

FOR SUB-LEASE

WESTGATE BUSINESS PARK PREMIUM OFFICE OPPORTUNITY IN WEST EDMONTON

10250A-176 Street NW, Edmonton, AB



HIGHLIGHTS

- 6,518 sq ft ± premium suburban office opportunity
- Excellent west end location with access to Anthony Henday Drive and Yellowhead Trail
- Abundant nearby amenities including West Edmonton Mall and Terra Losa Shopping Centre
- 18 designated parking stalls with additional street parking
- Professionally managed by Melcor Developments Ltd. with landscaped grounds and strong curb appeal

TYLER WEIMAN, SIOR

Partner, Associate

C 780.995.0028

tyler@royalparkrealty.com

JOANNA LEWIS

Senior Transaction Manager

D 780.423.7580

joanna@royalparkrealty.com



**ROYAL PARK
REALTY™**

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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Property Details & Financials

MUNICIPAL ADDRESS	10250A-176 Street NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 7722579; Block: 5; Lots: 1, 6, 7 & Plan: 7920153; Block: 5; Lots: 12 – 13
TYPE OF PROPERTY	Class B Suburban Office
ZONING	BE (Business Employment)
AREA	6,518 sq ft ±
INTERNET	Telus Fibre (TBC)
SIGNAGE	Façade & Pylon
PARKING	18 designated surface stalls, street parking available
LEASE RATE	\$16.00/sq ft (net)
OPERATING COSTS	\$12.92/sq ft (2026)
SUB-LEASE EXPIRY	October 31, 2028
POSSESSION	Negotiable

Westgate Business Park

Westgate Business Park offers a professional, campus style setting with landscaped green space, ample parking, and excellent access to West Edmonton's key commercial nodes.

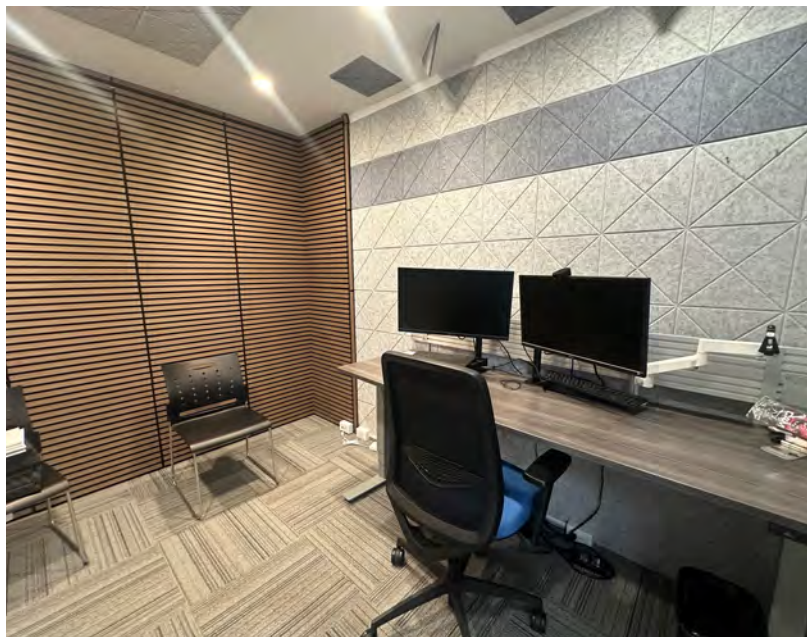


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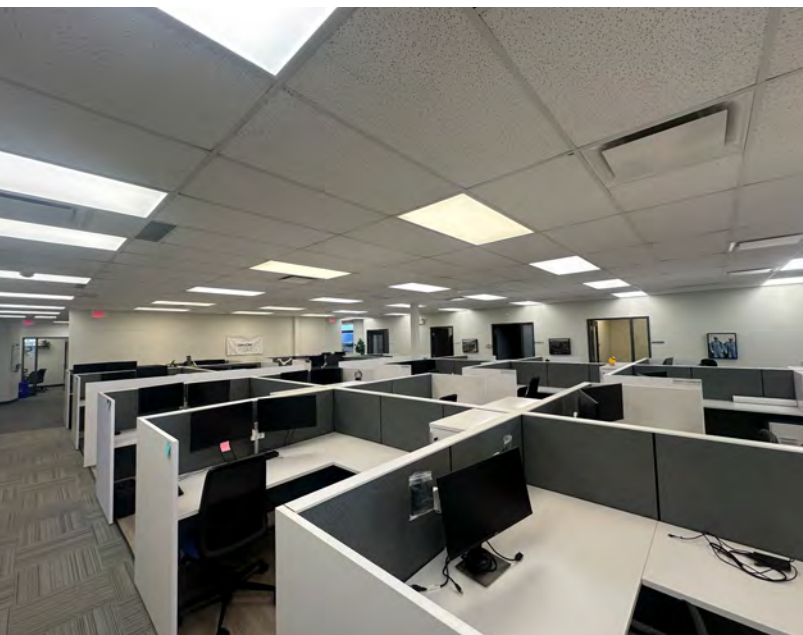
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Westgate Business Park | 10250A-176 Street NW, Edmonton, AB



