

# Mayfield Square

Great West End Location

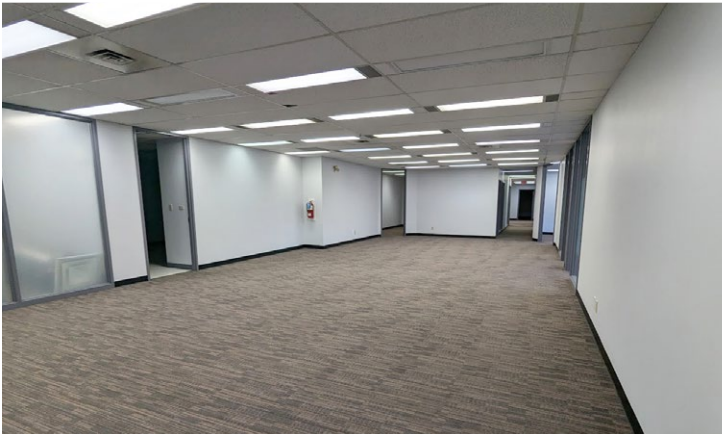
10464/10458 Mayfield Road,  
Edmonton, Alberta T5P 4P4

Two suites remaining!



# Mayfield Square

10464/10458 Mayfield Road | Edmonton, Alberta T5P 4P4



## Leasing Details

### Building 1

Rental Rate	2 <sup>nd</sup> Floor:	\$14.00 PSF
Operating Costs (2025)	2 <sup>nd</sup> Floor:	\$9.15 PSF + janitorial
TI Allowance	Contact Listing Agent	
Parking	2 stalls / 1,000 SF	

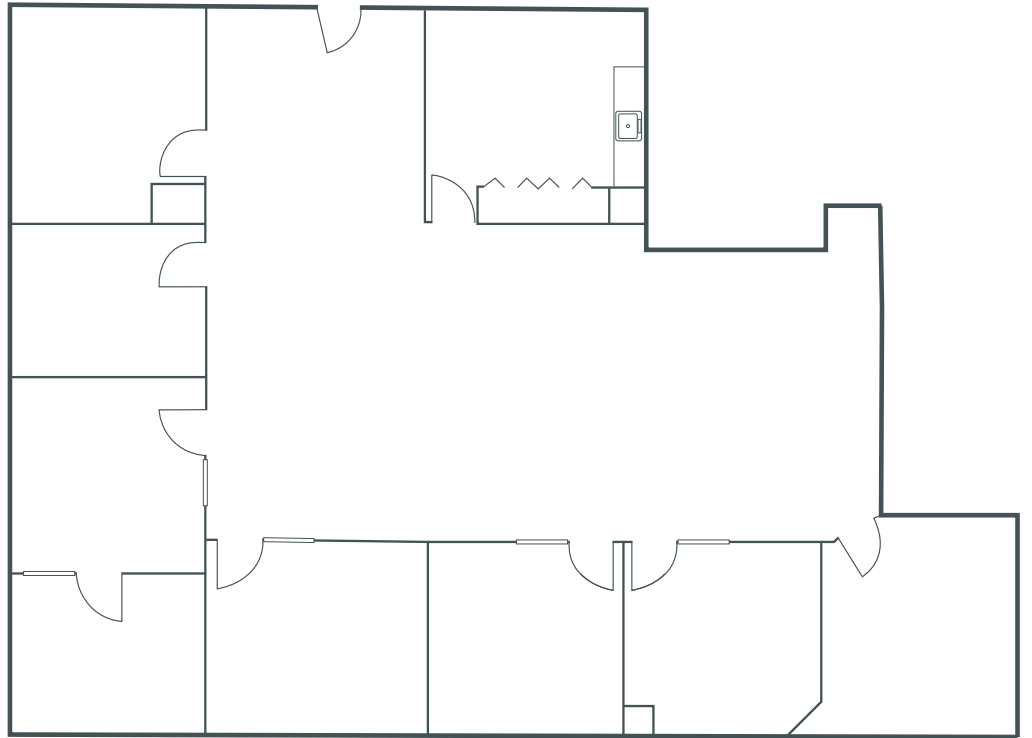
### Building 2

Rental Rate	2 <sup>nd</sup> Floor:	\$14.00 PSF
Operating Costs (2025)	2 <sup>nd</sup> Floor:	\$11.85 PSF + janitorial
TI Allowance	Contact Listing Agent	
Parking	2 stalls / 1,000 SF	

