



Alberta Park Centre | 15810/60 - 114 Avenue, Edmonton

Office space for lease in Northwest Edmonton

Up to 23,520 square feet of demisable office space is available for lease at Alberta Park – a very well-maintained property located in Northwest Edmonton with close proximity to major arterials including Yellowhead Trail, Anthony Henday Drive and 170th Street. Pylon signage is available.

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Property Overview

[Click to View Tour of Office Space](#)

[Click to View Tour of Warehouse](#)

Municipal Address: 15810 - 114 Avenue
Legal Address: Plan 4641MC; Block A

Zoning: IB - Business Industrial
Parking: Ample surface stalls

**Financial details are provided on a space by space basis, please see floor plans for details*

Key Highlights



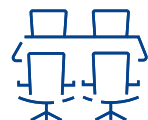
Very well-maintained property located in Alberta Park Industrial



Located within close proximity of major arterials, including Yellowhead, 170th Street & Anthony Henday



Only 15-minutes to major retail amenities including Mayfield Common and West Edmonton Mall



Developed office space with recent upgrades, including new paint and lighting



Ample surface parking stalls available on-site

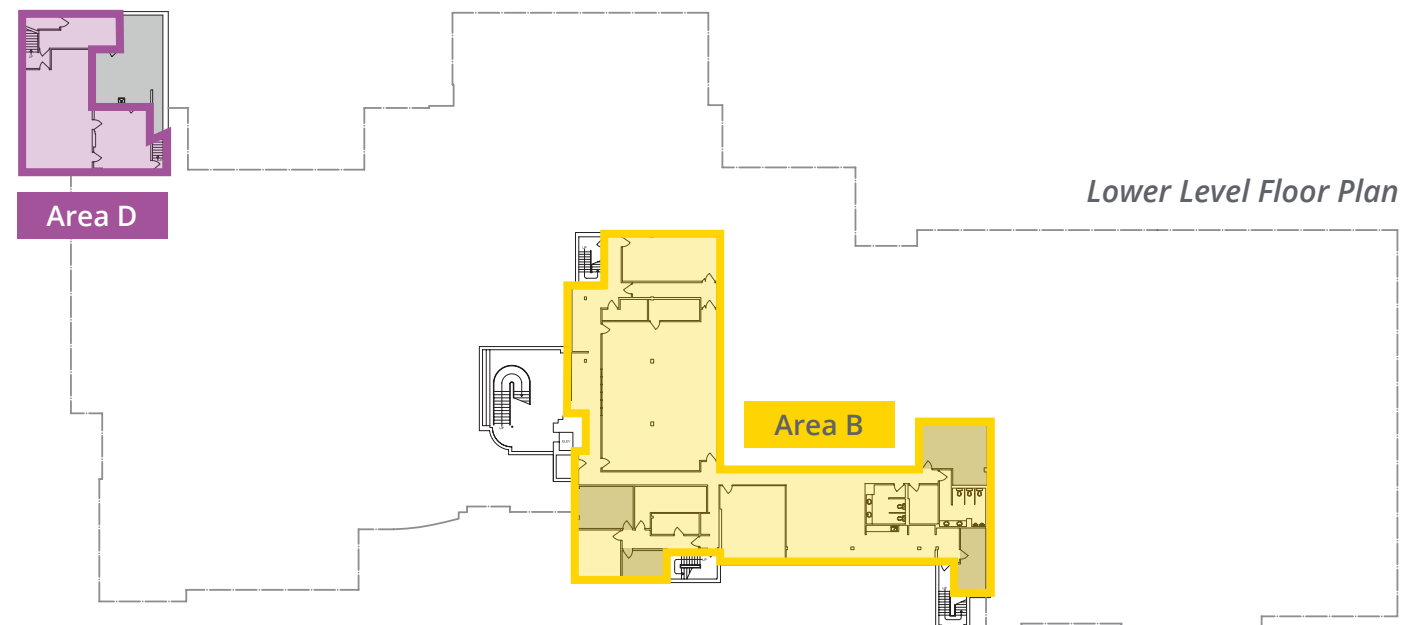
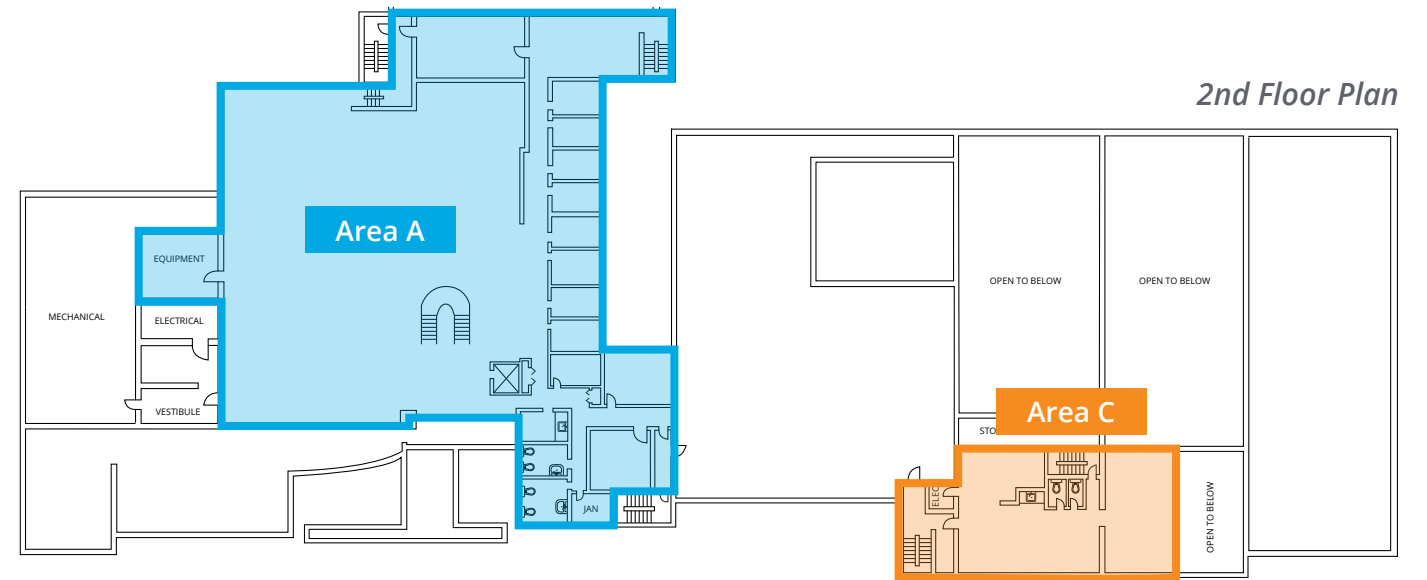
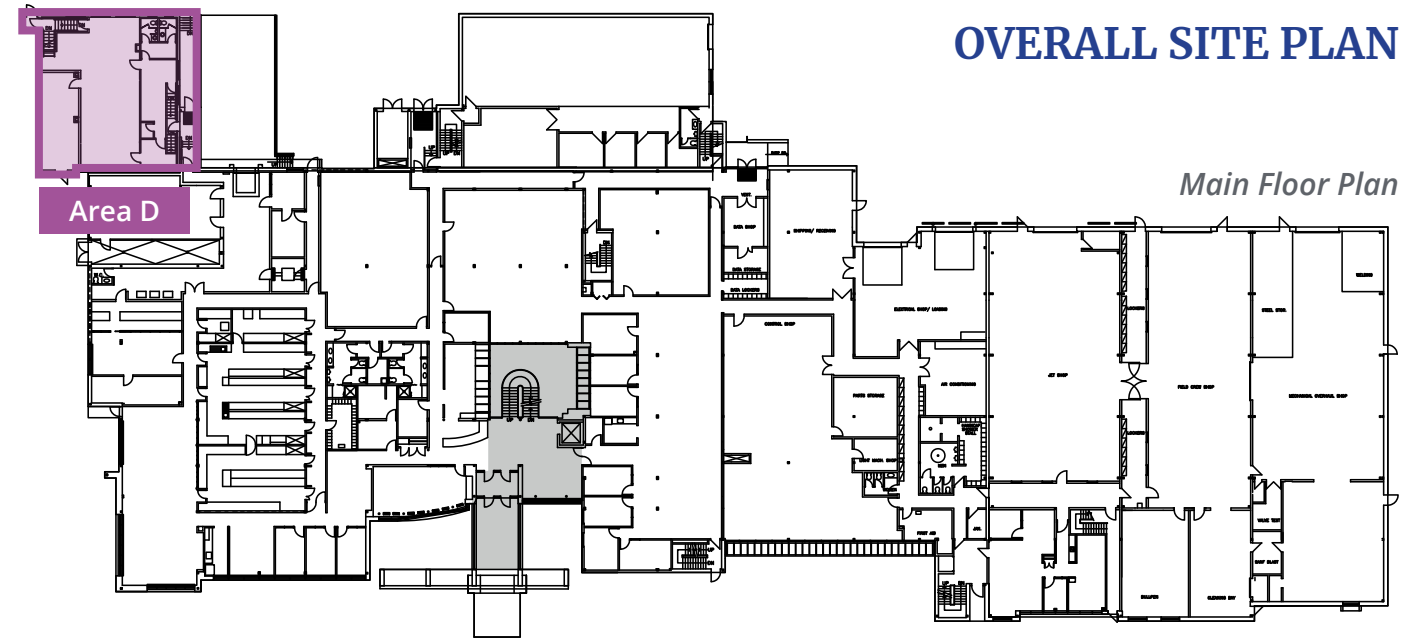
Building Features

