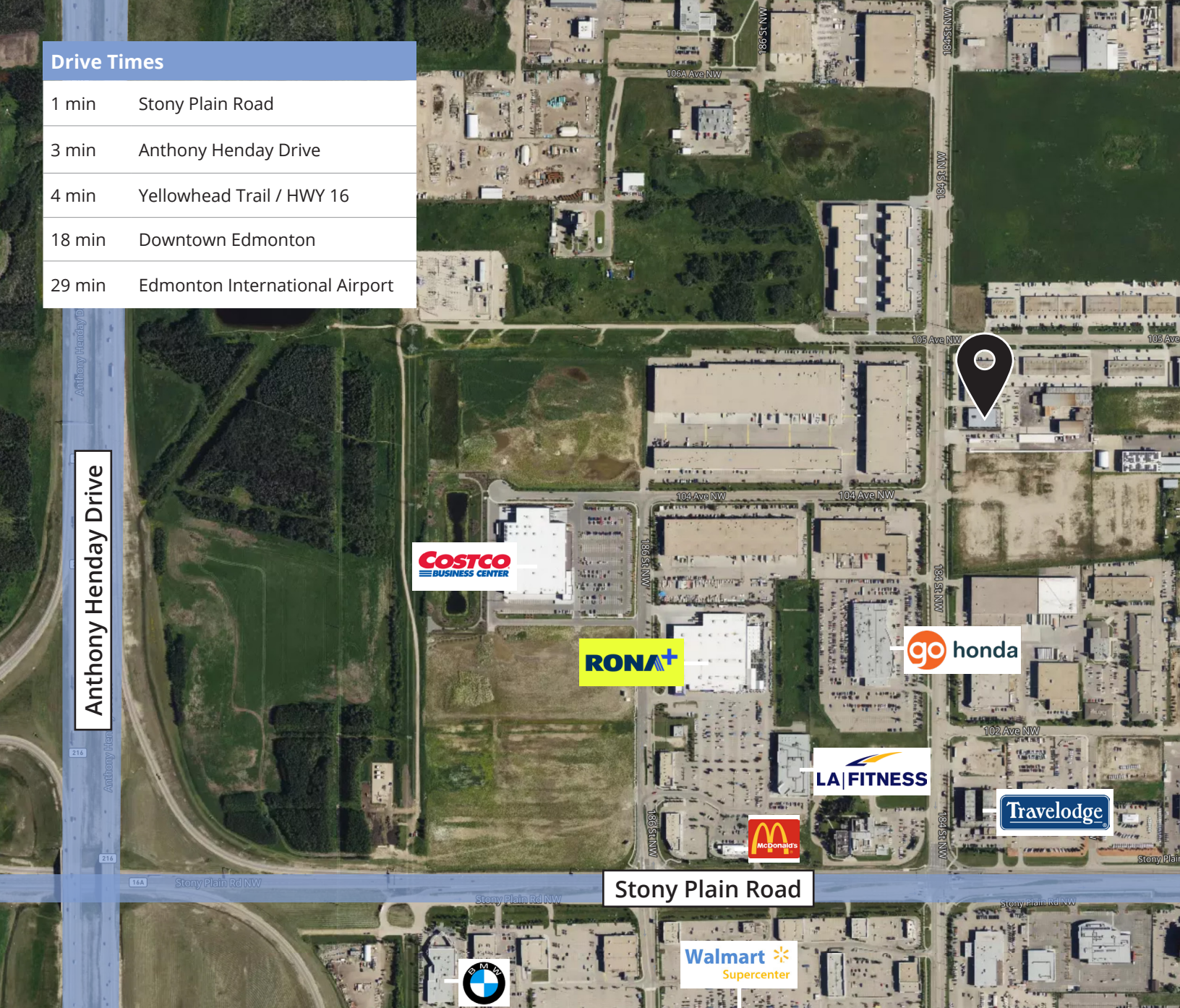


Second Floor



Drive Times

1 min	Stony Plain Road
3 min	Anthony Henday Drive
4 min	Yellowhead Trail / HWY 16
18 min	Downtown Edmonton
29 min	Edmonton International Airport



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