



Colliers

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

Office space **for lease** in Northwest Edmonton

Up to 15,375 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

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Municipal Address:	15810 - 114 Avenue	Zoning:	IB - Business Industrial
Legal Address:	Plan 4641MC; Block A	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

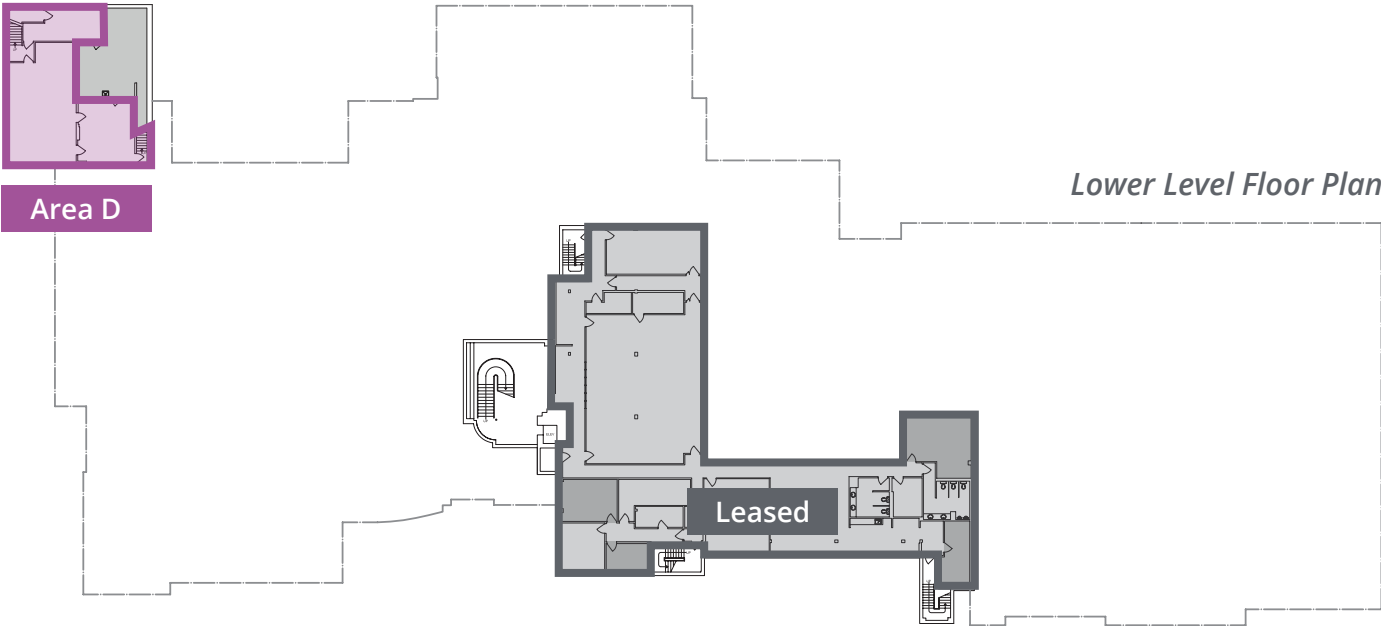
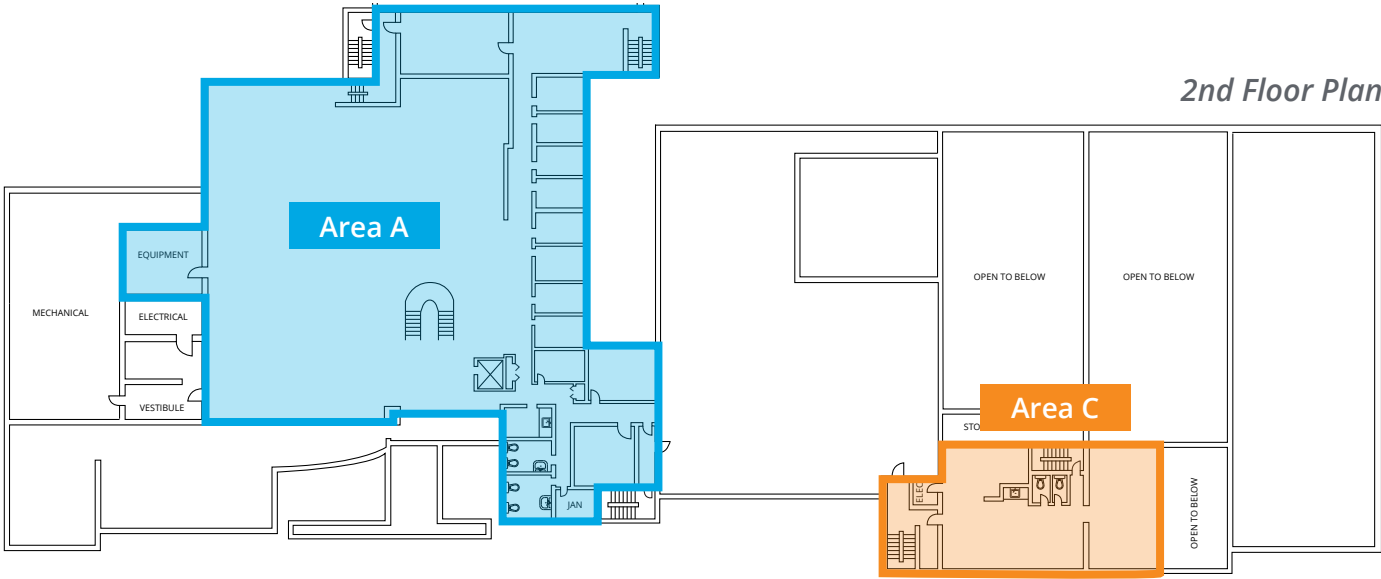
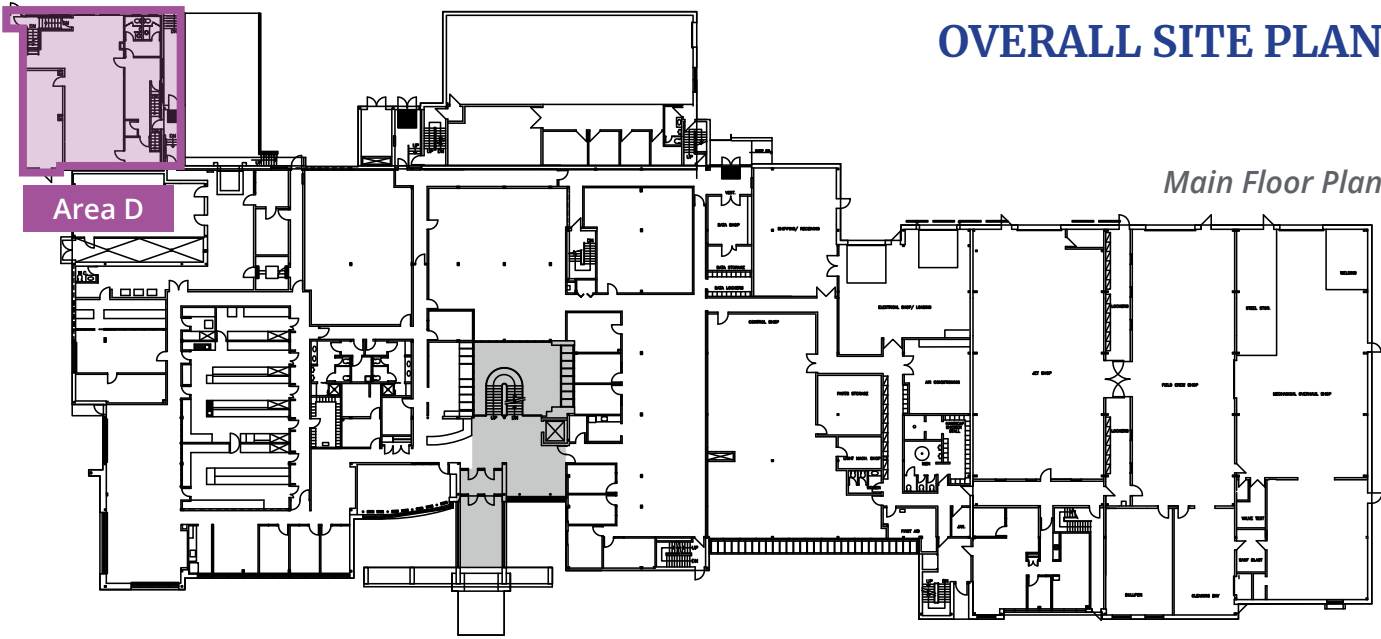
Building Features

