



Time Business Machines Building

- Excellent access from 170 Street/178 Street/
Yellowhead and Anthony Henday
- High volume traffic with Edmonton ETS bus stop service
- Abundance of surface parking stalls
- Perfect opportunity for a professional
office user looking for retail frontage



Free onsite parking



Abundance of
neighbourhood
amenities



Easily accessed via
multiple roadways



Rare opportunity to acquire
well priced office space
with turnkey option

**Get more
information**

Jason Gardner
Principal
+1 780 429 7569
jason.gardner@avisonyoung.com

avisonyoung.com

For Lease

17610 107 Avenue, Edmonton AB

Offering Summary

Available space:

Suite 10710 | 3,706 sf:
Built out with 6 offices, storage room, large open work area and reception

Suite 17608 | 1,530 sf
Built out with 3 offices, boardroom, storage room and reception

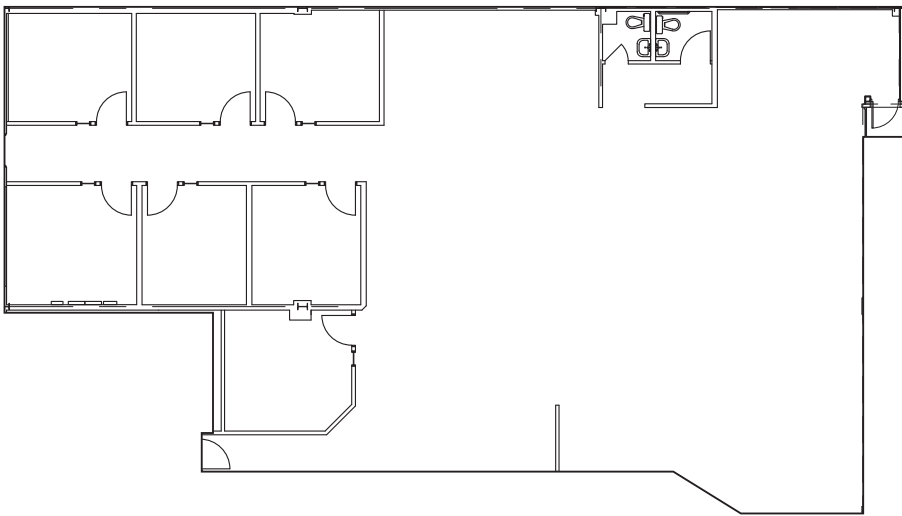
Parking: 3:1000 sf

Rent: \$11.50 psf

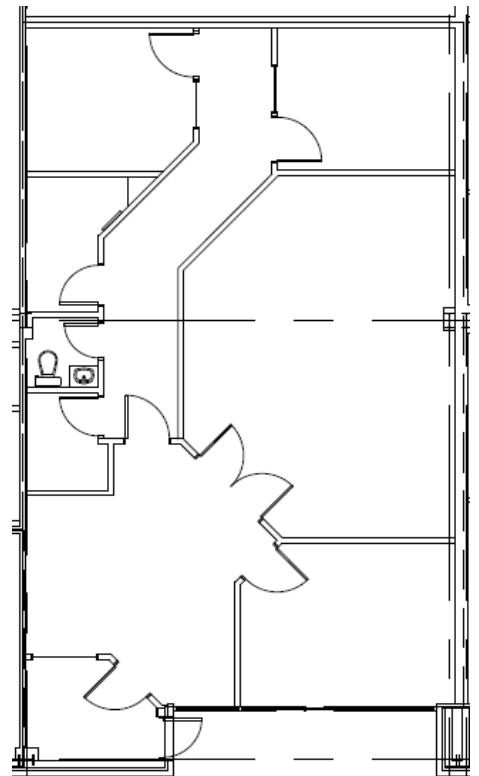
Operating Costs: \$7.59 psf + utilities, in-suite janitorial and 5% admin fee



Suite 10710 | 3,706 sf:



Suite 17608 | 1,530 sf



Get in touch

Jason Gardner

Principal

+1 780 429 7569

jason.gardner@avisonyoung.com

©2025 Avison Young Commercial Real Estate Services, LP, Commercial Real Estate Agency. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

**AVISON
YOUNG**