- Over 200 surface parking stalls on site
- Recent upgrades include new paint and lighting
- Elevator service for convenient access
- Bright lobby with three storey atrium
- Pylon signage available for tenants
- Flexible demising options starting from 2,500 SF



Flexible demising options available

OVERALL SITE PLAN



Floor Plans

[Click to View Tour of Office Space](#)

[Click to View Tour of Warehouse](#)

Area A Features

- Bright, open concept office space
- Elevator access
- Open to atrium
- Space can be demised

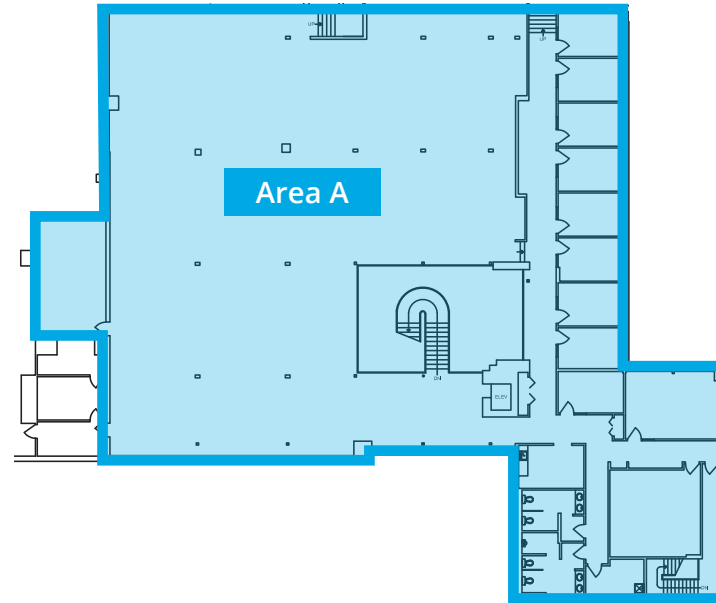
Financial Details

2nd Floor

Available Area:	15,375 SF
Asking Net Rent:	\$12.00 / SF
Operating Costs:	\$4.85 / SF
TI Allowance:	Negotiable

Operating costs do not include utilities or janitorial

2nd Floor Plan (15,375 SF)



Area B - Lower Level Features

- Built out with offices, large meeting room, open space and kitchen
- Elevator access from atrium
- Ideal for education, training facility, meeting space, IT, and call centres

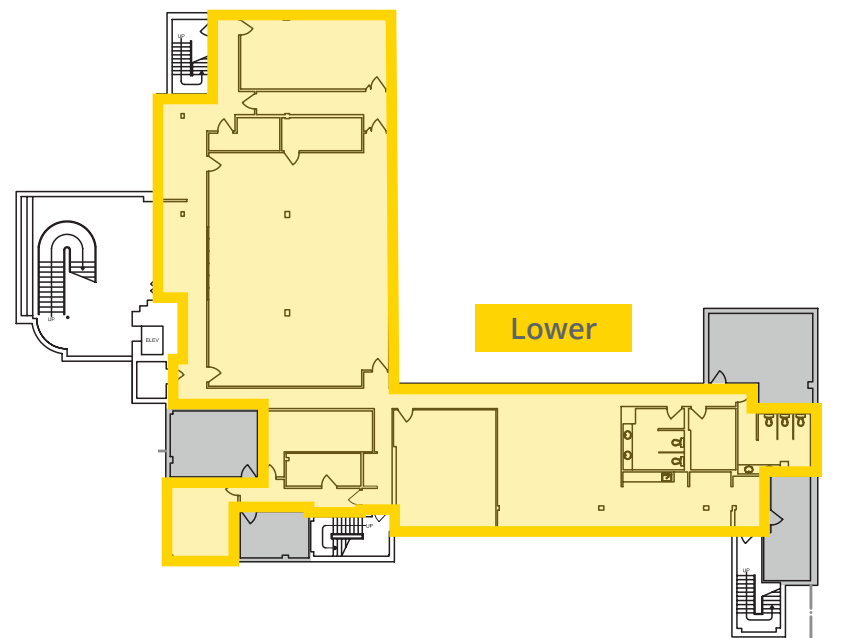
Financial Details

Lower Level

Available Area:	8,145 SF
Asking Net Rent:	\$5.00 / SF
Operating Costs:	\$4.85 / SF
TI Allowance:	Negotiable