- 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](#)

Area A Features

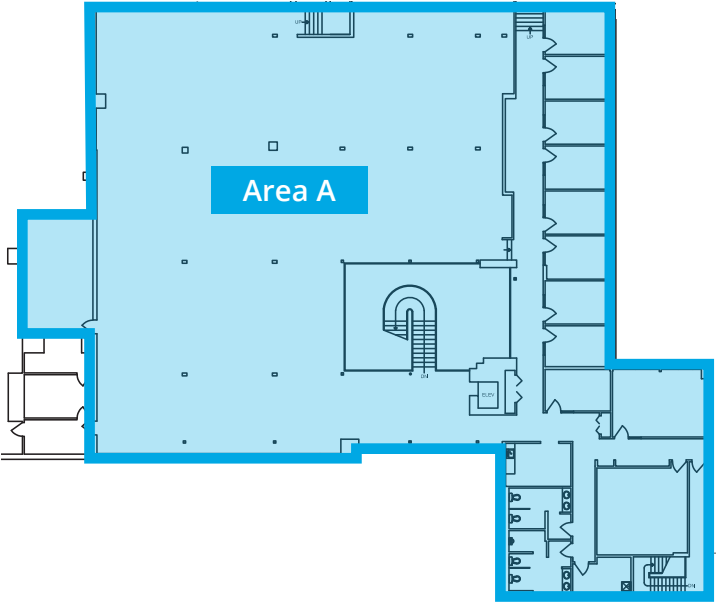
- Bright, open concept office space
- Elevator access
- Open to atrium
- Space can be demised

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

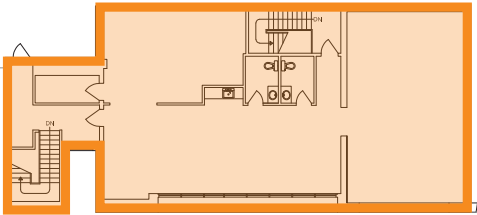
2nd Floor Plan (15,375 SF)



Floor Plans

Area C - Mezzanine Features

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



Mezzanine (2,538 SF)

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

Area D Features

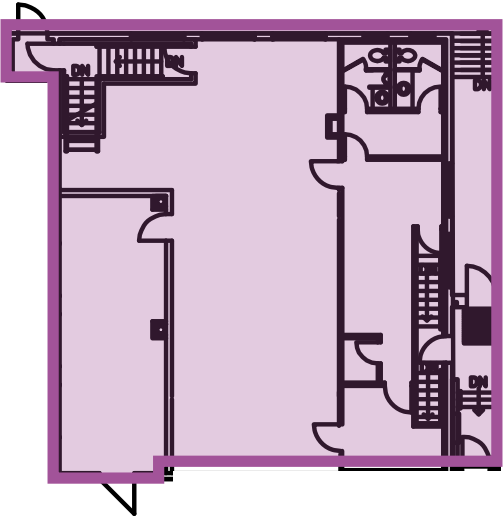
- 5,197 square feet over two floors
- Direct exterior access
- Developed training space, kitchenette and washrooms
- New LED lighting, new flooring installed throughout
- Dedicated parking with opportunity for more stalls if required

Financial Details

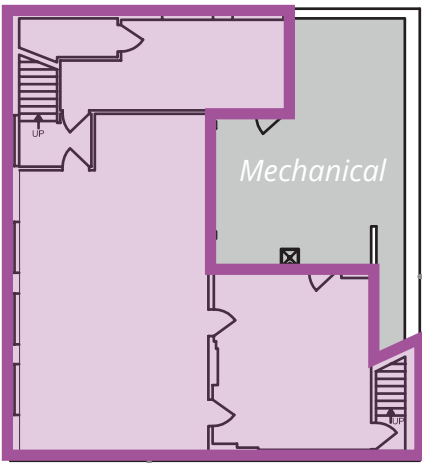
Main & Lower	
Available Area:	5,197 SF
Gross Rent	\$5,000 / month

