

**AVISON  
YOUNG**

**For Lease**  
17703 103 Avenue  
Edmonton, AB

# Westgate Business Park



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## PROPERTY OVERVIEW

Westgate Business Park's strategic location offers easy access to major thoroughfares like Stony Plain Road and 170 Street, ensuring convenient connectivity for employees and clients alike. Additionally, the business park is situated near multiple retail centers, providing ample opportunities for dining, shopping, and other amenities.



Abundance of area amenities



Minutes to Stony Plain Road, 170 Street and Anthony Henday Drive



Beautifully landscaped green space

# OFFERING SUMMARY

Address: 17731 - 103 Avenue, Edmonton  
Available Area: Suite 17703: 4,193 SF

Address: 10203 - 178 Street, Edmonton  
Available Area: Suite 10203: 4,197 SF  
*Available August 1, 2026*

Address: 17725 - 103 Avenue, Edmonton  
Available Area: Suite 17725: 4,282 SF  
*Available July 1, 2026*

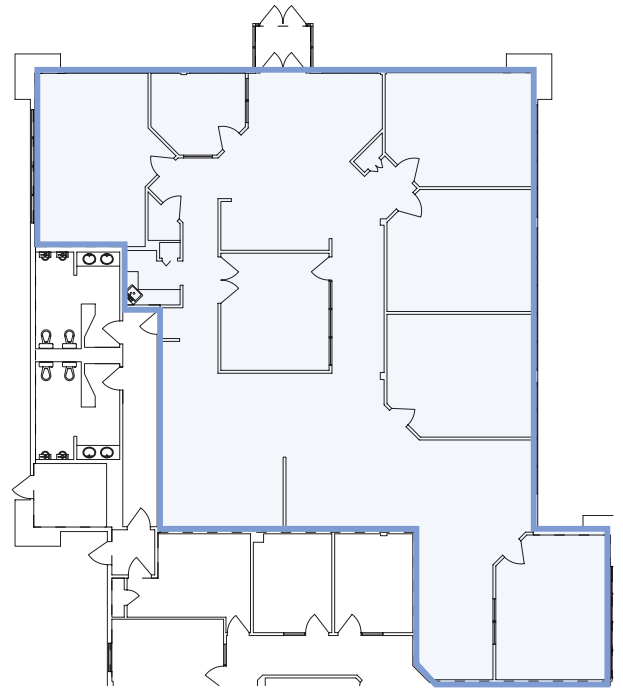
Zoning: Business Employment (BE)

Asking Rate: \$16.00 - \$18.00 PSF

Operating Costs: \$14.14 PSF

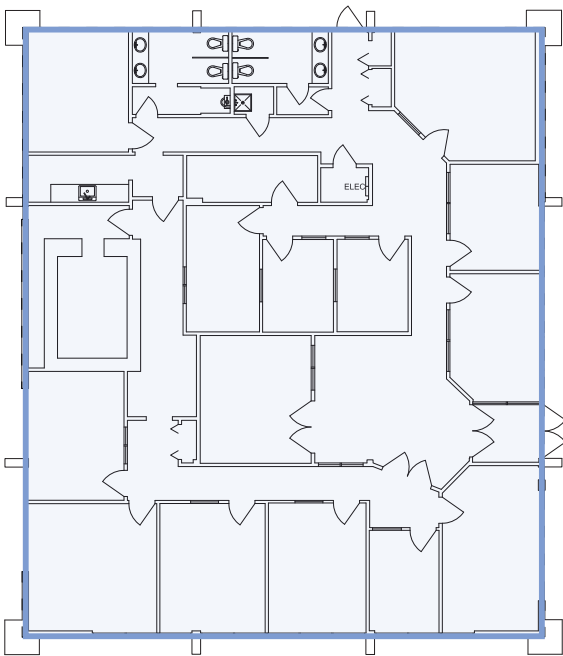
Parking: 3 Stalls/1,000 SF

## FLOOR PLAN | Suite 17703: 4,193 SF



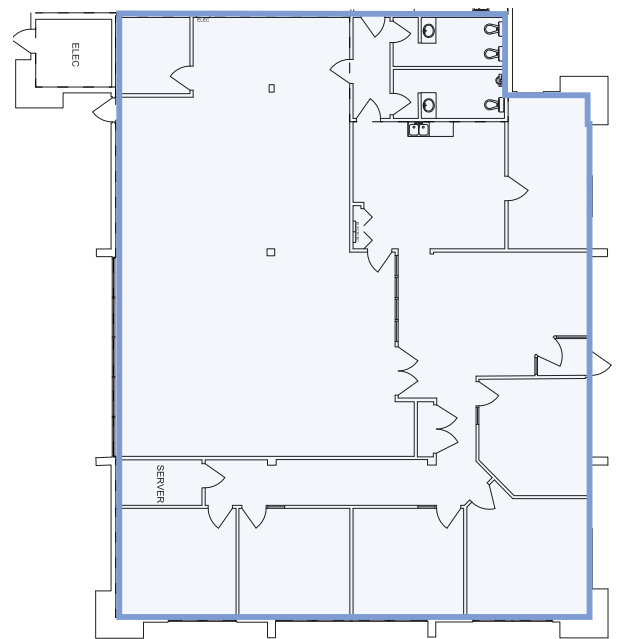
6 offices, boardroom/meeting room, kitchenette, reception and open work area.