Operating costs do not include utilities or janitorial

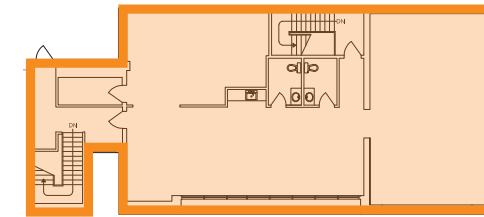
Lower Floor Plan (8,145 SF)



Floor Plans

Area C - Mezzanine Features

- Walk-up mezzanine space with open space, kitchenette and washrooms

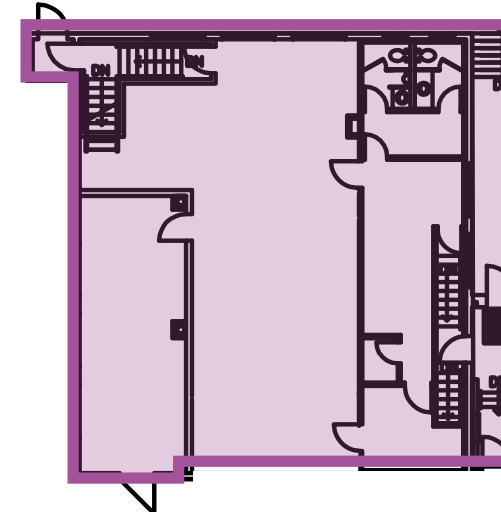


Mezzanine (2,538 SF)

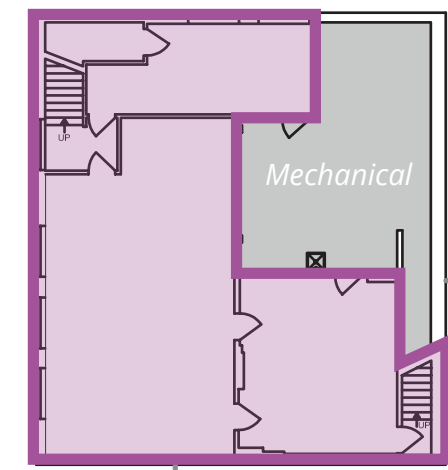
Area D Features

- 5,197 square feet over two floors
- Direct exterior access
- Developed training space, kitchenette and washrooms
- New LED lighting, new flooring installed throughout
- Dedicated parking with opportunity for more stalls if required

Main Floor



Lower Level



Financial Details

Mezzanine

Available Area:	2,538 SF
Asking Net Rent:	\$12.00 / SF
Operating Costs:	\$4.85 / SF
TI Allowance:	Negotiable

