

Westgrove

PROFESSIONAL BUILDING



MEDICAL & PROFESSIONAL OFFICE



Excellent location on Stony Plain Road and 142 Street



Join existing tenants such as Rexall Pharmacy, Qurely Pediatrics North, and Cornerstone Counselling



Locally owned and managed for professional and timely service to tenants



Underground parking for tenants and ample FREE surface visitor parking



State of the art, computerized building management system for HVAC and security



Common boardroom available to tenants

Get more information

Mark Hartum, SIOR

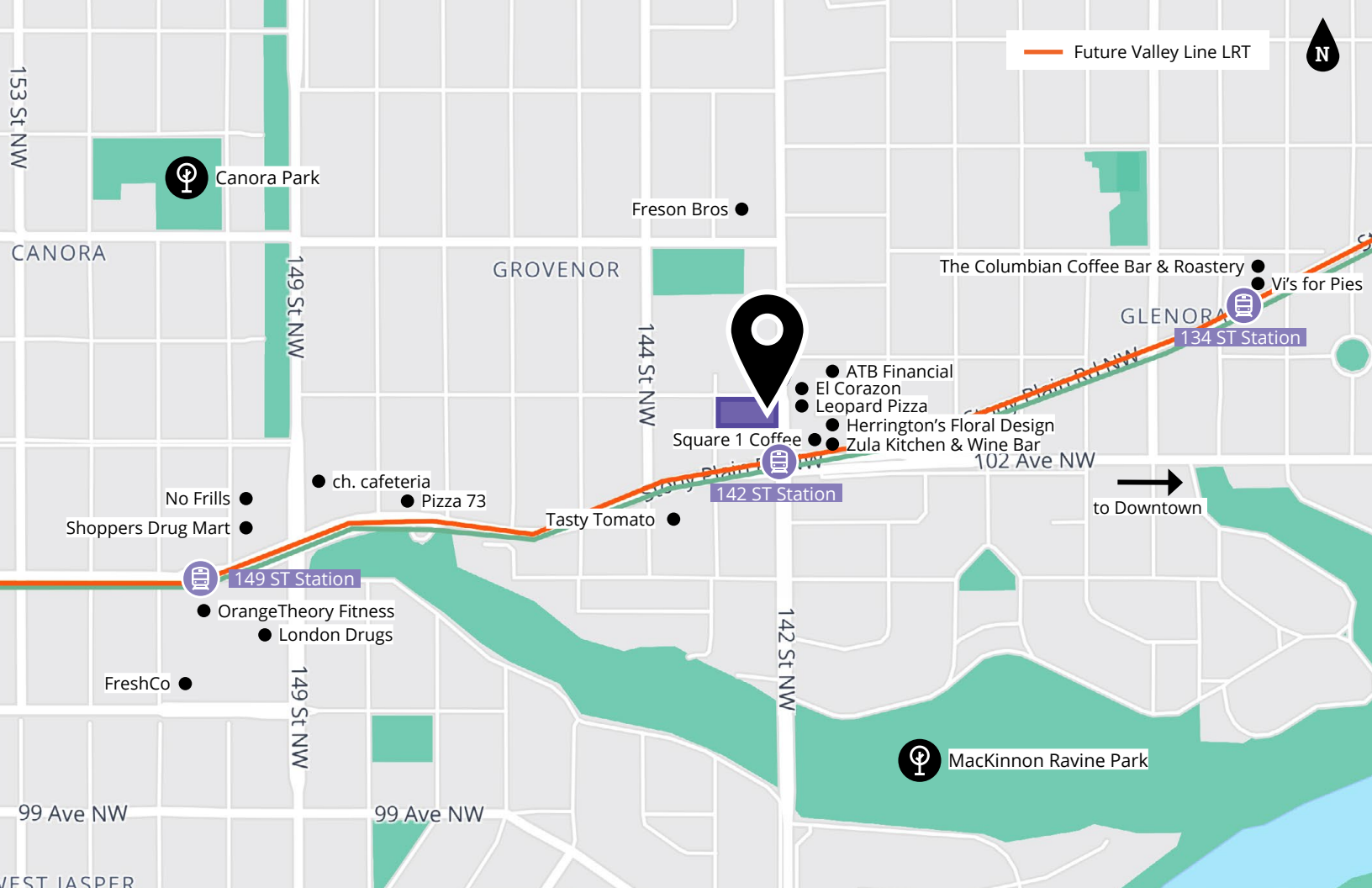
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**You'd be at
your office
by now**

As LRT construction continues along 142 Street, commuting time to downtown has increased significantly. Now is the time to relocate and reduce the trek through the traffic congestion. You'd be at your office by now at Westgrove Professional Building.

