

**AVISON  
YOUNG**

**For Lease**

17420 Stony Plain Road  
Edmonton, AB

# Sterling

## BUSINESS CENTRE



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## BUSINESS CENTRE



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

## 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.



# OFFERING SUMMARY

Address: 17420 Stony Plain Road

Available Area: Suite 115: 2,606 SF  
Suite 205: 2,393 SF

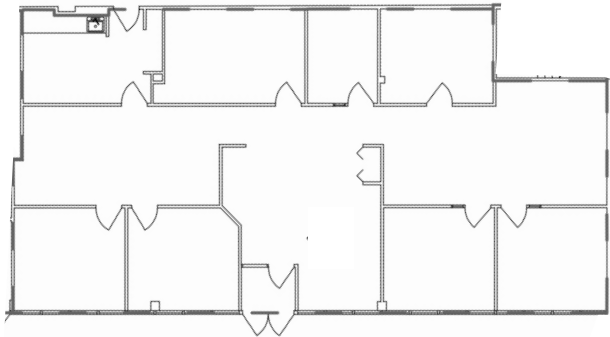
Asking Rate: \$16.00 - \$18.00 PSF

Operating Costs: \$16.21 PSF

Parking: Surface: \$85/stall/month  
Underground: \$120/stall/month

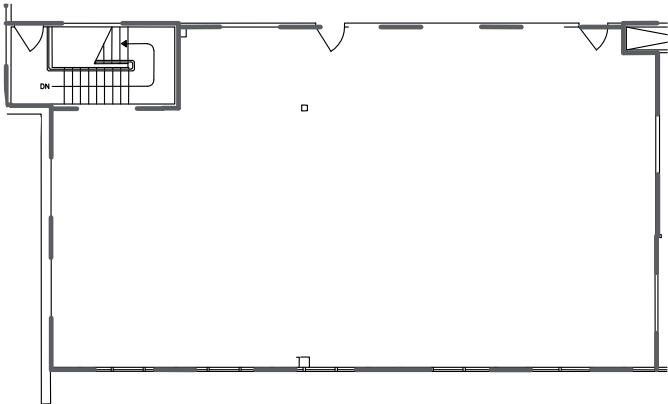


## Suite 115 | 2,606 SF



## Suite 205 | 2,939 SF

Raw space ready for tenant improvements

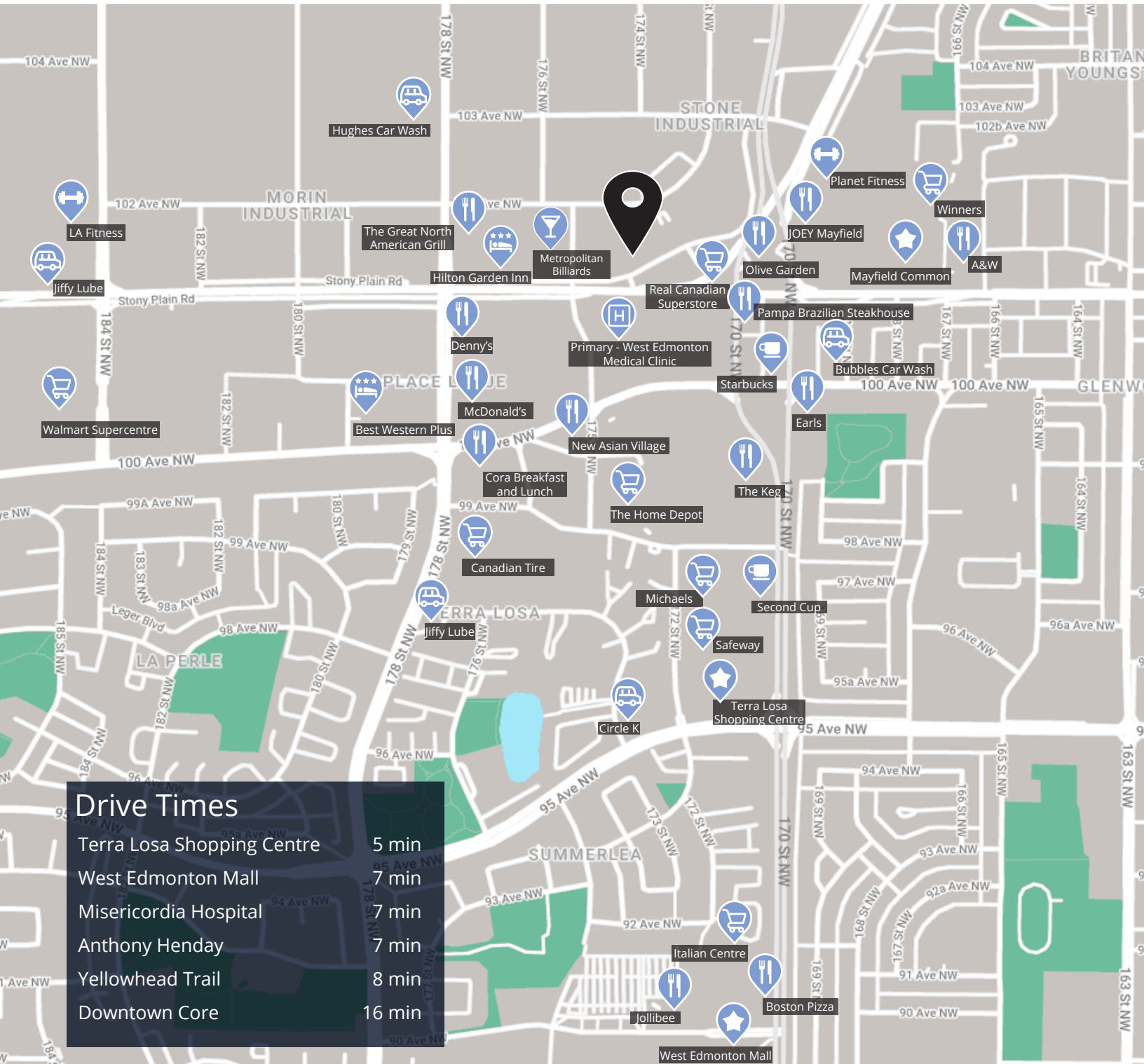


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## Get more information

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