

**AVISON
YOUNG**

For Lease
17420 Stony Plain Road
Edmonton, AB

Sterling

BUSINESS CENTRE



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BUSINESS CENTRE



PROPERTY OVERVIEW

Sterling Business Centre offers unparalleled convenience with access to major transportation routes including Stony Plain Road and Yellowhead Trail. The property is meticulously landscaped and features a central courtyard, creating a professional and inviting environment. The Centre is in close proximity to a wealth of shopping centres and amenities.



Telus high speed fibre internet & energy efficient lighting throughout



Prominent west end location with an abundance of area amenities



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



Ample surface and heated underground parking



OFFERING SUMMARY

Address: 17420 Stony Plain Road

Available Area: Suite 205: 1,393 SF

Asking Rate: \$16.00 - \$18.00 PSF

Operating Costs: \$15.94 PSF

Parking: 2/1,000 sf
Surface: \$85/stall/month
Underground: \$120/stall/month

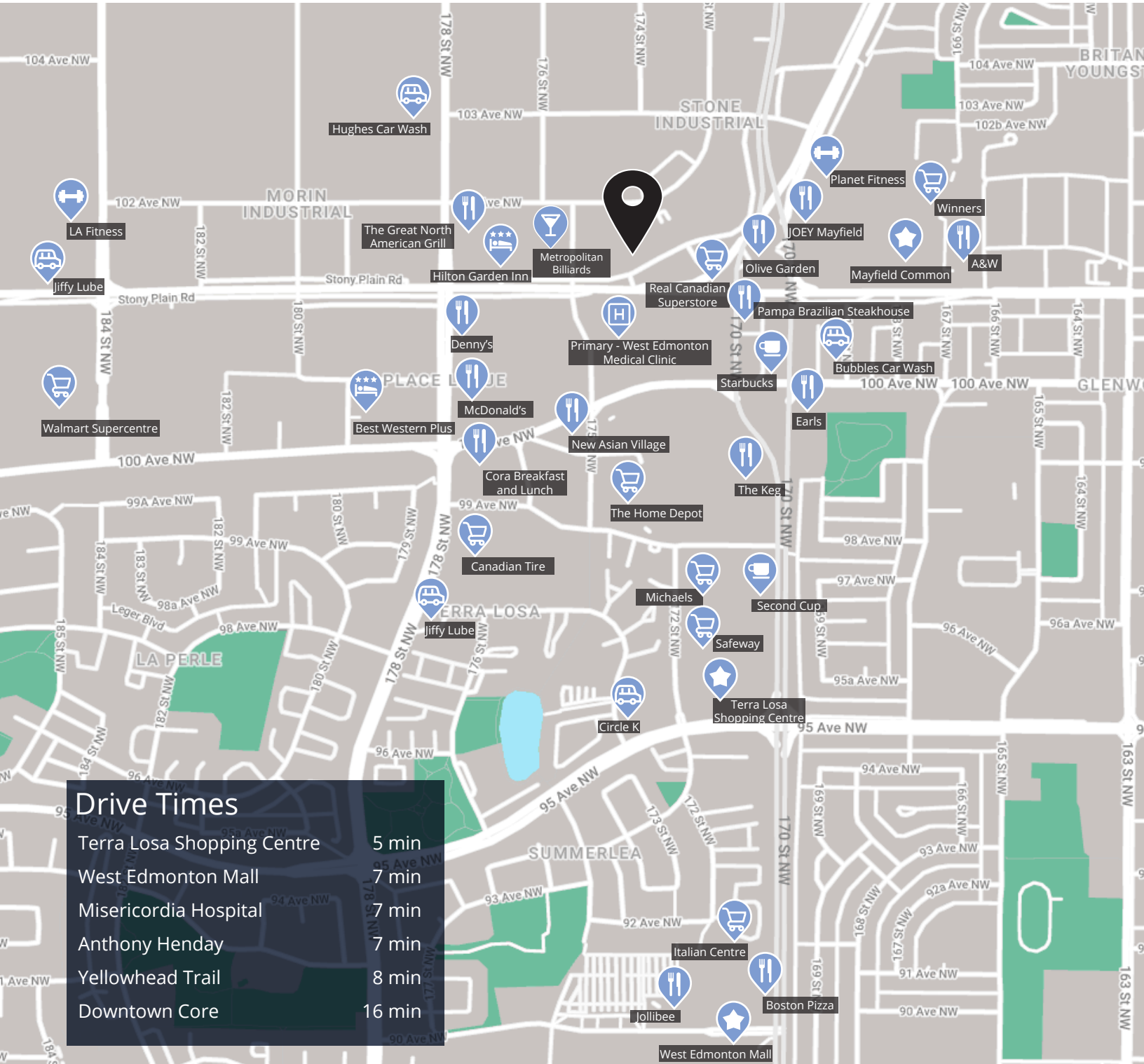


**SUITE 205
RAW SPACE READY FOR
TENANT IMPROVEMENTS**

Sterling

BUSINESS CENTRE

For Lease
17420 Stony Plain Road , Edmonton, AB



Drive Times	
Terra Losa Shopping Centre	5 min
West Edmonton Mall	7 min
Misericordia Hospital	7 min
Anthony Henday	7 min
Yellowhead Trail	8 min
Downtown Core	16 min

Get more information

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