With the upcoming Valley Line LRT station just off of 142 Street, the building is ideally located for excellent public transit accessibility.

**Future
Valley LRT**



QUICK SUITE OPPORTUNITIES*



**Recently completed quick suite landlord turnkey*

MEDICAL & PROFESSIONAL OFFICE

office for lease

 10230 142 Street
Edmonton, AB

Area Available: **Suite B20: 1,109 sf**
Suite 101: 856 sf

Lease Rate: Starting at \$16.00 psf

Additional Rent: \$18.22 psf (2025)
(includes utilities and in-suite janitorial)

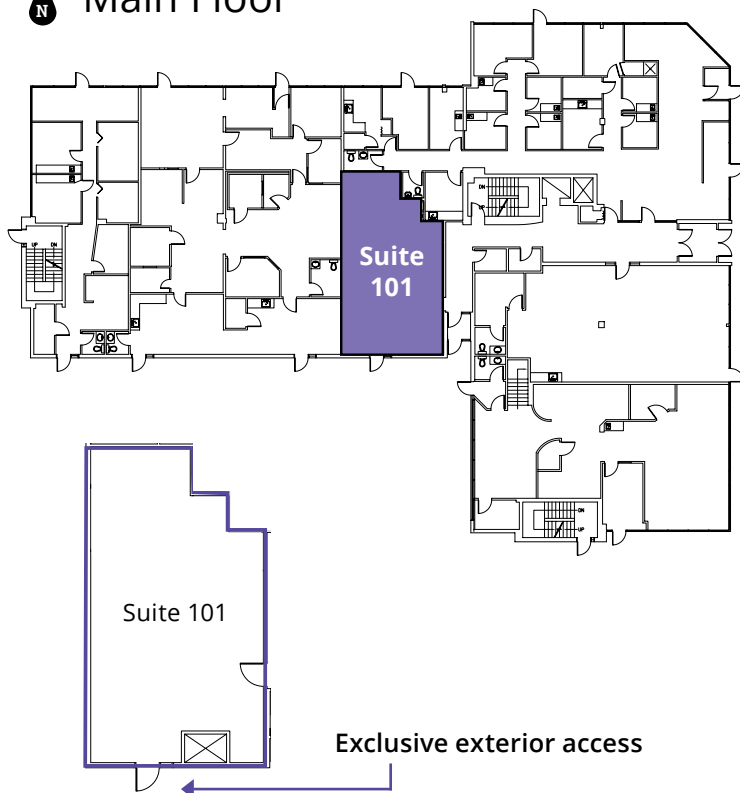
Parking: 2.25/1,000 sf
Underground
\$160 / stall (single)
\$260 / stall (tandem)
Ample FREE visitor parking
in surface lot and additional
street parking

Building Hours: Monday - Friday
7:00 am - 6:00 pm
After hours intercom

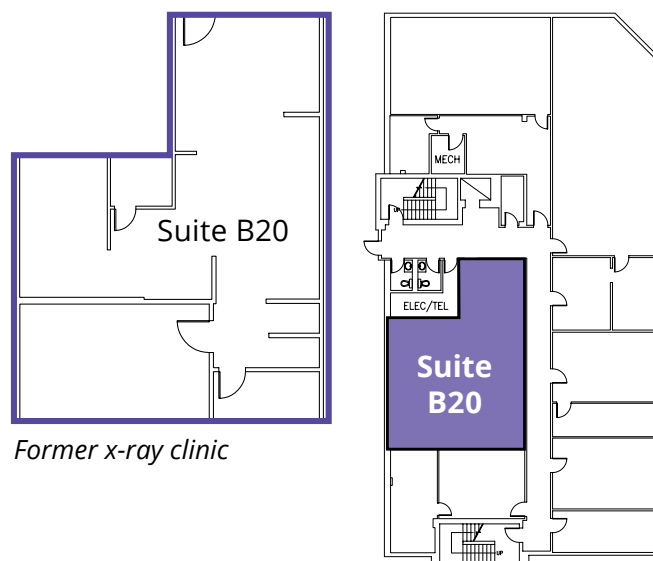
**Recently completed quick suite landlord turnkey*



Main Floor



Basement



Former x-ray clinic



CLICK TO VIEW 360 TOUR

Suite B20

Join your neighbours

Benefit from your medical and professional neighbours including:

- Medical specialists such as MedSleep, Qurely Pediatrics North, two infusion clinics, hearing audiologist, neurologist, dental, two psychology clinics, and pharmacy (Rexall)

Rexall



Medicentres
Family Health Care Clinics



Get in touch

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