Located in West Edmonton's established Westgate Business Park, this professionally improved office space offers an efficient and versatile layout suitable for a variety of users. The space features a modern mix of private offices, collaborative areas, and specialized improvements, all within a highly accessible location with direct connectivity to Stony Plain Road, 170 Street, and Anthony Henday Drive. Surrounded by retail and service amenities, the property provides convenience for both employees and clients.



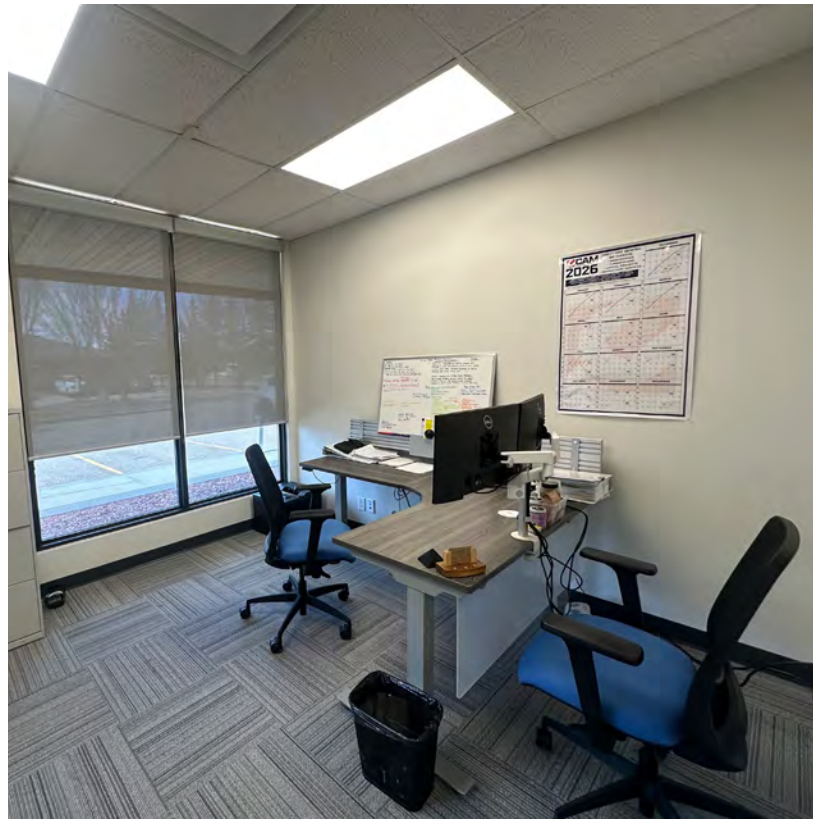
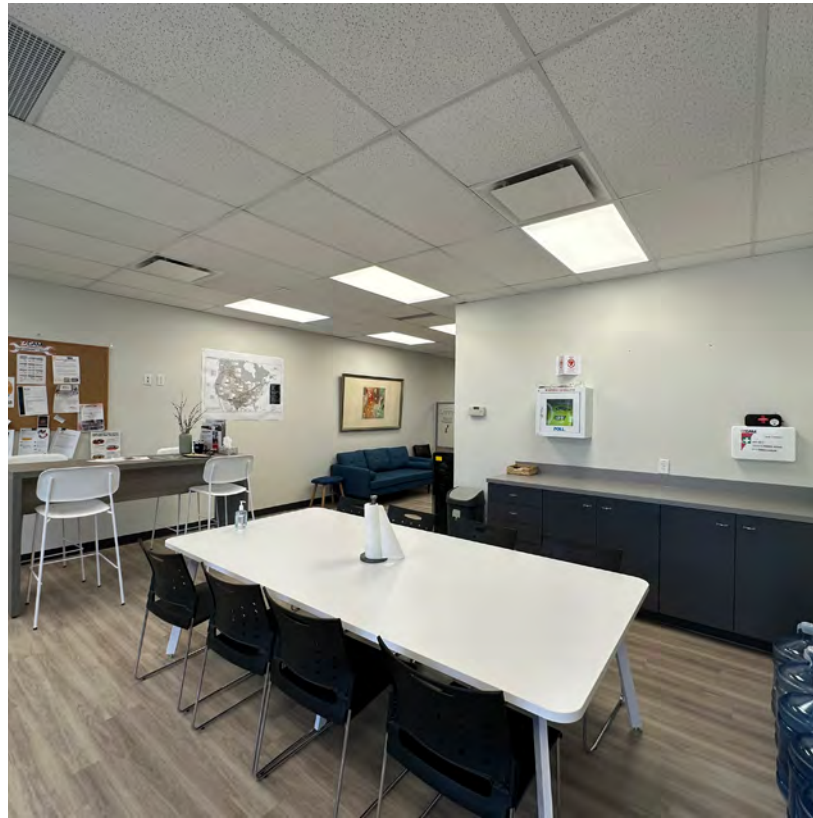
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

