

**AVISON
YOUNG**



FOR LEASE



12,847, 21,825 & 23,188 SF available

Sunwapta

BUSINESS CENTRE

Positioned in a thriving industrial and retail district in northwest Edmonton, Sunwapta Business Centre offers excellent connectivity, just 15 minutes from downtown. With easy access to Stony Plain Road, Anthony Henday Drive, and Yellowhead Trail, it ensures seamless transportation and convenience.

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Sunwapta BUSINESS CENTRE

BUILDING A

10406-10442 184 Street



Property Specifics

BUILDING SIZE

106,050 sf

CURRENT AVAILABILITIES

21,825 sf UNIT 10406

BUILDING B

18505-18569 105 Avenue



Property Specifics

BUILDING SIZE

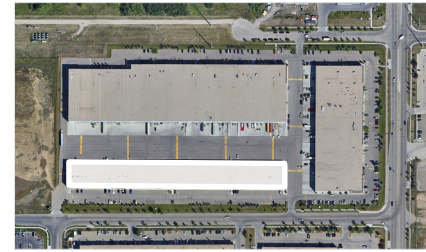
216,896 sf

CURRENT AVAILABILITIES

12,847 sf UNIT 18525
23,188 sf UNIT 18569

BUILDING C

18506-18574 104 Avenue



Property Specifics

BUILDING SIZE

92,598 sf

CURRENT AVAILABILITIES

Fully leased



Building A

UNIT 10406



(2) private offices, (2) bathrooms



Radiant tube heating



High exposure corner unit



Pylon signage available

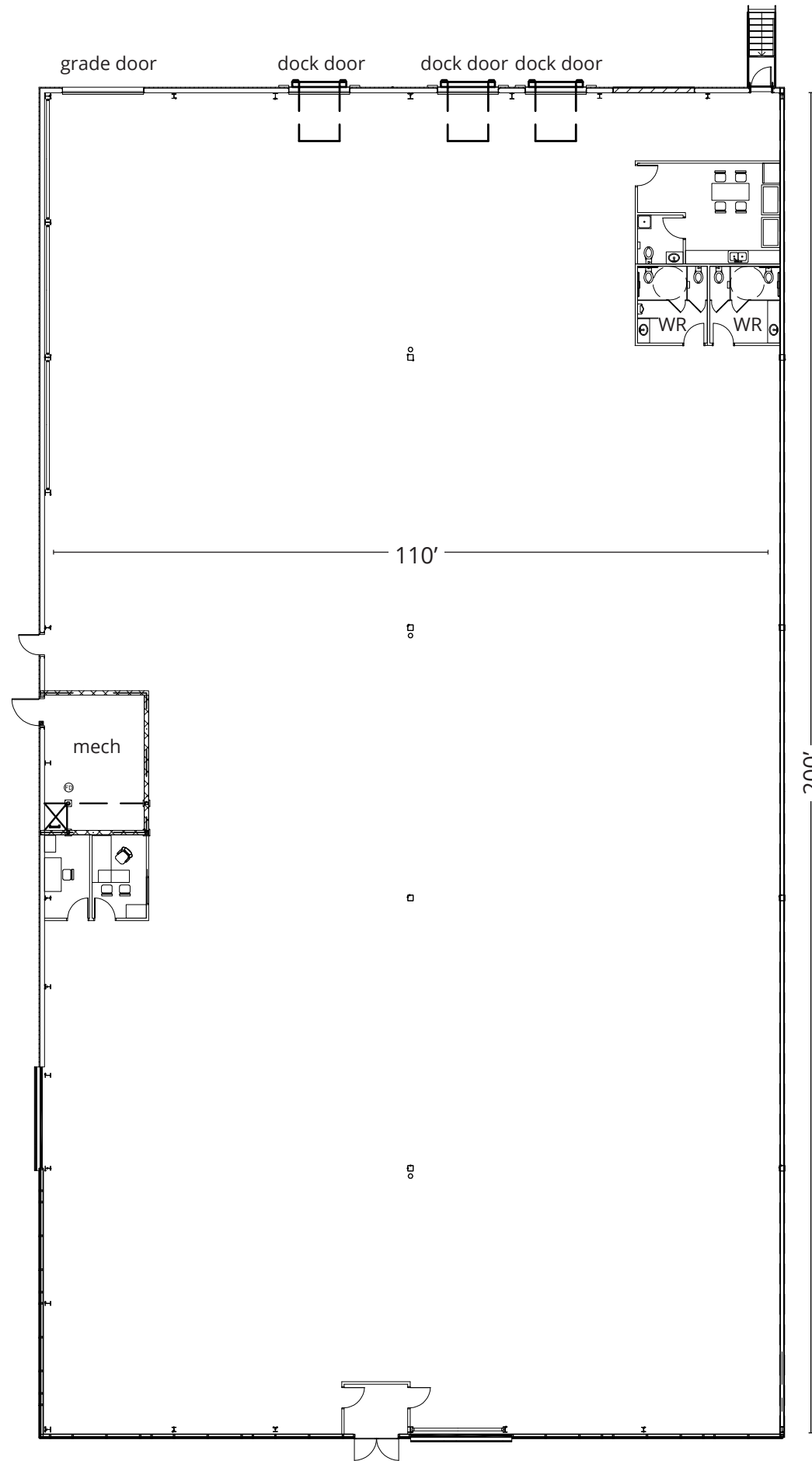


Immediate access to Stony Plain Road, Anthony Henday Drive, and Yellowhead Trail

OFFERING SUMMARY

Legal description:	Plan 0626825 Block 1, Lot 9
Municipal address:	10406 - 184 Street NW Edmonton AB
Building size:	106,050 sf
Unit size:	21,825 sf
Zoning:	BE
Loading:	1 grade door 3 dock doors
Ceiling:	28'
Power:	(1) 400A 208V 3P (1) 250A 600/347V 3P (TBC)
Rental rate:	Market
Op. Costs:	\$5.91 (2025) *excludes management fee