## FLOOR PLAN | Suite 10203: 4,197 SF



10+ offices, boardroom/meeting room, kitchenette, reception and washrooms.

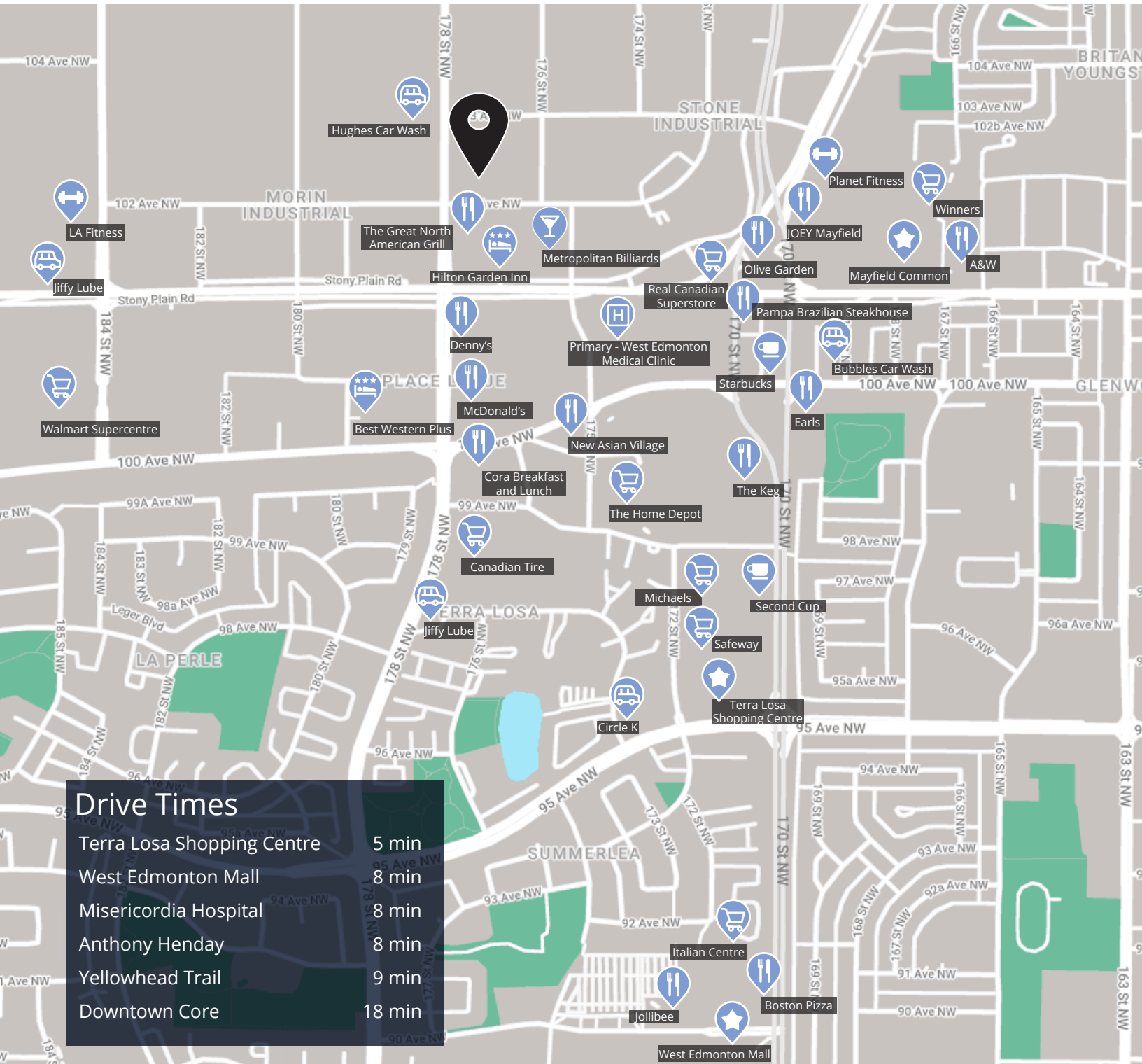
## FLOOR PLAN | Suite 17725: 4,282 SF



5 offices, boardroom/meeting room, kitchenette, reception and washrooms.

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10231 178 Street  
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## Get more information

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