

3-Storey Freestanding Building

Developed Office in West End

17007 107 Avenue NW
Edmonton, AB T5S 1G3

13,800 - 41,316 SF Available Spring 2027



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Freestanding West End Building

Fully-Developed Space

This developed office building includes 3 levels of move in-ready space, featuring an office-intensive buildout. With its perimeter offices and modern finishes, this property is suitable for professional use.

Conveniently located just off 170 Street with easy access from 107 Avenue, this well situated office building offers excellent connectivity for tenants. Its close proximity to major thoroughfares - including Anthony Henday Drive and 111 Avenue - ensures smooth, efficient commutes from all corners of the city.

Available Area	13,800 sq. ft. - 41,316 sq. ft.	Parking	3.2 Stalls per 1,000 sq. ft. <i>Includes visitor parking.</i>
Net Rent	\$14.00 per sq. ft.	Availability	Spring 2027
Op Costs (2026)	\$12.26 per sq. ft.		



Fitness Area



Stairwell



Meeting Room



Lounge Area



Stairwell

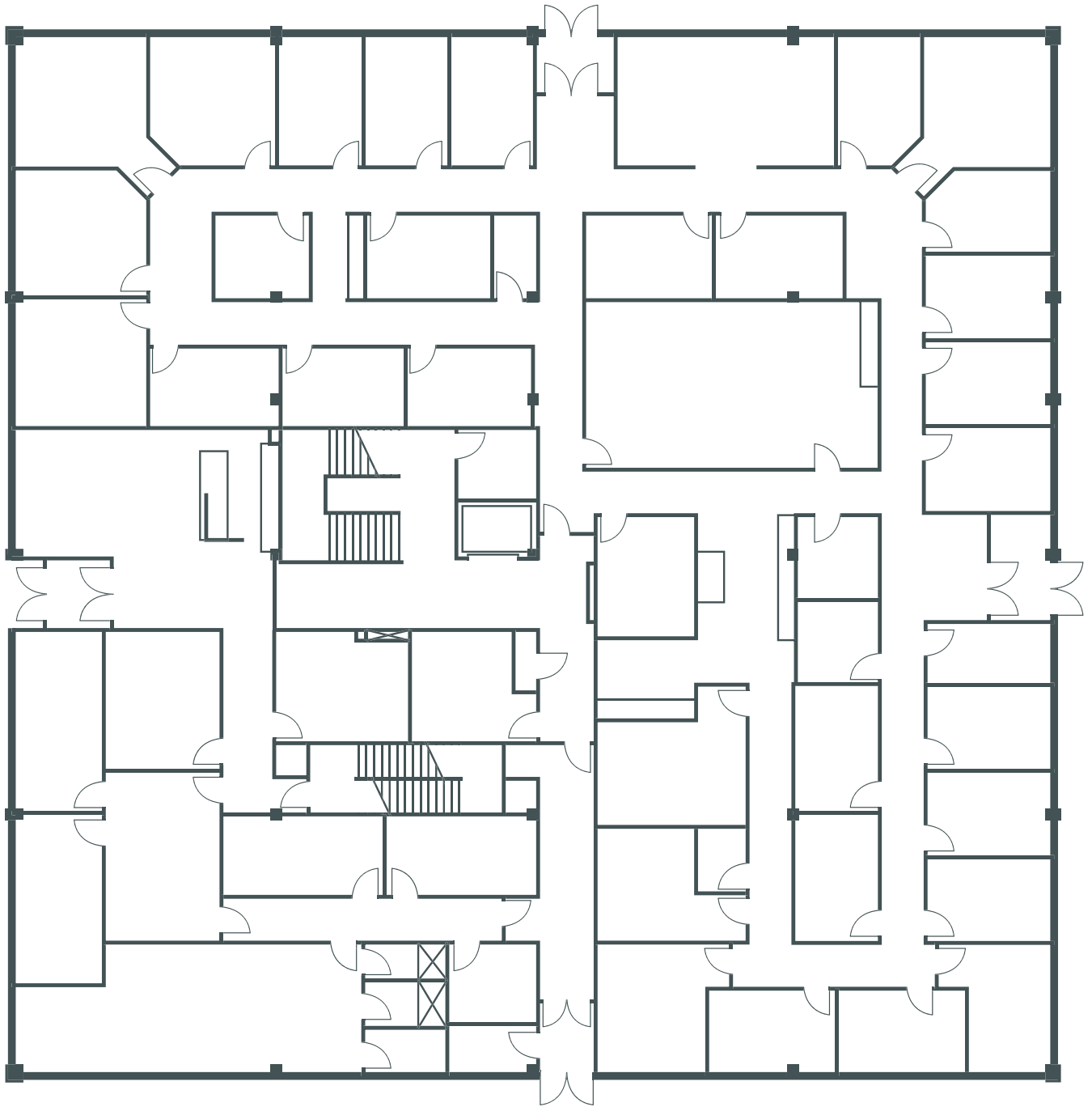


Reception & Waiting Area



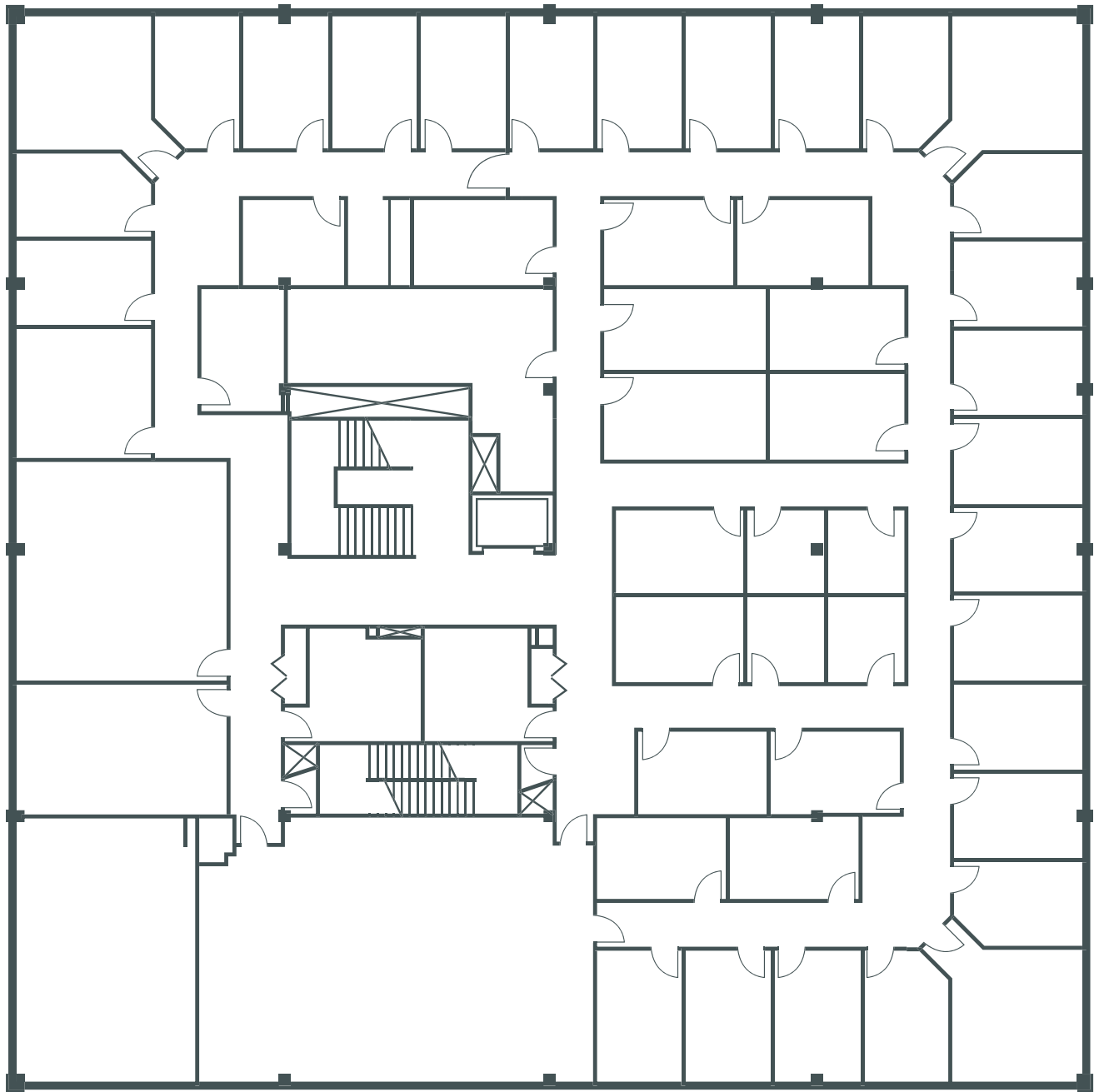
Boardroom

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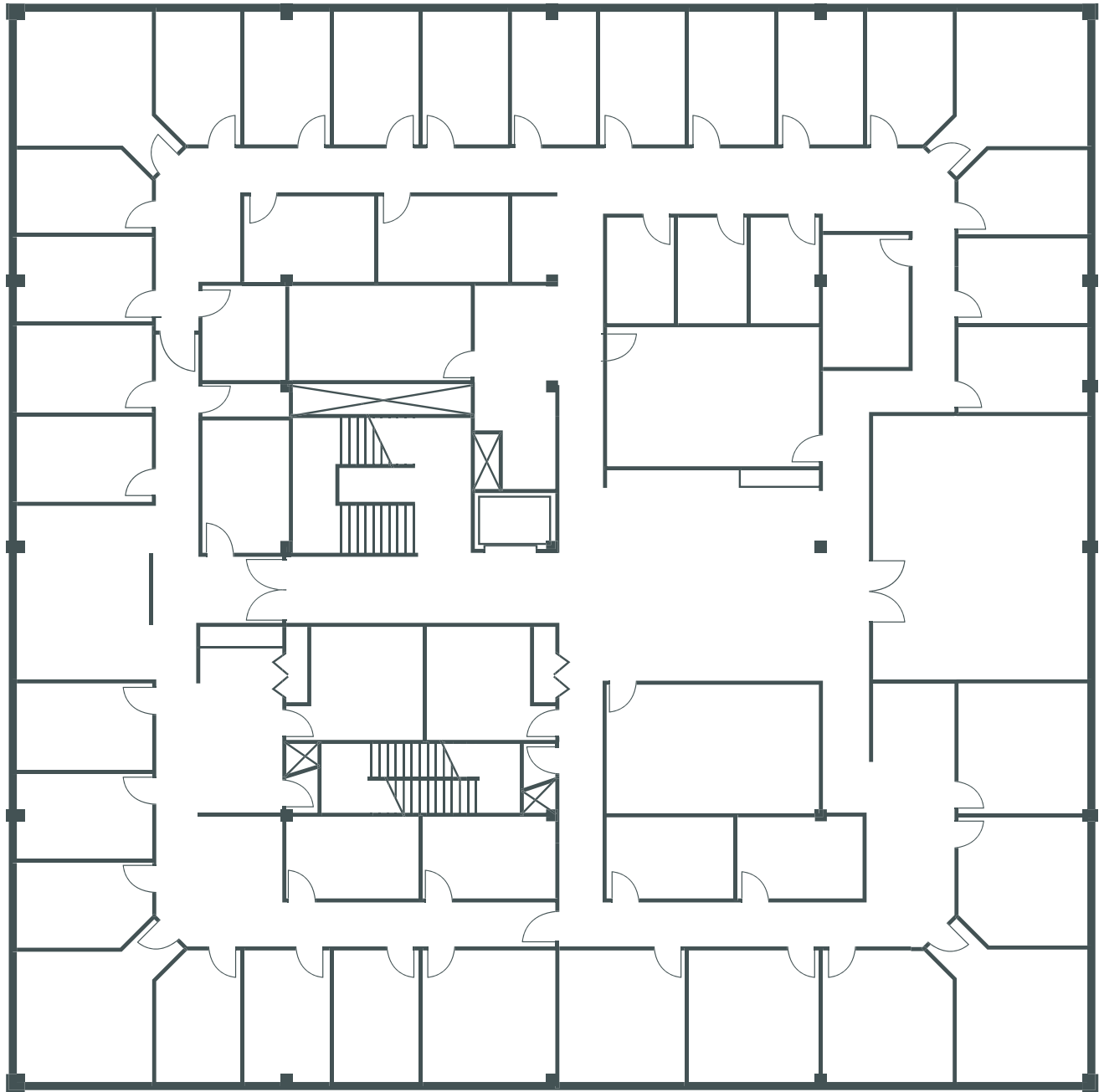
Main Floor ±13,800 sq. ft.

For Lease



Second Floor ±13,800 sq. ft.

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Third Floor ±13,800 sq. ft.