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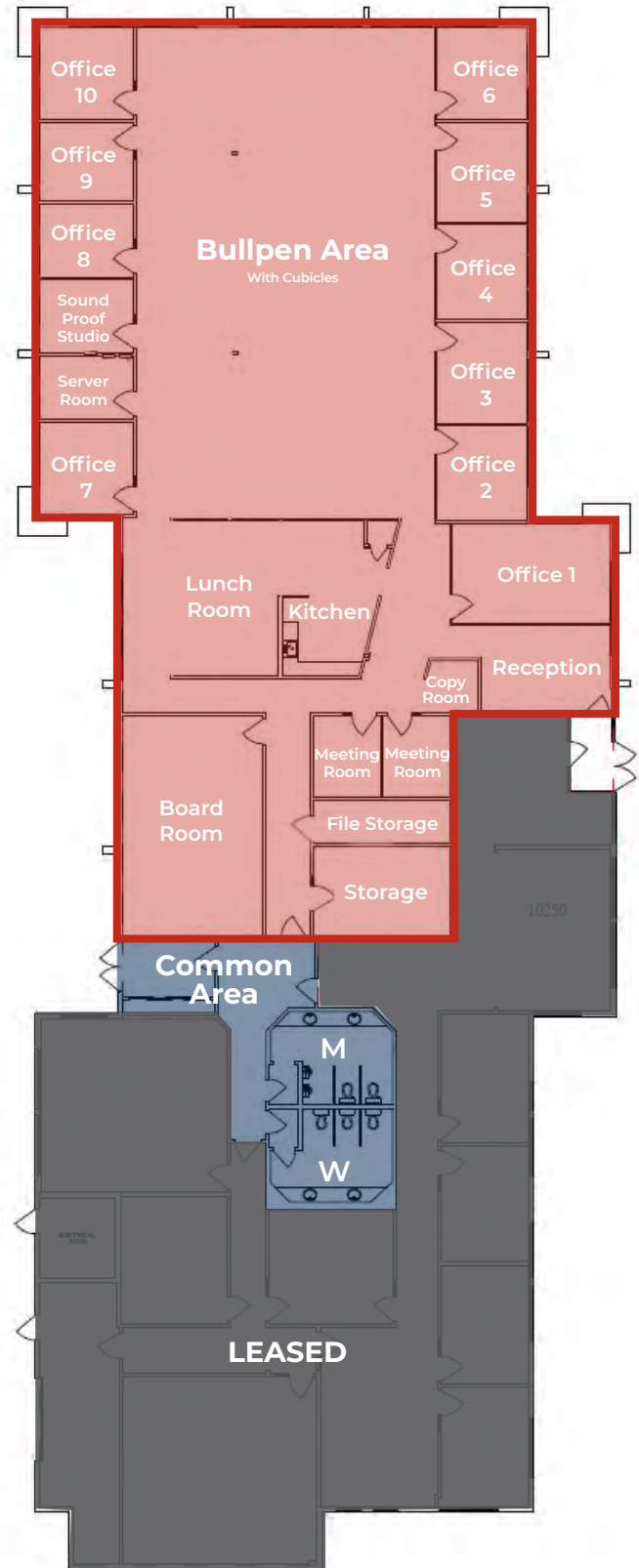
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Build Out

The premises features a highly functional and well-designed layout, including 10 perimeter offices with abundant natural light and windows, a boardroom, two meeting rooms, and an open bullpen area. Additional improvements include a soundproof studio room, dedicated server room, photocopy area, kitchenette, lunchroom, welcoming reception area, and access to common washrooms.

