



# West End Office Spaces

10440 - 176 STREET | 10460 - 176 STREET | 17611 - 105 AVENUE

**FOR LEASE**



NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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**NAI**Commercial

## Property Highlights

- Strategically located in West Edmonton
- Fully developed office spaces available, ranging from 1,196 - 2,392 sq.ft.±
- Move in ready with updated flooring for new tenants
- Double row surface parking
- Well maintained and managed 2-storey property
- With easy access to Stony Plain Road, Anthony Henday Drive and Yellowhead Highway

## Additional Information

LEGAL DESCRIPTION Lot: 1A, Block: 6, Plan: 8922420

ZONING BE (Business Employment)

CEILING HEIGHT 8 ft.

HEATING Furnace

AVAILABLE 30 days notice

LEASE TERM 3-5 years



111 AVENUE

170 STREET

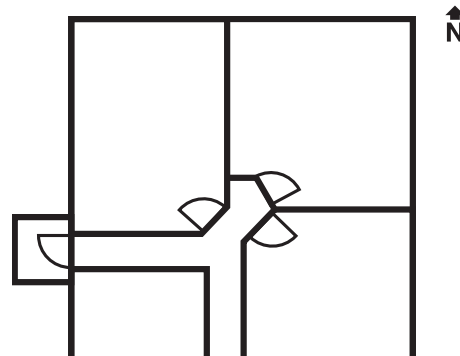
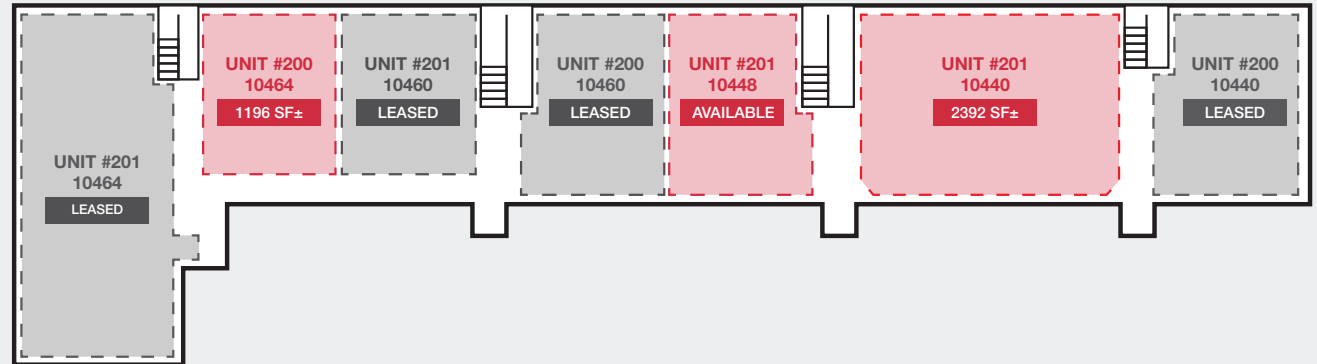
178 STREET



105 AVENUE

STONY PLAIN ROAD

10440 - 176 STREET



**UNIT 200, 10464-176 Street: 1,196 sq.ft.±**

- Fully developed office space with (3) offices, kitchen and large open reception area
- **\$14.00/sq.ft./annum gross** Includes common area maintenance, property taxes, building insurance, management fees and utilities (gas, water, power)

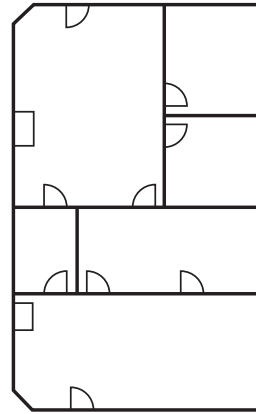
**AVAILABLE WITHIN 30 DAYS NOTICE**



**UNIT 201, 10448-176 Street: \_sq.ft.±**

- **\$14.00/sq.ft./annum gross** Includes common area maintenance, property taxes, building insurance, management fees and utilities (gas, water, power)

**AVAILABLE WITHIN 30 DAYS NOTICE**

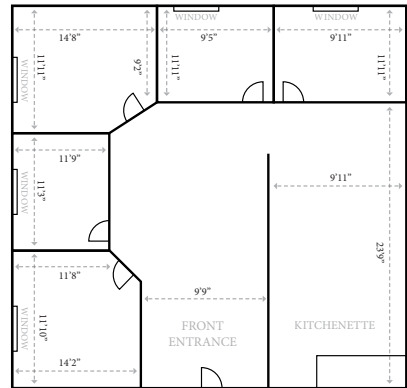
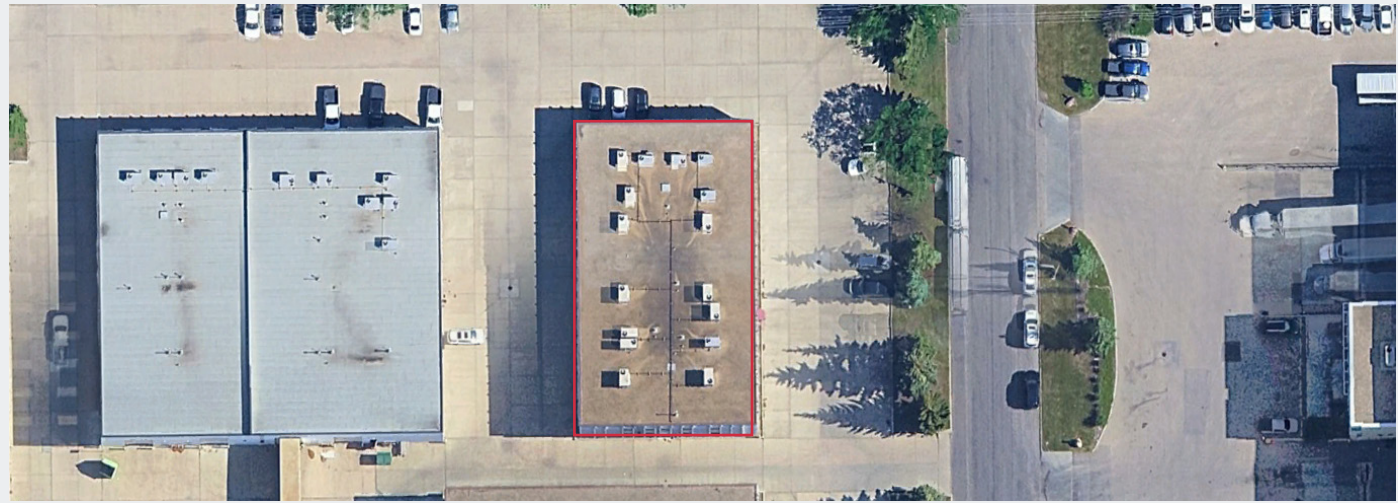