Gross Rent does not include utilities or janitorial

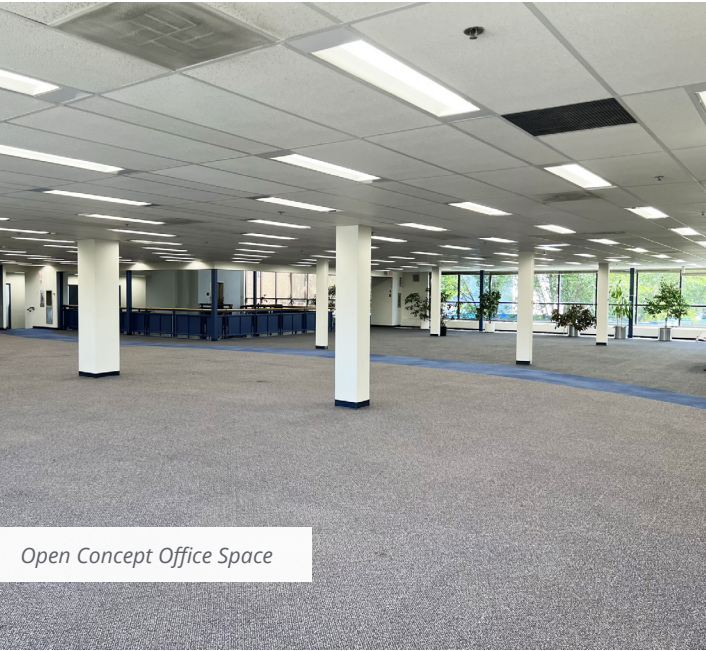
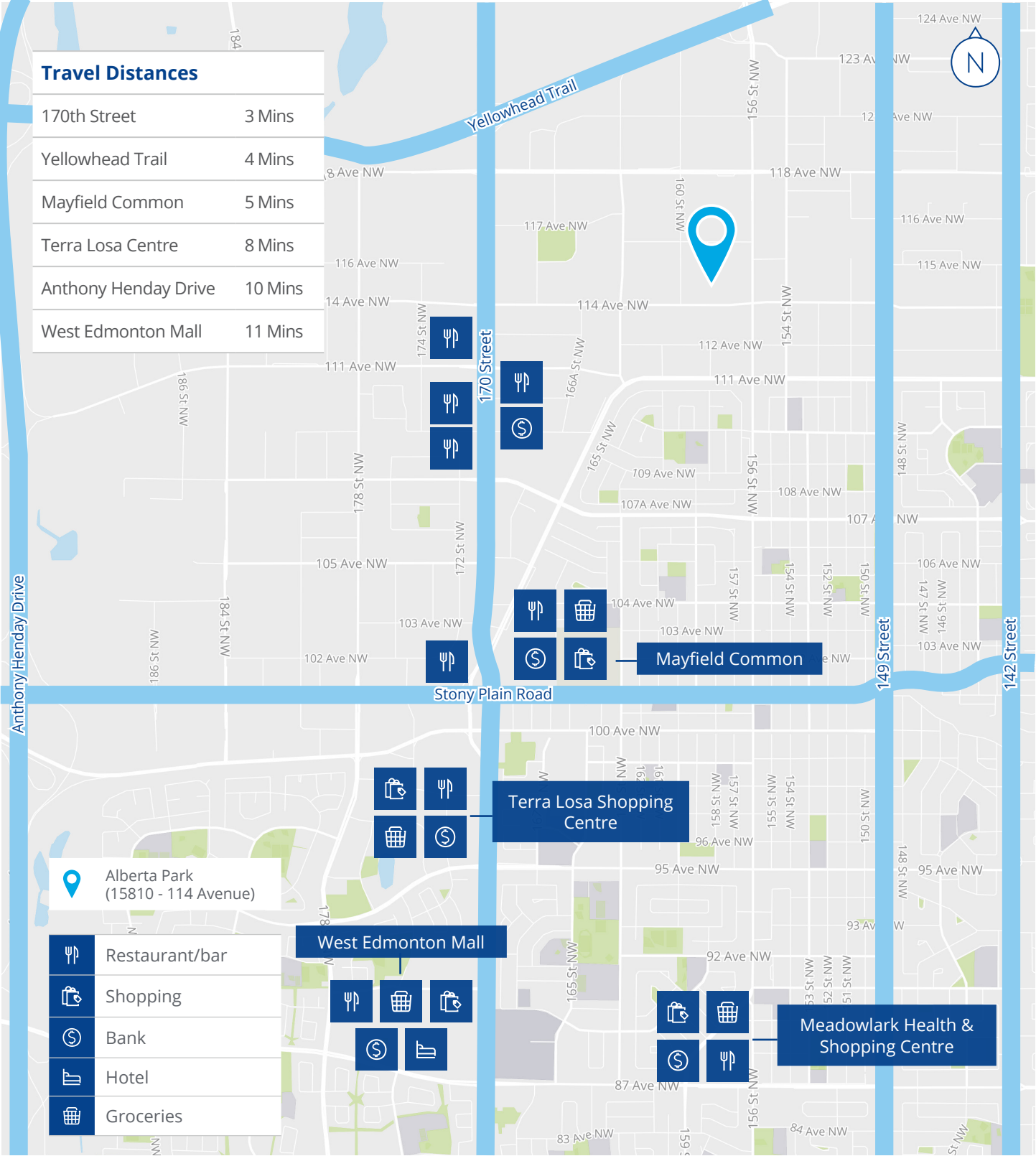
Main Floor



Lower Level



Location Overview





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Contact Anyone of Us For More Information:

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