Additional Details

- Abundance of amenities nearby
- Landscaped green space
- Security cameras throughout
- FOB access system
- Designated, energized parking stalls
- Furniture available (negotiable)
- Excellent public transit access nearby

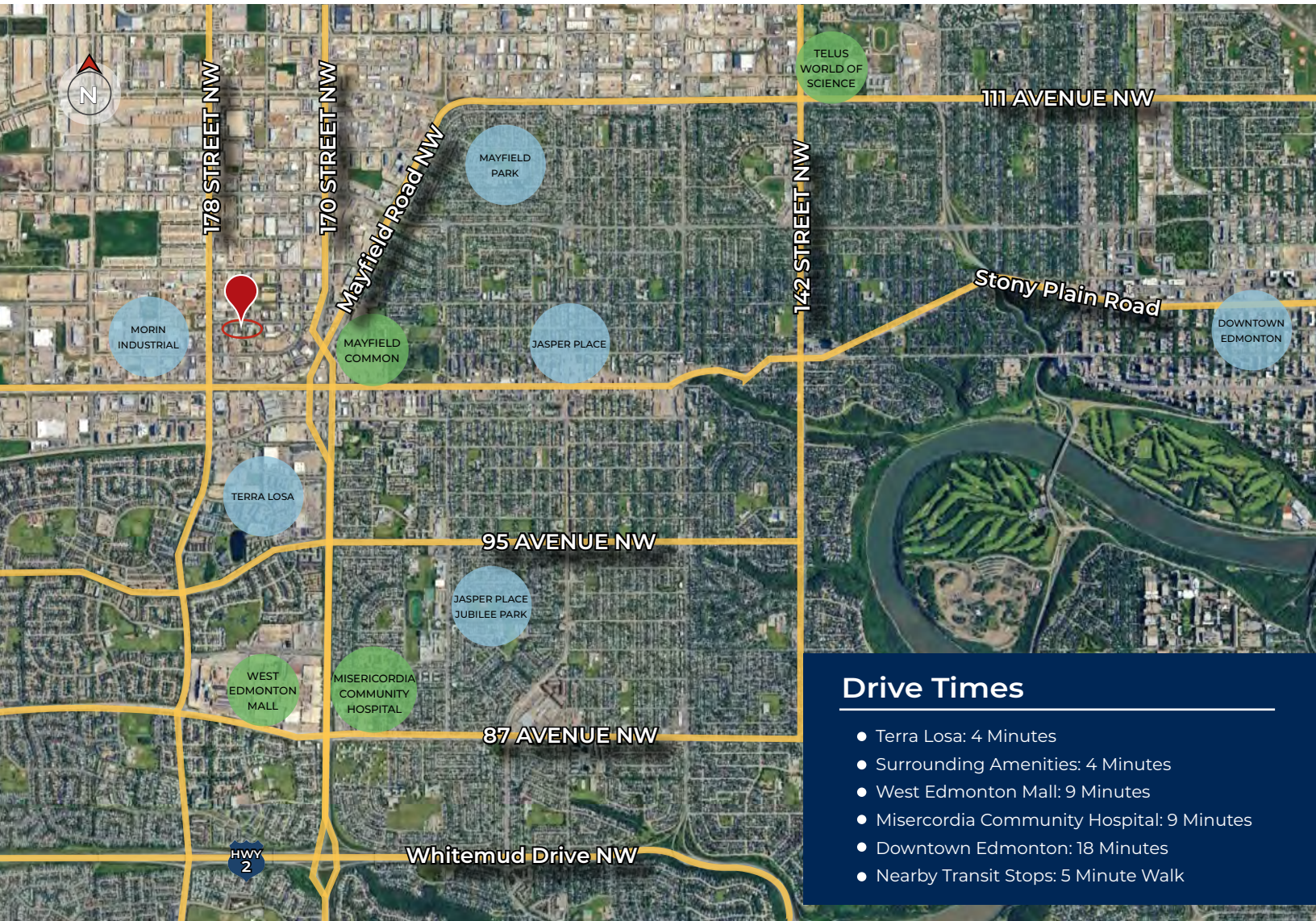


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Property Location | 10250A-176 Street NW, Edmonton, AB



Drive Times

- Terra Losa: 4 Minutes
- Surrounding Amenities: 4 Minutes
- West Edmonton Mall: 9 Minutes
- Misericordia Community Hospital: 9 Minutes
- Downtown Edmonton: 18 Minutes
- Nearby Transit Stops: 5 Minute Walk

Contact Our Team:



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Partner, Associate
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