Tenant Improvement Allowances Available



SUNWAPTA BUSINESS CENTRE | 21,825 SF

Building B

UNIT 18525



Gas detection systems



T5 high output lighting



7,800 CFM make up air & ceiling fans

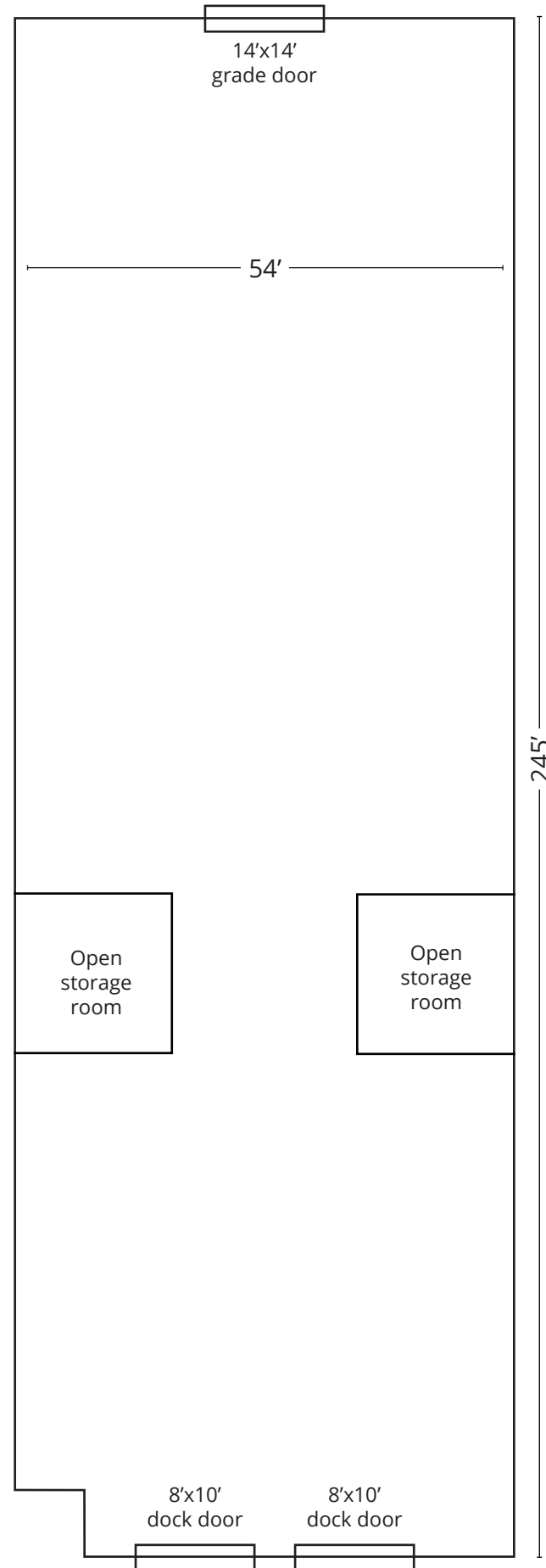


Immediate access to Stony Plain Road, Anthony Henday Drive, and Yellowhead Trail

OFFERING SUMMARY

Legal description:	Plan 0626825 Block 1, Lot 9
Municipal address:	18525 - 105 Avenue NW Edmonton AB
Building size:	216,896 sf
Unit size:	12,847 sf
Zoning:	IM
Loading:	(2) 8'x10' dock doors in the rear and (1) drive in door at the front
Ceiling:	28'
Power:	200A, 600V, 3P
Rental rate:	Market
Op. Costs:	\$5.84 (2025) *excludes management fee

