

**AVISON  
YOUNG**

**For Lease**  
10457 - 184 Street  
Edmonton, AB



## Get more information

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## PROPERTY OVERVIEW

Located in West Edmonton, the property is situated near major arterial roads, including Anthony Henday Drive and Stony Plain Road, providing convenient access to various parts of the city and surrounding areas and a direct route to downtown Edmonton. The area features a mix of commercial, industrial, and residential properties, making it an appealing location for businesses, employees, and clients alike due to its accessibility and nearby amenities.

The space spans 12,792 sf over the second floor, primarily offering built out offices as well as a large open work area, washroom, and a kitchenette.

## BUILDING HIGHLIGHTS

-  Furnished office space
-  Fibre optics available
-  Fully accessible with lift



## OFFERING SUMMARY

### 10457 - 184 Street

Space Available: Second floor: 12,792 sf

Net Rent: \$12.00 psf

Operating Costs: \$7.28 psf  
(Utilities included)

Parking Ratio: 3.5/1,000 sf  
Surface stalls, free of charge

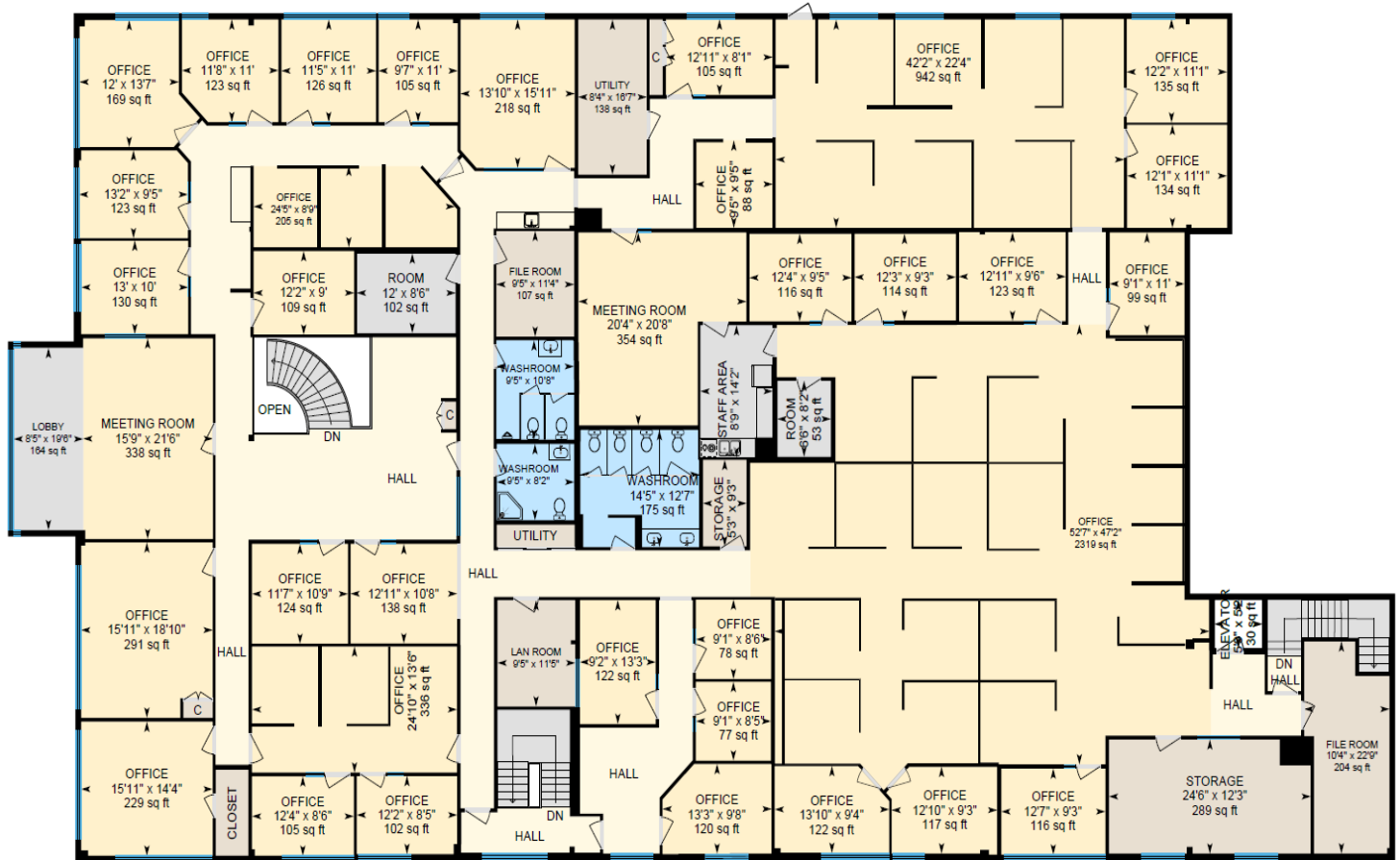
Tenant Improvement Packages: Negotiable



# Floor Plans

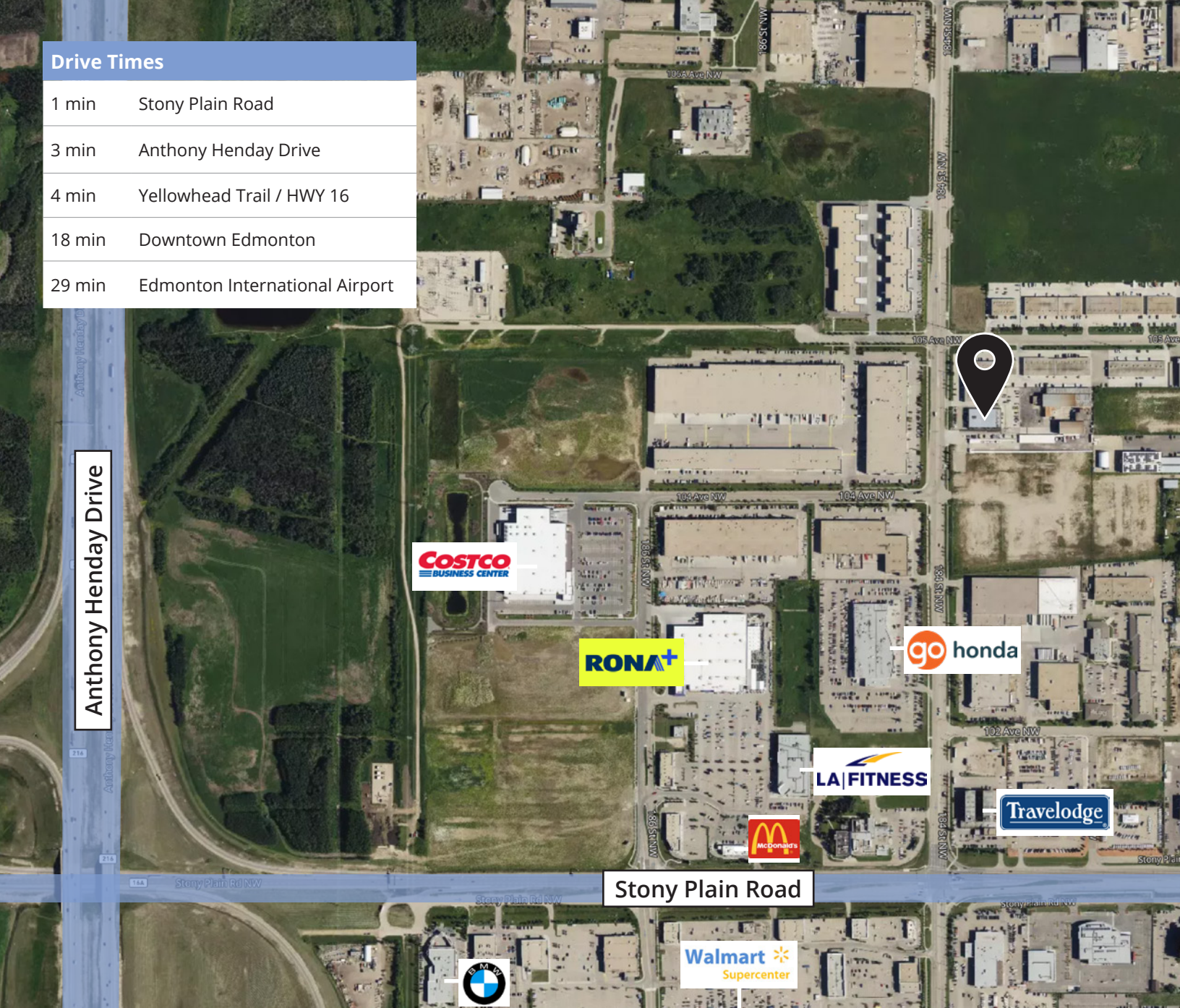
## Second Floor

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### Drive Times

1 min	Stony Plain Road
3 min	Anthony Henday Drive
4 min	Yellowhead Trail / HWY 16
18 min	Downtown Edmonton
29 min	Edmonton International Airport



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