# Building 1

2<sup>nd</sup> Floor | Suite 208

**3,106 SF**

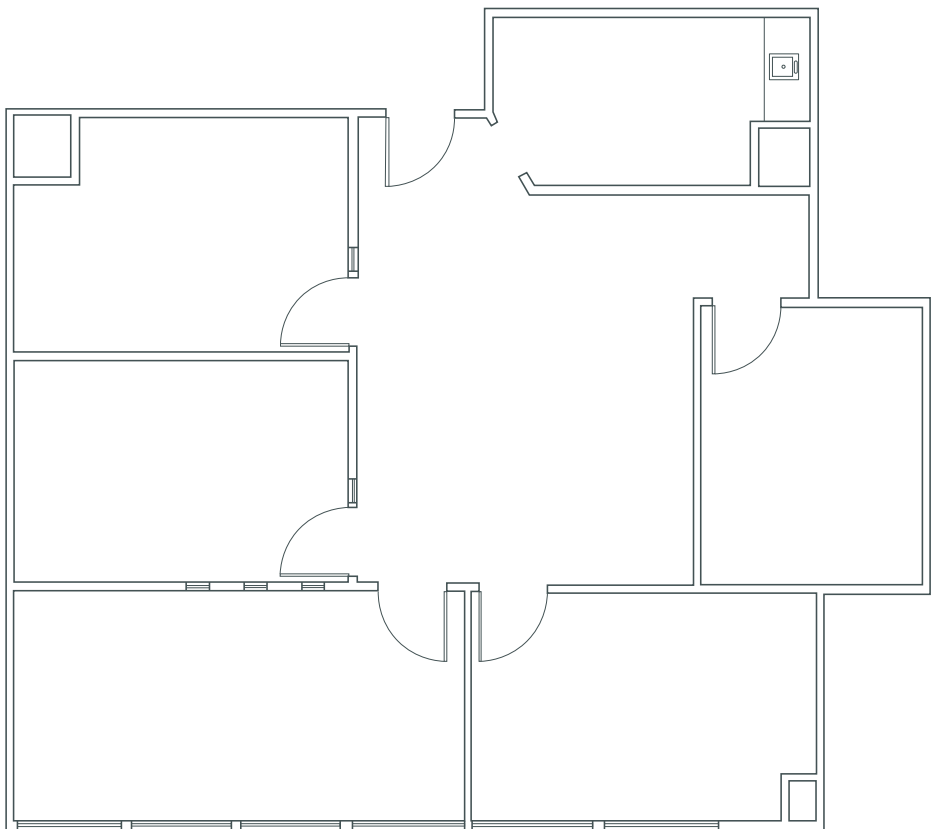


# Building 2

2<sup>nd</sup> Floor | Suite 215

**1,356 SF**

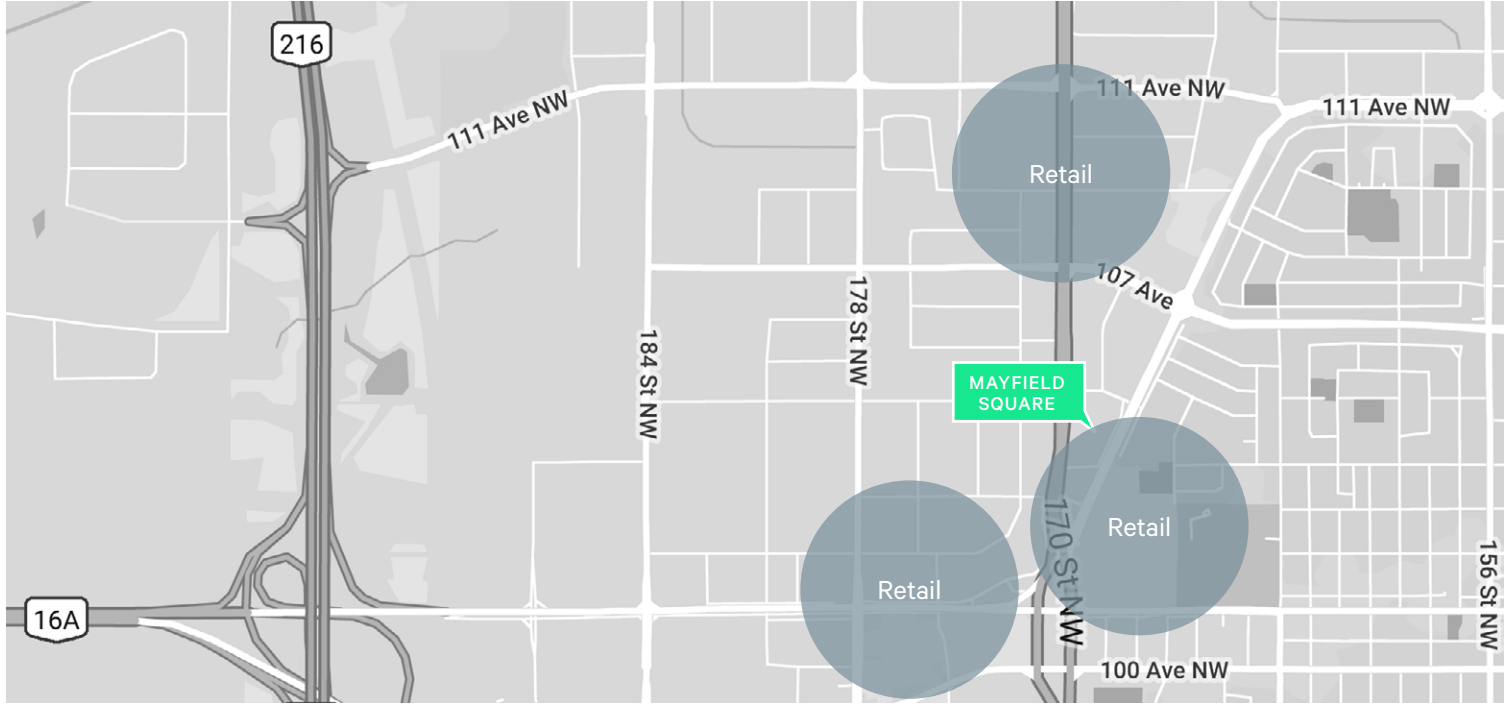
*Available July 2025*



# Mayfield Square

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For Lease



## Transportation

### Easy Access:

- Anthony Henday Drive  
7 Minute Drive
- Yellowhead Trail  
5 Minute Drive
- West Edmonton Mall  
7 Minute Drive
- Downtown Edmonton  
15 Minute Drive

## Food

### Located Nearby:

- |                  |                   |
|------------------|-------------------|
| Tim Hortons      | McDonalds         |
| Booster Juice    | Olive Garden      |
| JOEY Mayfield    | Red Lobster       |
| The Chopped Leaf | Red Robin         |
| Fife N Dekel     | Cora              |
| Fat Burger       | New Asian Village |
| Second Cup       | Carl's Junior     |
| Boston Pizza     | Guru              |
| A&W              | The Keg           |

## Entertainment

### Located Nearby:

- Mayfield Common:  
World Health, Save on Foods
- Depot 170:  
Chapters, Fit4Less
- Mayfield Dinner Theatre  
Breakout Escape Room  
Laser Quest  
CTRL V (virtual reality)

## Find Out More

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