

FOR LEASE

WESTGATE BUSINESS CENTRE

10215 178 Street,
Edmonton, AB

**MAIN FLOOR
OFFICE SPACE
AVAILABLE
FOR LEASE**

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COMPETITIVE LEASE RATES

DEVELOPED OFFICE SPACE



THE OPPORTUNITY

- Easy access to Stony Plain Road and Downtown Edmonton
- Professional offices in a beautifully landscaped setting
- Ample surface parking
- Close proximity to various restaurants and amenities including West Edmonton Mall
- Professionally managed by Melcor REIT

DOWNTOWN EDMONTON

SITE

DEMOGRAPHICS



POPULATION (5KM)
157,726



HOUSEHOLDS (5KM)
60,274



AVERAGE INCOME (5KM)
\$120,964



VEHICLES PER DAY
28,700 on 178 Street NW and 11,900 on 95 Avenue NW

178 STREET NW

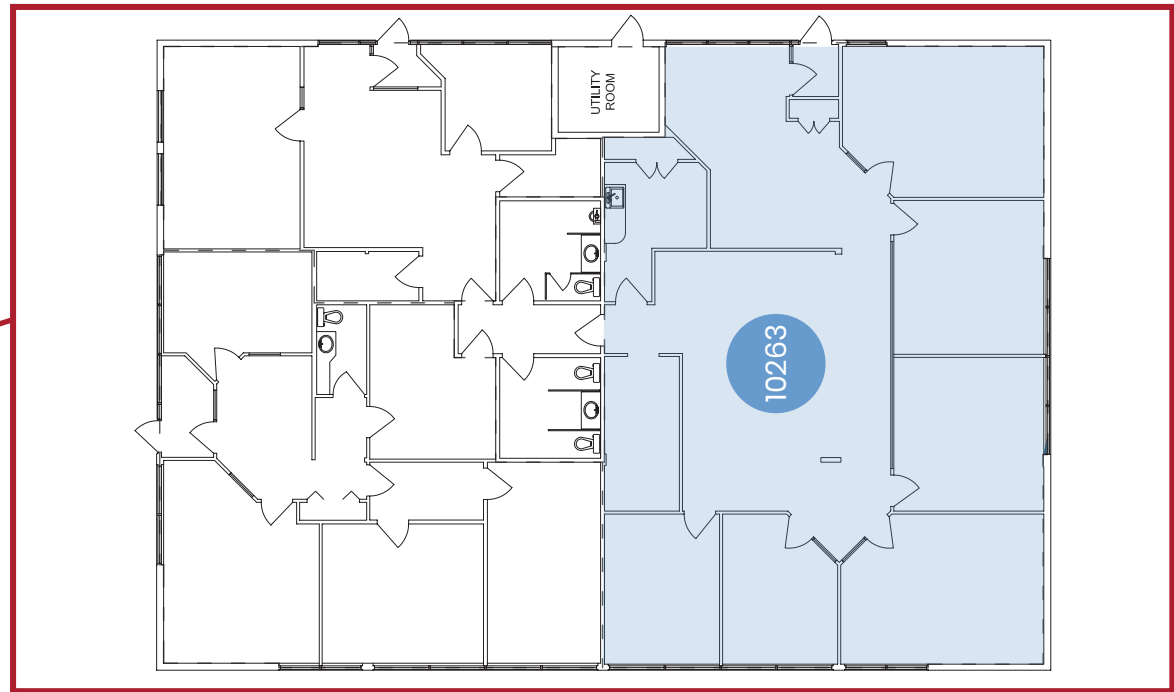
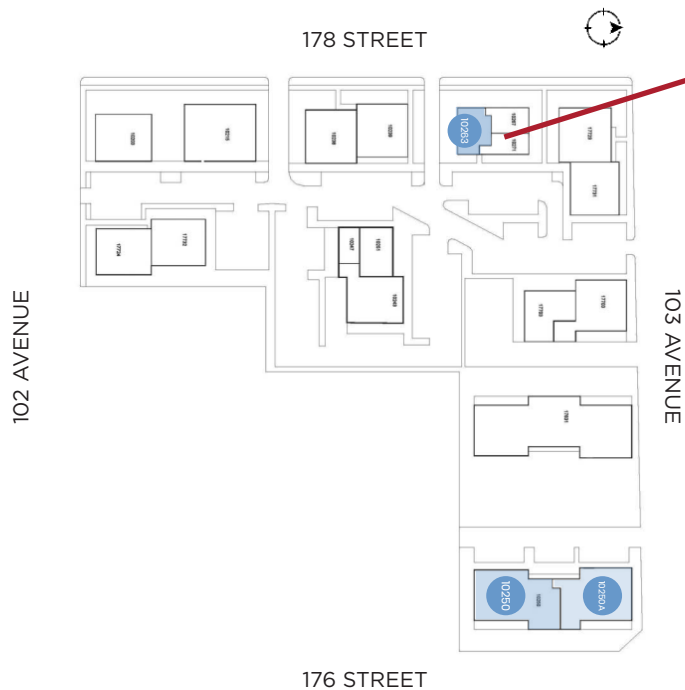
102 AVENUE NW

STONY PLAIN ROAD

PROPERTY DETAILS

Municipal Address:	10215 178 Street, Edmonton, AB
Zoning:	Industrial Business Zone (IB)
Built:	1981
Parking:	3:1,000 SF
Size:	1,400 SF to 10,817 SF
Lease Rate:	Market
Operating Costs:	\$10.30 - \$14.36 SF
Tenant Inducements:	Negotiable
Possession:	Immediate
Available Units:	Unit 10239 - 7,822 SF Unit 10263 - 2,649 SF Unit 10267 - 1,472 SF

SITE PLAN





**CUSHMAN &
WAKEFIELD**
Edmonton

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