



WEST END OFFICE SPACE FOR LEASE

Centre 170

10403 - 172 Street, Edmonton, Alberta

Why lease office space at Centre 170?

- ***New tenant lounge, fitness centre and common area upgrades coming soon!***
- High exposure pylon signage opportunities, with traffic counts of over 26,000 vehicles-per-day on 170th Street
- Various size options are available, ranging from 943 – 30,299 square feet, in a variety of different configurations and buildouts
- High efficiency building allows tenants to enjoy low and inclusive operating costs
- Strong underground parking ratio of 2 stalls per 1,000 square feet leased, ***available at no charge!***
- Excellent west end location, providing convenient access to major arterials (Anthony Henday and 170th Street), and a variety of amenities, including West Edmonton Mall

Asking Net Rental Rates:

**\$8.00 - \$10.00
PSF**

(As-Is Deals)

Contact Us:

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Property Overview

Municipal Address
10403 - 172 Street NW

Asking Net Rent
\$8.00 - \$10.00 / SF
("As-is" Deals)

Operating Costs
\$12.19 / SF + janitorial (2025)

Parking
2:1,000 SF underground stalls
Available @ no charge!

Signage

Pylon signage opportunities

Available Space
Main Floor:
Unit 102A: 2,176 SF

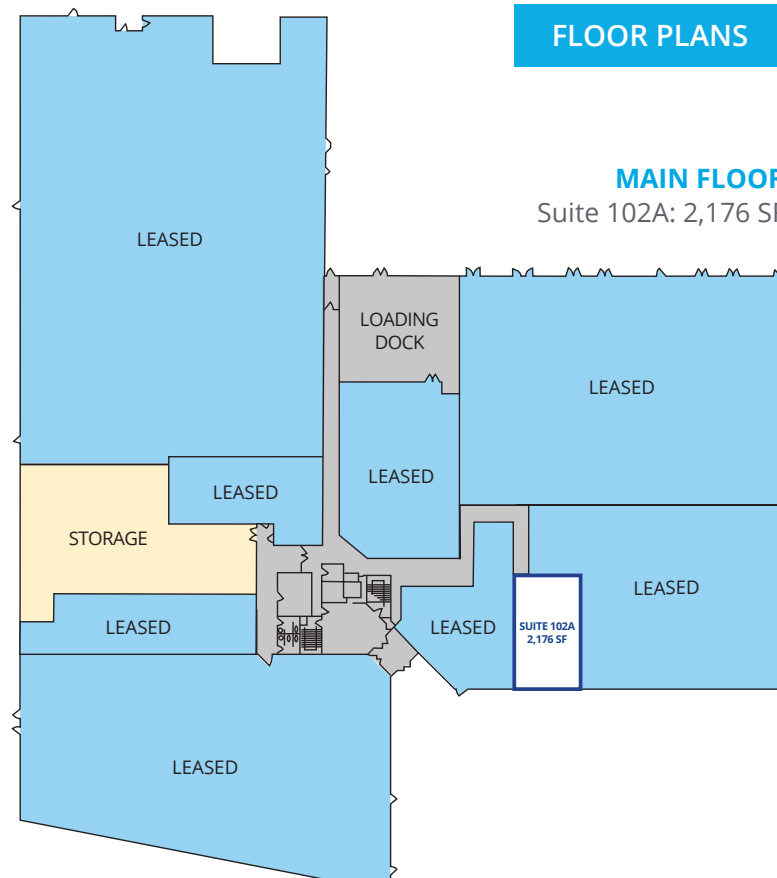
2nd Floor:
Unit 202: 11,154 SF *
Unit 203: 11,557 SF *
Unit 210: up to 7,588 SF *
*** Contiguous up to 30,299 SF**

3rd Floor:
Suite 300: 4,977 SF*
Suite 300H: 943 SF *
Suite 301: 2,112 SF *
Suite 330: 13,966 SF
Suite 380: 5,928 SF
*** Contiguous up to 8,032 SF**

