



# CENTURION PLAZA

10335 172 STREET, EDMONTON



## OFFICE FOR LEASE

Up to 10,484 SF of demisable office space available.  
Located along the highly visible 170 Street.

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# OPERATE YOUR BUSINESS **here.**

Built in 1979, Centurion Plaza (the 'Property') is a three-storey office building located in west Edmonton. Centurion Plaza offers opportunities **up to 10,484 square feet** located on the third floor, demisable to accommodate many tenant sizes.

Situated in an excellent location with quick connections to major thoroughfares: 170 Street, Mayfield Road, and Stony Plain Road. Centurion Plaza is well-positioned alongside west Edmonton's most prominent shopping nodes: Mayfield Common, West Point Centre, and Depot 170, offering a healthy mix of quick and full service dining options, fitness, banking, shopping, and professional services. The Property is also a five minute drive to West Edmonton Mall.

## Property Details

Leasable Area	Suite 103	1,612 SF
	Suite 200	6,540 SF
	Suite 300	10,484 SF
	Suite 310	1,306 SF
Lease Rate	\$12.00 PSF	
Operating Costs	\$15.00 PSF (2022)	
Access	172 Street	
Parking	3 surface stalls per 1,000 SF - Free	
TIA	Negotiable	

## Amenities Within a 5-Minute Drive

- Best Buy
- Bank of Montreal
- Canadian Tire
- Canadian Western Bank
- Chatters
- Chopped Leaf
- Cora's
- Earl's
- Esso Gas
- Fit4Less
- Hockey Life
- Home Sense
- Jasper Place Orthodontics
- Joey Mayfield
- JYSK
- Liquor Depot
- Mary Brown's
- Massage Heights
- Olive Garden
- Oodle Noodle
- Pampa Brazilian
- Party City
- PetSmart
- Pier 1 Imports
- Real Canadian Superstore
- Reitmans
- Red Lobster
- Royal Pizza
- Save-on-Foods
- Second Cup
- Starbucks
- The Keg Steakhouse
- Tokyo Express
- World Health Club