Tenant Improvement Allowances Available



SUNWAPTA BUSINESS CENTRE | 13,400 SF

Building B

UNIT 18569



Available December 1, 2025



LED lighting



2 unit heaters

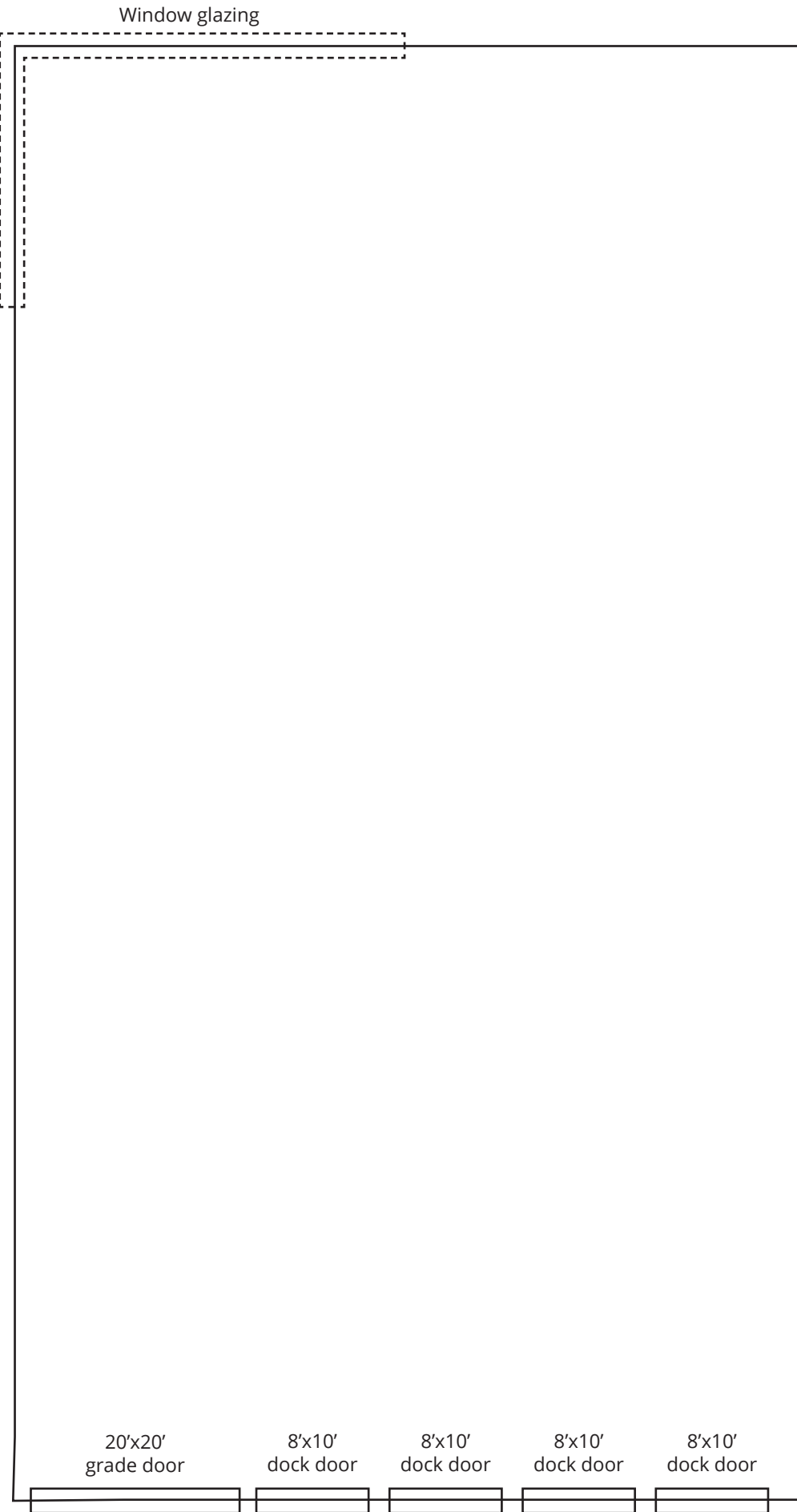


Immediate access to Stony Plain Road, Anthony Henday Drive, and Yellowhead Trail

OFFERING SUMMARY

Legal description:	Plan 0626825 Block 1, Lot 9
Municipal address:	18569 - 105 Avenue NW Edmonton AB
Building size:	216,896 sf
Unit size:	23,188 sf
Zoning:	IM
Loading:	(4) 8'x10' dock doors with levellers (1) 20'x20' grade loading door
Ceiling:	28'
Power:	(1) 600A, 600V, 3P (1) 250A, 208V, 3P (1) 600V transformer
Rental rate:	Market
Op. Costs:	\$5.84 (2025) <small>*excludes management fee</small>

Tenant Improvement Allowances Available



SUNWAPTA BUSINESS CENTRE | 23,188 SF

Location overview

DRIVE TIMES

CN Edmonton 184 Street Intermodal Terminal	6 mins
Spruce Grove	17 mins
St. Albert	17 mins
Downtown Edmonton	17 mins
Stony Plain	23 mins
Edmonton International Airport	30 mins

LABOUR FORCE


Within 20k	671,634
Within 10k	222,309
Within 5k	62,890

DEMOGRAPHICS (WITHIN 5K)