FLOOR PLANS

MAIN FLOOR

Suite 102A: 2,176 SF



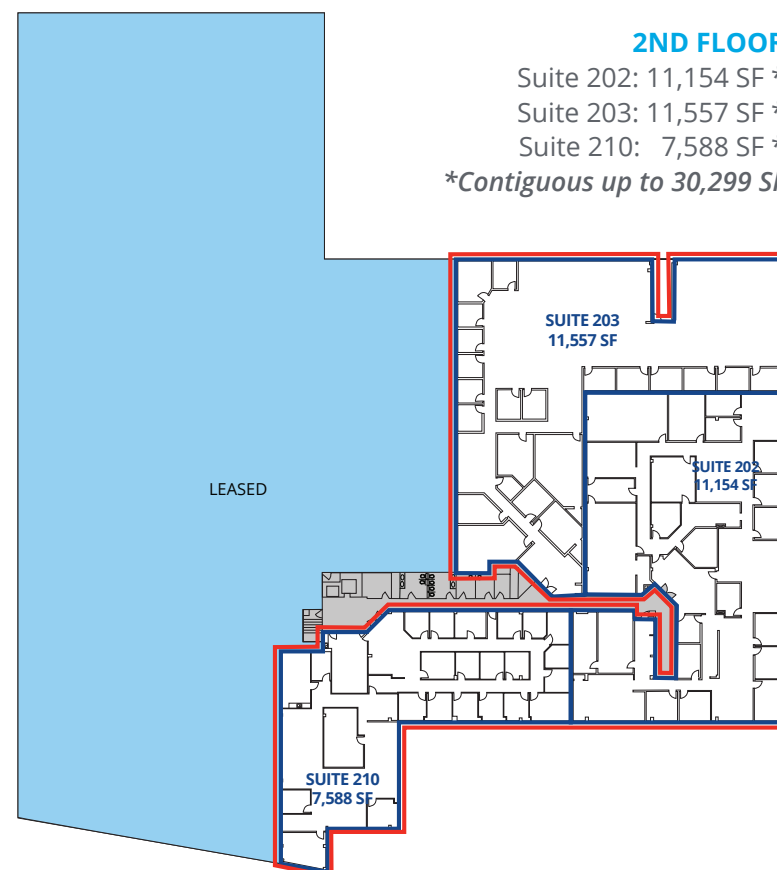
2ND FLOOR

Suite 202: 11,154 SF *

Suite 203: 11,557 SF *

Suite 210: 7,588 SF *

*Contiguous up to 30,299 SF



HIGHLIGHTS



Demisable

Various size options and configurations



Recent Renovations

New tenant lounge, fitness centre and common areas coming soon!



Efficient Building

Low and inclusive operating costs (+janitorial)



U/G Parking

2:1,000 SF stalls
@ no charge



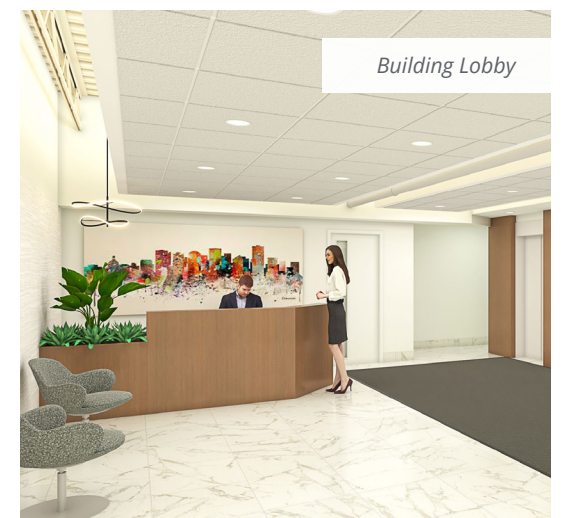
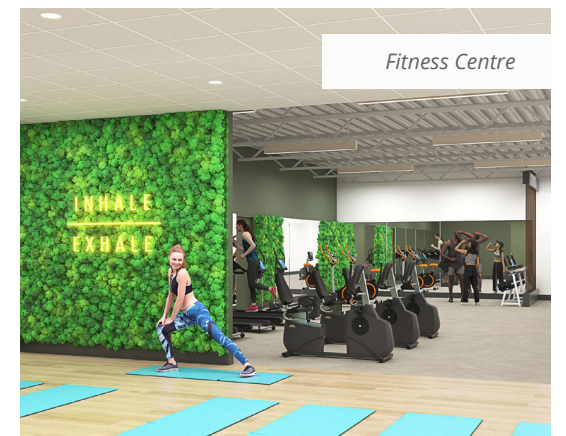
Various Amenities Nearby

Mayfield Common, West
Edmonton Mall and more



Access to Arterials

Including Anthony Henday
and 170th Street





Location Features

- A wide variety of amenities are located nearby, including Mayfield Common (1-minute drive), West Edmonton Mall (3-minute drive), and various restaurants and services along Stony Plain Road
- Centre 170 provides quick and convenient access to major arterials connecting Edmonton, including Anthony Henday Drive, 170th Street, and Stony Plain Road
- With traffic counts of over 26,000 vehicles-per-day on 170th Street, the pylon signage opportunities at Centre 170 provide tenants with high visibility and exposure

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