**UNIT 201, 10440 - 176 Street: 2,392 sq.ft.±**

- Fully developed office space with (3) offices, boardroom, 2 kitchenettes, and 2 large open reception areas
- **\$14.00/sq.ft./annum gross** Includes common area maintenance, property taxes, building insurance, management fees and utilities (gas, water, power)

**AVAILABLE WITHIN 30 DAYS NOTICE**

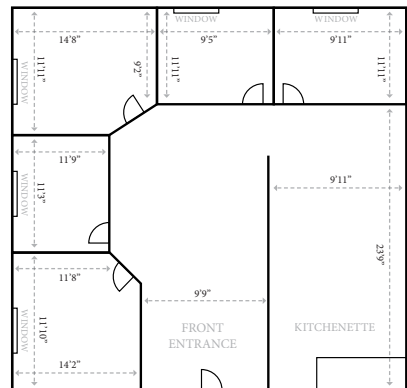
10470 - 176 STREET



**UNIT 101, 10470 - 176 Street: 1,489 sq.ft.±**

- Fully developed office space with (4) offices, boardroom, filing room, kitchen and large open reception area
- Move in ready with updated flooring for new tenant
- **\$19.00/sq.ft./annum gross** Includes common area maintenance, property taxes, building insurance, management fees and utilities (gas, water, power)

**AVAILABLE WITHIN 30 DAYS NOTICE**



**UNIT 201, 10470 - 176 Street: 1,402 sq.ft.±**

- Fully developed office space with (4) offices, boardroom, filing room, kitchen and large open reception area
- Move in ready with updated flooring for new tenant
- **\$16.00/sq.ft./annum gross** Includes common area maintenance, property taxes, building insurance, management fees and utilities (gas, water, power)

**AVAILABLE WITHIN 30 DAYS NOTICE**

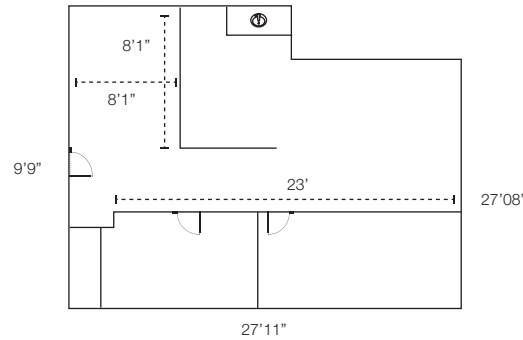
FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY • NOT DRAWN TO SCALE



**UNIT 202-205, 10470 - 176 Street: 4,867 sq.ft.±**

- Fully developed office space with 16 offices, 1 large boardroom, reception area, open work area, kitchenette, server room, 2 storage rooms, 1 private washroom with shower & 2 common area washrooms
- **\$16.00/sq.ft./annum gross** Includes common area maintenance, property taxes, building insurance, management fees and utilities (gas, water, power)

**AVAILABLE IMMEDIATELY**

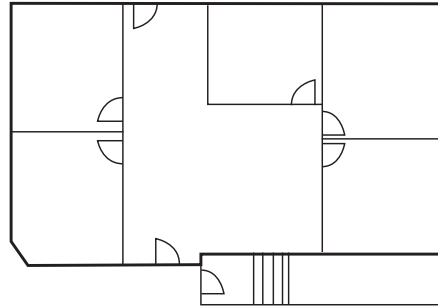


**UNIT 207, 10470 - 176 Street: 923 sq.ft.±**

- Fully developed office space with (2) offices, reception area, open work area and kitchenette, and (2) public washrooms
- **\$16.00/sq.ft./annum gross** Includes common area maintenance, property taxes, building insurance, management fees and utilities (gas, water, power)

**AVAILABLE WITHIN 30 DAYS NOTICE**

17611 - 104 AVENUE



**UNIT 202, 17611 - 105 Avenue: 1,500 sq.ft.±**

- Fully developed office space with 5 offices, reception area or open work area, kitchenette, and 2 common area washrooms
- **\$14.00/sq.ft./annum gross** Includes common area maintenance, property taxes, building insurance, management fees and utilities (gas, water, power)

**AVAILABLE WITHIN 30 DAYS NOTICE**