 **113,644**
Population

 **42,950**
Households

 **17.3%**
Pop. Change (2024 - 2029)

 **\$109,739**
Average household income

 **38.7**
Median Age

ACCESS DRIVE TIMES

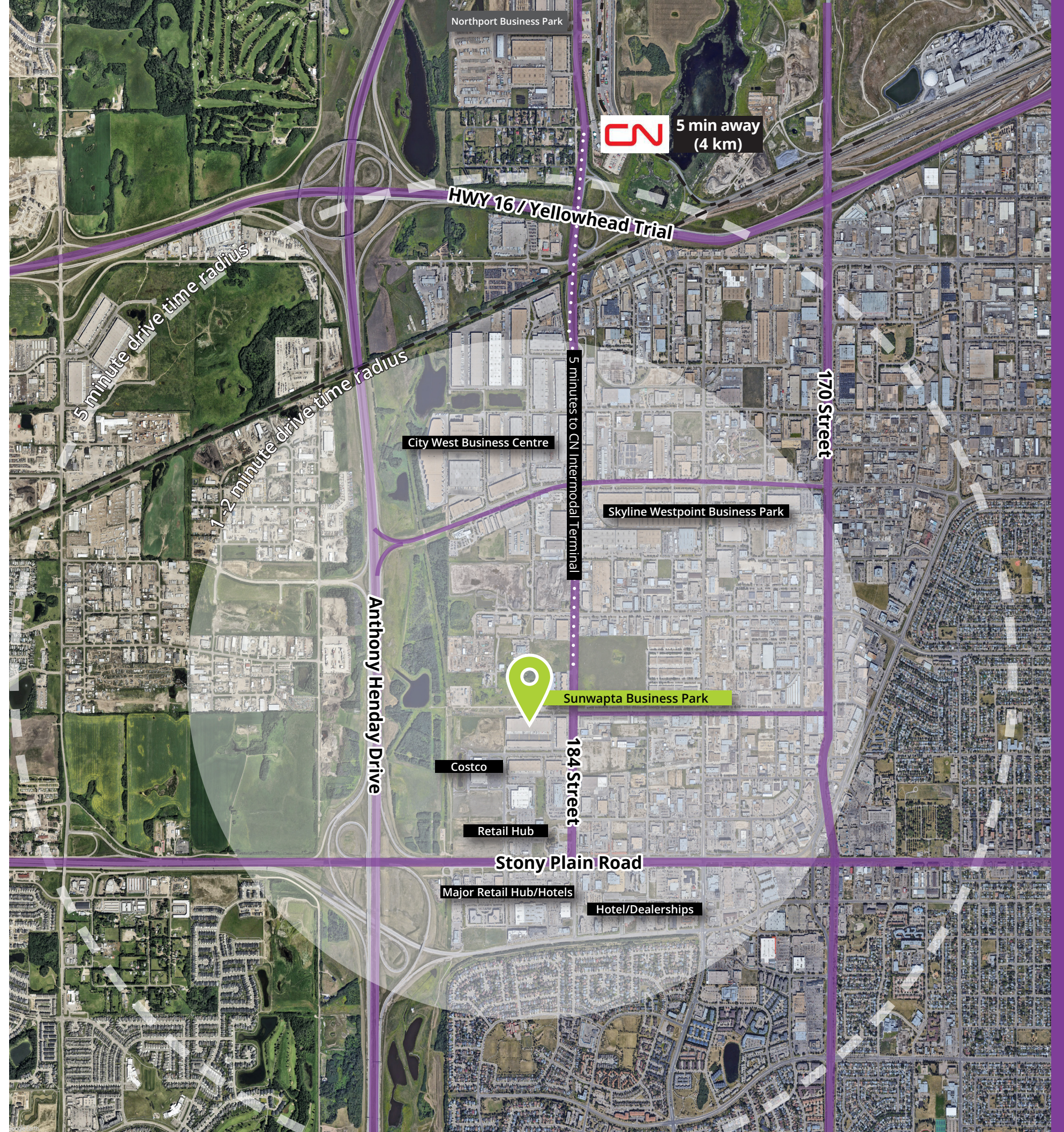
Stony Plain Rd	1 min
170 Street	2 mins
Anthony Henday Drv	3 mins
Yellowhead Trail/ HWY 16	5 mins

NEARBY AMENITIES

Costco, Lowe's, LA Fitness, Go Honda, Big West Ford, Audi, BMW, Travelodge, Marriott, Hampton Inns, Wingate by Wyndam, Rona, Walmart, Dollar Tree, Tim Hortons, Wendy's, McDonald's and more

EXCEPTIONAL EXPOSURE & ACCESS/ EGRESS ALONG 184 STREET

OUTSTANDING 'HOME PLATE' LOCATION FOR ANY BUSINESS



Sunwapta Business Centre

If you would like more information on
this property please get in touch.

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