Lunchroom Seating Area



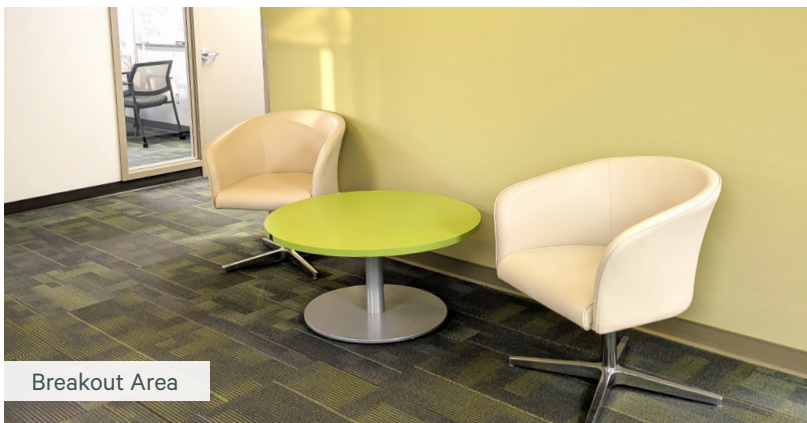
Reception Desk



Office



Kitchen

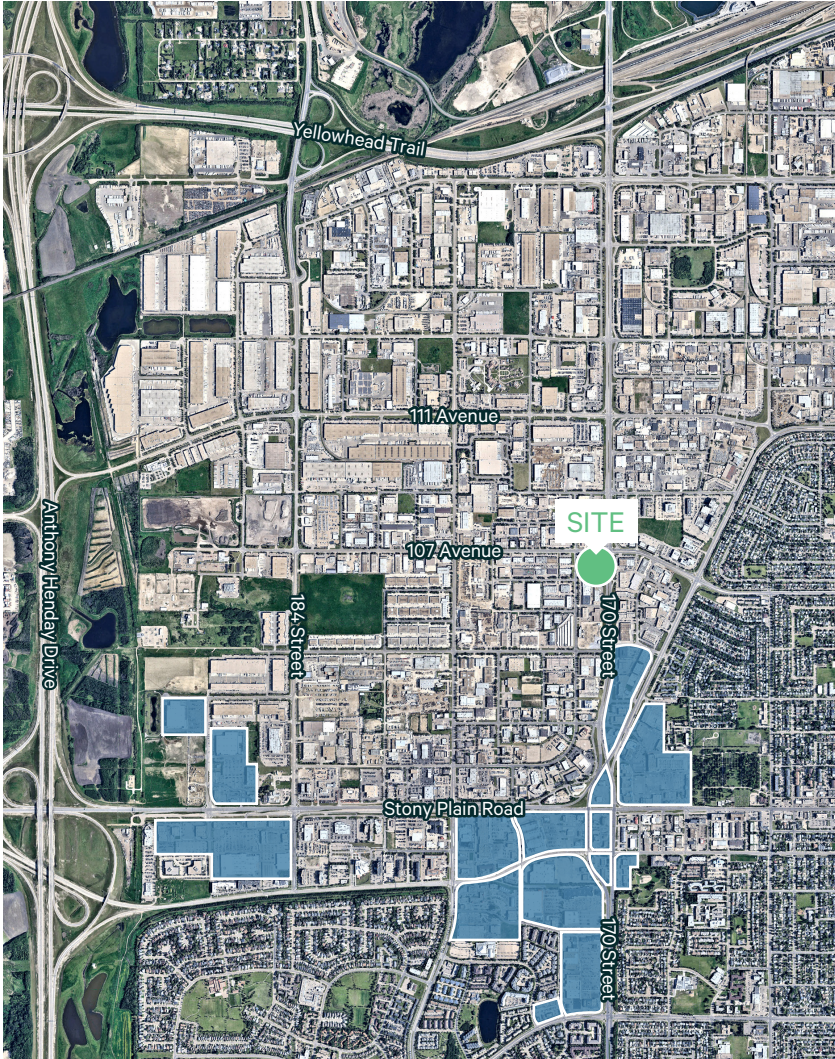


Breakout Area



Corridor

Strategic West End Location



Nearby Amenities

Retail & Grocery

- + Canadian Tire
- + Costco Business Centre
- + Best Buy
- + Bulk Barn
- + Dollarama
- + Golf Town
- + Home Depot
- + HomeSense
- + JYSK
- + Long & McQuade
- + Pet Valu
- + RONA
- + Safeway
- + Save-On-Foods
- + Seafood City Supermarket
- + Sephora
- + Staples
- + The Fishin' Hole
- + Toys 'R' Us
- + Walmart Supercentre
- + Winners

Restaurants

- + A&W
- + Arby's
- + Boston Pizza
- + Burger King
- + Carl's Jr
- + Chick-fil-A
- + Chopped Leaf
- + Chop Steakhouse
- + Cora
- + Dairy Queen
- + Earl's
- + Edo Japan
- + Five Guys
- + Harvey's
- + IHOP
- + Jerusalem Shawarma
- + JOEY
- + KFC
- + McDonald's
- + Mr. Sub
- + New Asian Village
- + Pampa Brazilian Steakhouse
- + Popeyes
- + Press'd Sandwich Shop
- + Red Swan Pizza
- + Royal Pizza
- + Second Cup
- + Smitty's
- + Starbucks
- + Tim Hortons
- + Wayback Burgers
- + Wendy's

Services & Entertainment

- + ATB Financial
- + BMO
- + Canada Post
- + CIBC
- + Enterprise Rent-A-Car
- + Esso
- + Mayfield Dinner Theatre
- + Mobil
- + National Bank
- + OK Tire
- + Planet Fitness
- + RBC
- + Scotiabank
- + Shell
- + Speedy Glass
- + TD Canada

Contact Us

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