



For Lease

16830 107 Avenue

Edmonton, AB

53,808 SF

For more information,
please contact:

Chad Boddez

Senior Vice President

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Standalone office building for lease

JLL Edmonton Office is pleased to present the rare opportunity to Lease a 53,808 square foot office building in west Edmonton. The Property is a three-storey freestanding building with ample parking and excellent access to 170 Street, Mayfield Road, Yellowhead Trail and Anthony Henday Drive.

Available October 01, 2026

Property Details

Leasable area	Main floor	17,798 SF
	Second floor	18,005 SF
	Third floor	18,005 SF
	Total	53,808 SF*
Lease rate	Negotiable	
Operating costs	\$11.99 PSF (2023)	
Available	October 1, 2026	
Parking	149 surface stalls free of charge	

* Approximate

Main Floor

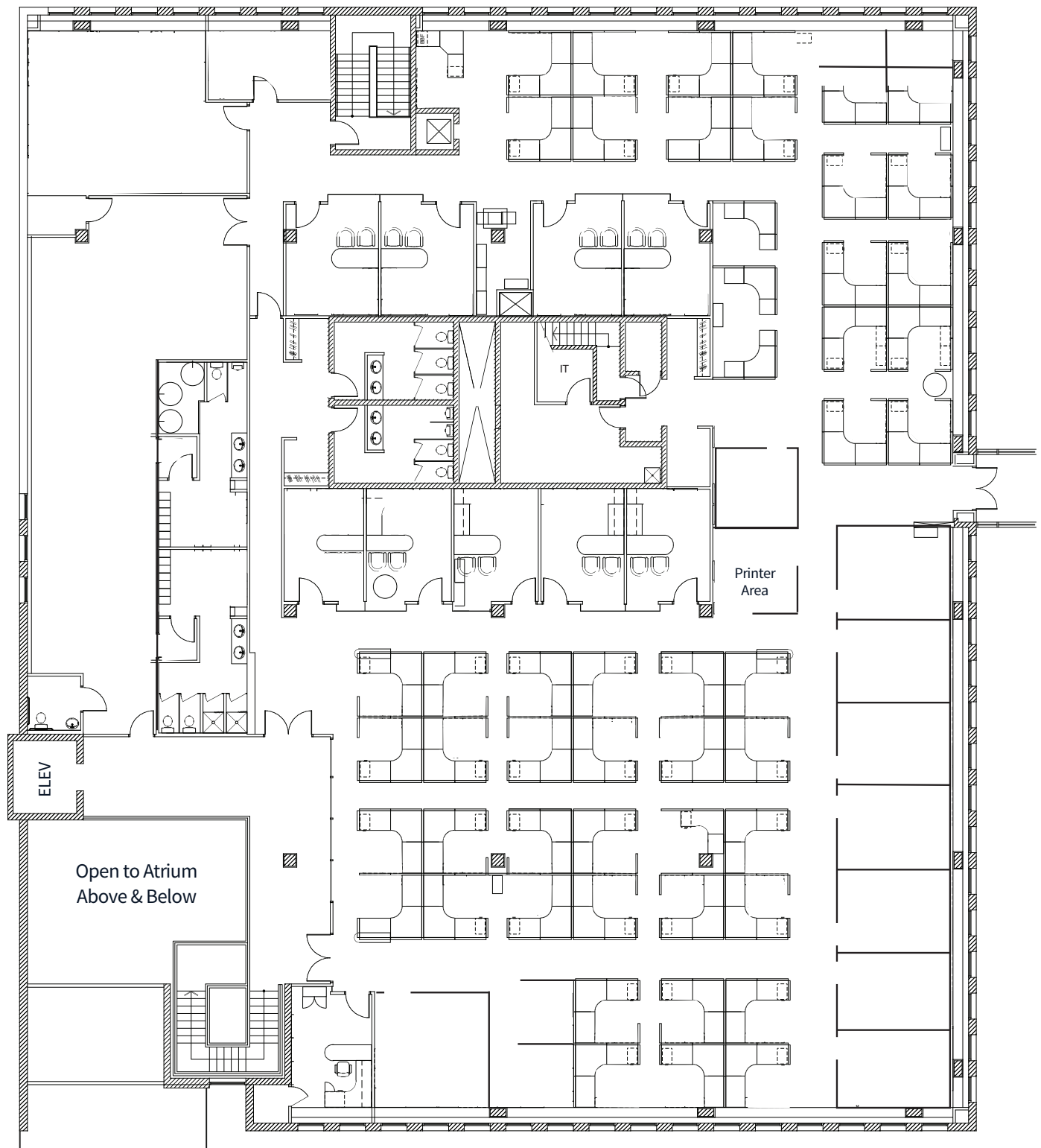


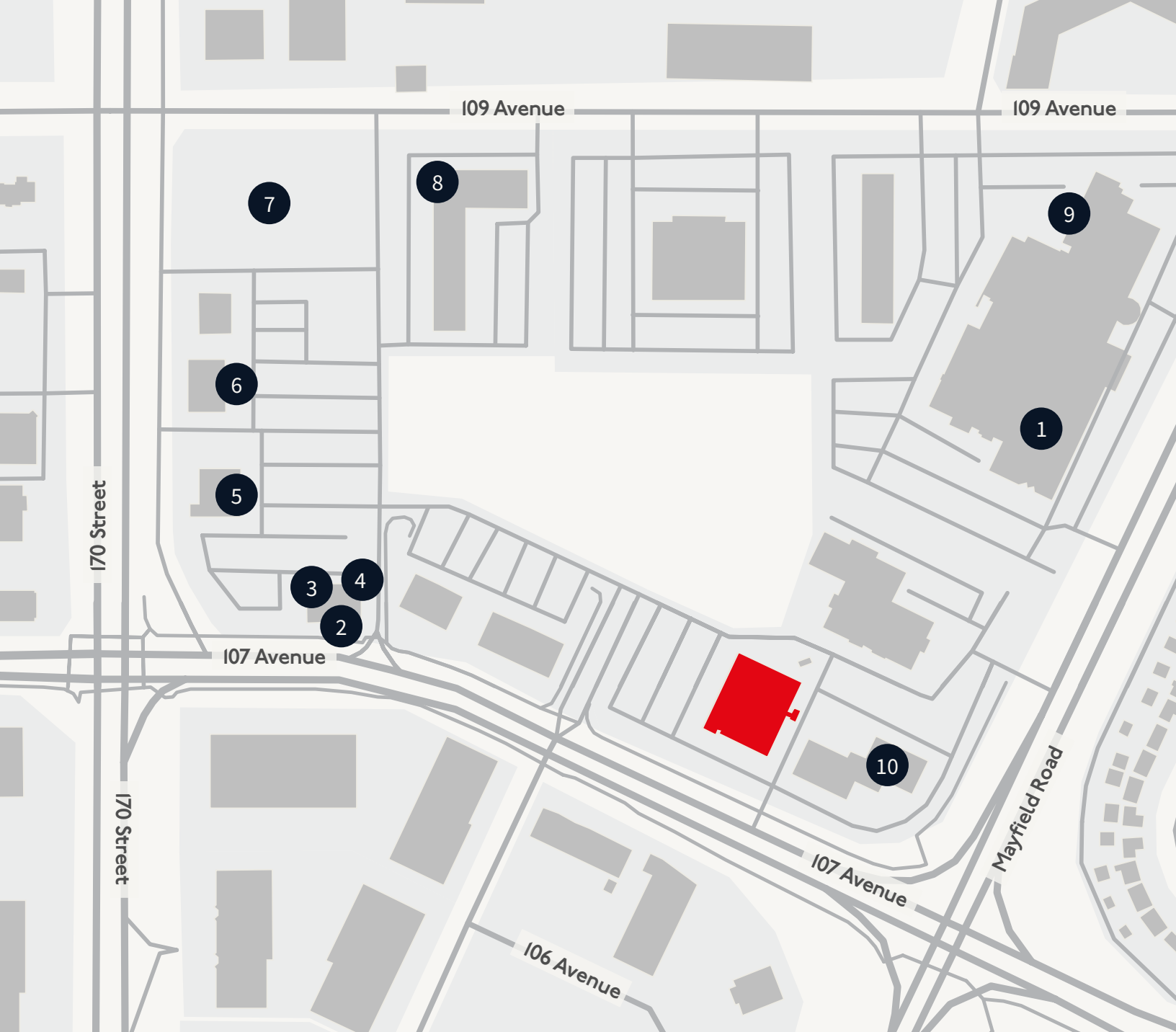
Main Entrance

Second Floor



Third Floor





Nearby amenities

- 1 Mayfield Dinner Theatre
- 2 Pho Hoan Pasture
- 3 Fatburger
- 4 Toyo Sushi
- 5 TD Bank
- 6 IHOP
- 7 Petro-Canada
- 8 Staybridge Suites
- 9 DoubleTree by Hilton Hotel
- 10 Kepler Academy (Daycare)

Location Highlights

- Adjacent to mature neighbourhoods in West Edmonton: Mayfield, Britannia Youngstown, and High Park
- Only minutes to nearby shopping centers including Mayfield Common, Terra Losa Shopping Centre and Westpoint Center
- Within walking distance to three hotels: DoubleTree by Hilton Hotel, Staybridge Suites West Edmonton, and Home2 Suitesby Hilton



RECEPTION DESK



BOARDROOM



EMPLOYEE
LUNCHROOM



PRIVATE OFFICE



EXECUTIVE OFFICE



CUSTOMER WAITING AREA

Building Highlights

- A mix of open workstations and enclosed offices
- Furniture can be made available
- Impressive lobby/waiting area with an 'open to above' view
- Several meeting/breakout areas for employees
- Large windows allow for abundance of natural sunlight
- High quality, modern finishes throughout the space
- Washrooms on every floor
- One elevator
- Three stairwells connecting to all three floors

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