Operating costs do not include utilities or janitorial

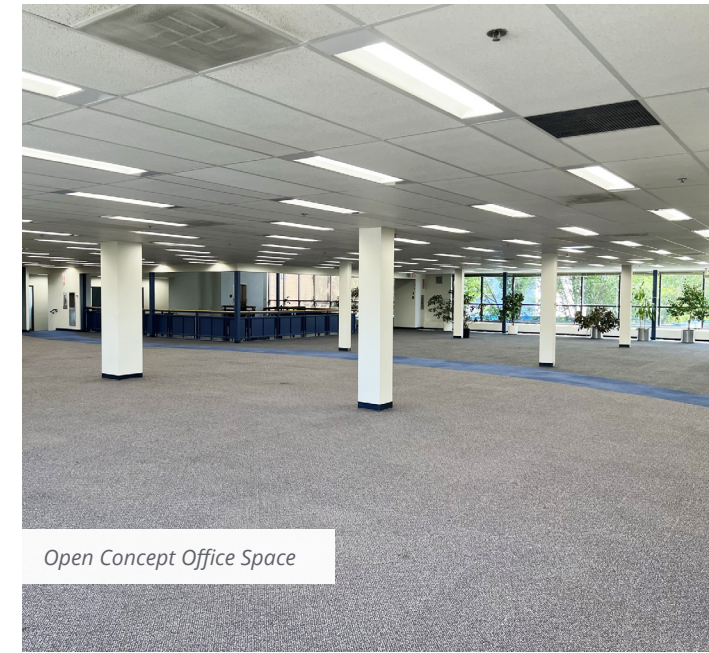
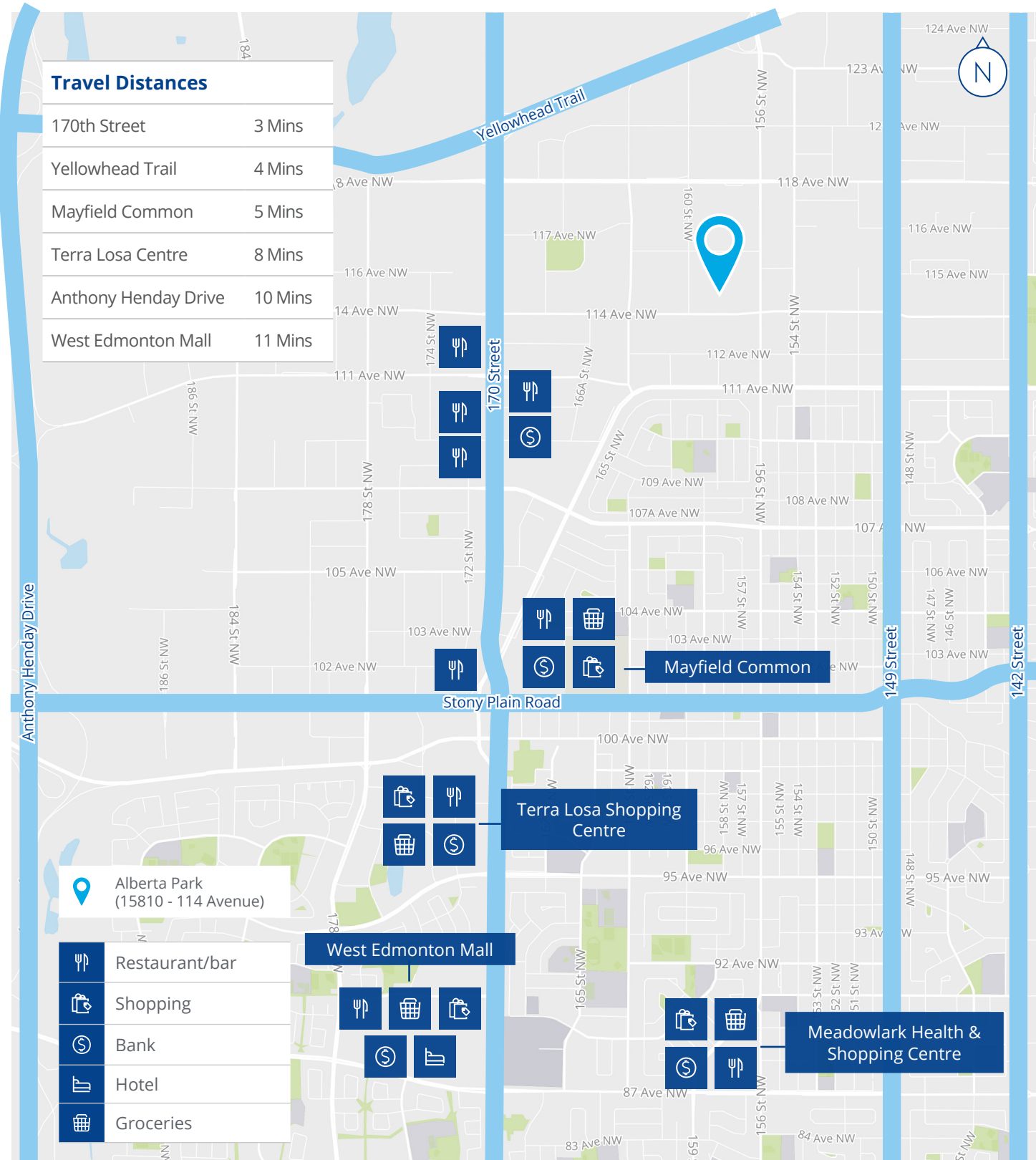
Financial Details

Main & Lower

Available Area:	5,197 SF
Gross Rent	\$5,000 / month

Gross Rent does not include utilities or janitorial

Location Overview



Open Concept Office Space



Stairwell and Lower Level Atrium



Fully Fixtured Kitchen



Lobby and Elevator Access



Pylon Signage Available



Colliers

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