178 STREET

172 STREET

170 STREET

MAYFIELD ROAD

103 AVENUE

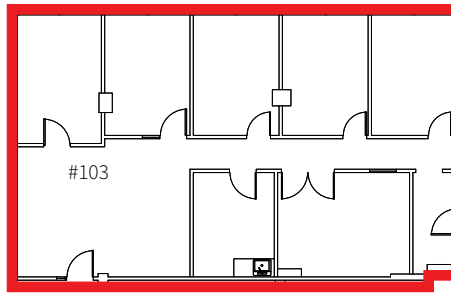
STONY PLAIN ROAD

100 AVENUE



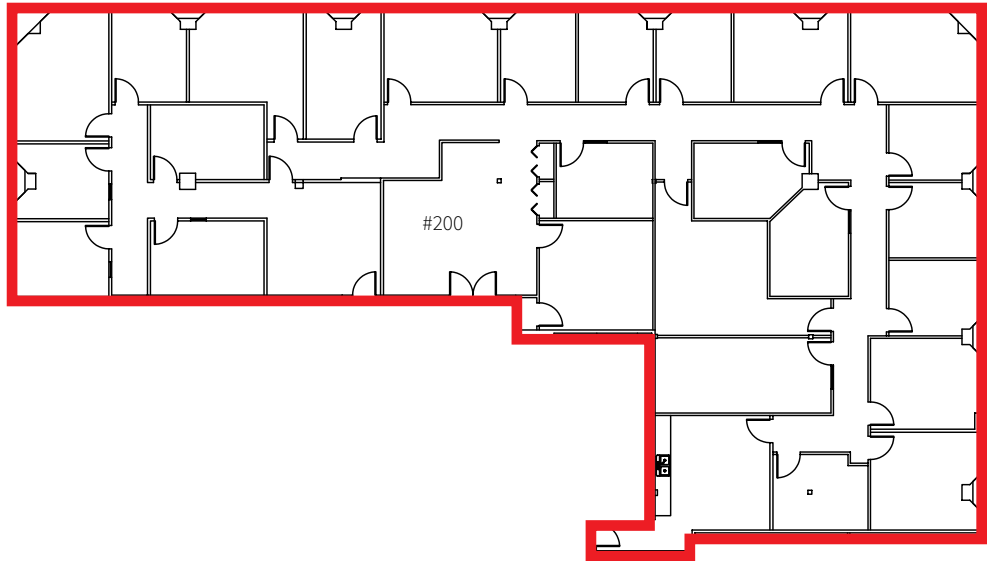
### Building Improvements

- **Energy efficient: Addition of 200 solar panels, offsetting energy costs and reducing environmental impact**
- Upgraded elevators
- New exterior facade
- New windows

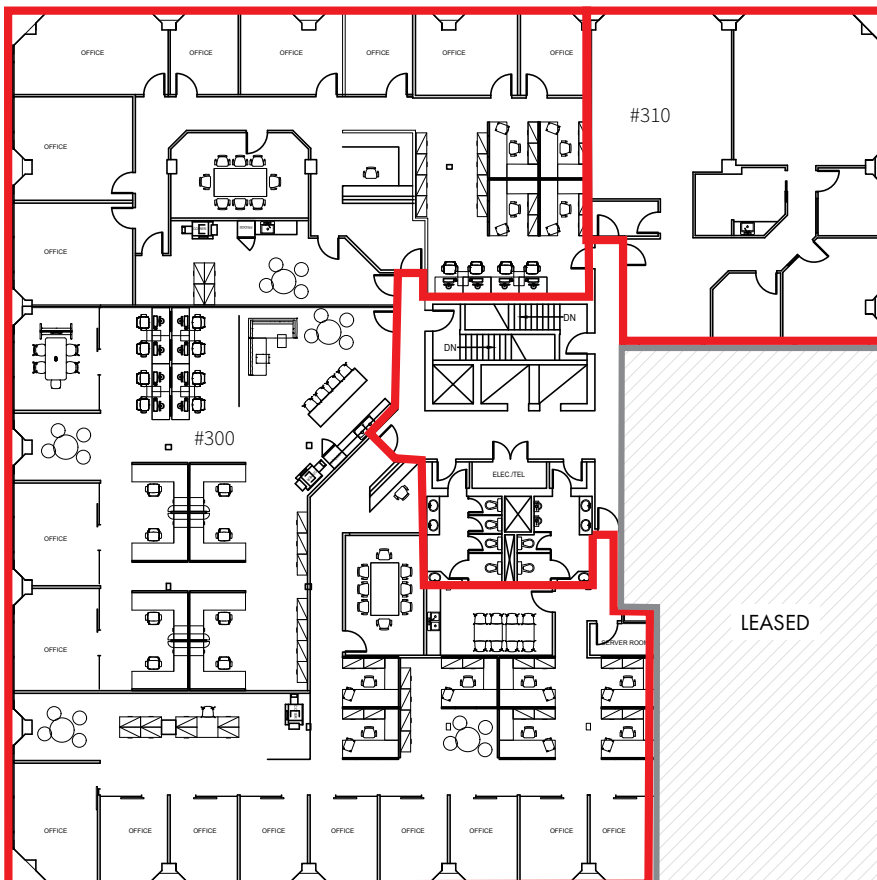


**Opportunity** Suite 103  
1,612 SF

**Opportunity** Suite 200  
6,540 SF



**Opportunity** Suite 300  
10,484 SF (Demisable)  
Suite 310  
1,306 SF



### Suite 300 Amenities

- Private, fully developed offices
- Spacious lunchroom with space for dishwasher and microwave
- Shared washrooms
- Large windows with window coverings allow for an abundance of natural sunlight



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