

FOR SALE/LEASE

**WESTLINK  
PARK  
PROFESSIONAL  
BUILDING**

16951 109 Avenue, Edmonton, AB

**AN UNPARALLELED  
OWNERSHIP  
OPPORTUNITY IN  
WEST EDMONTON**

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# SECURE YOUR SPACE TODAY AT WESTLINK PARK PROFESSIONAL BUILDING

Welcome to the future of your business—an exciting chapter unfolds at Westlink Park Professional Building. This proposed development aspires to be the premier medical/professional & office building in West Edmonton, offering a compelling opportunity for visionary professionals and medical practitioners who seek to own their workspace in the thriving West Edmonton area.


**EXCELLENT ACCESSIBILITY:** Conveniently located & easily accessible from St. Albert, 15 minutes from Downtown, and within a few minutes drive of key arterial routes like Stony Plain Road, Yellowhead Trail, and Anthony Henday Drive.


**ABUNDANT RETAIL AMENITIES NEARBY:** Close proximity to an array of dining and retail options at Westlink Park and along 170th Street, as well as a short drive to nearby shopping centres such as Mayfield Common, and West Edmonton Mall.

**CUSTOMIZABLE WORKSPACES:** Tailor your workspace with adaptable floor plans designed to meet your unique needs.

**EARLY OWNERSHIP:** Take advantage of exclusive pre-leasing and pre-selling opportunities, with an estimated Spring, 2025 completion.

## AREA DEMOGRAPHICS

POPULATION	POPULATION		
	1km	3km	5km
	1,186	29,254	97,701

HOUSEHOLDS	HOUSEHOLDS		
	1km	3km	5km
	436	12,422	38,085

AVERAGE INCOME	AVERAGE INCOME		
	1km	3km	5km
	\$107,877	\$95,172	\$120,462

# PROPERTY DESCRIPTION

**MUNICIPAL ADDRESS**  
16951 109 Avenue, Edmonton, AB

**LEGAL DESCRIPTION**  
Lot 35, Block 1, Plan 1420266

**ZONING**  
General Business Zone (CB2)

**BUILDING SIZE**  
Approximately 24,000 SF

**AVAILABILITY**  
Main Floor: 1,060 - 10,520 SF  
Second Floor: Up to 10,200 SF

**ASKING PRICE**  
Main Floor: \$435.00 - \$450.00/SF  
2nd Floor: \$395.00 - \$410.00/SF

**ASKING LEASE RATE**  
Main Floor: \$34.00 - \$36.00/SF  
2nd Floor: \$22.00 - \$24.00/SF

**INDUCEMENTS**  
Negotiable for Leases

**OPERATING COSTS**  
To be Determined

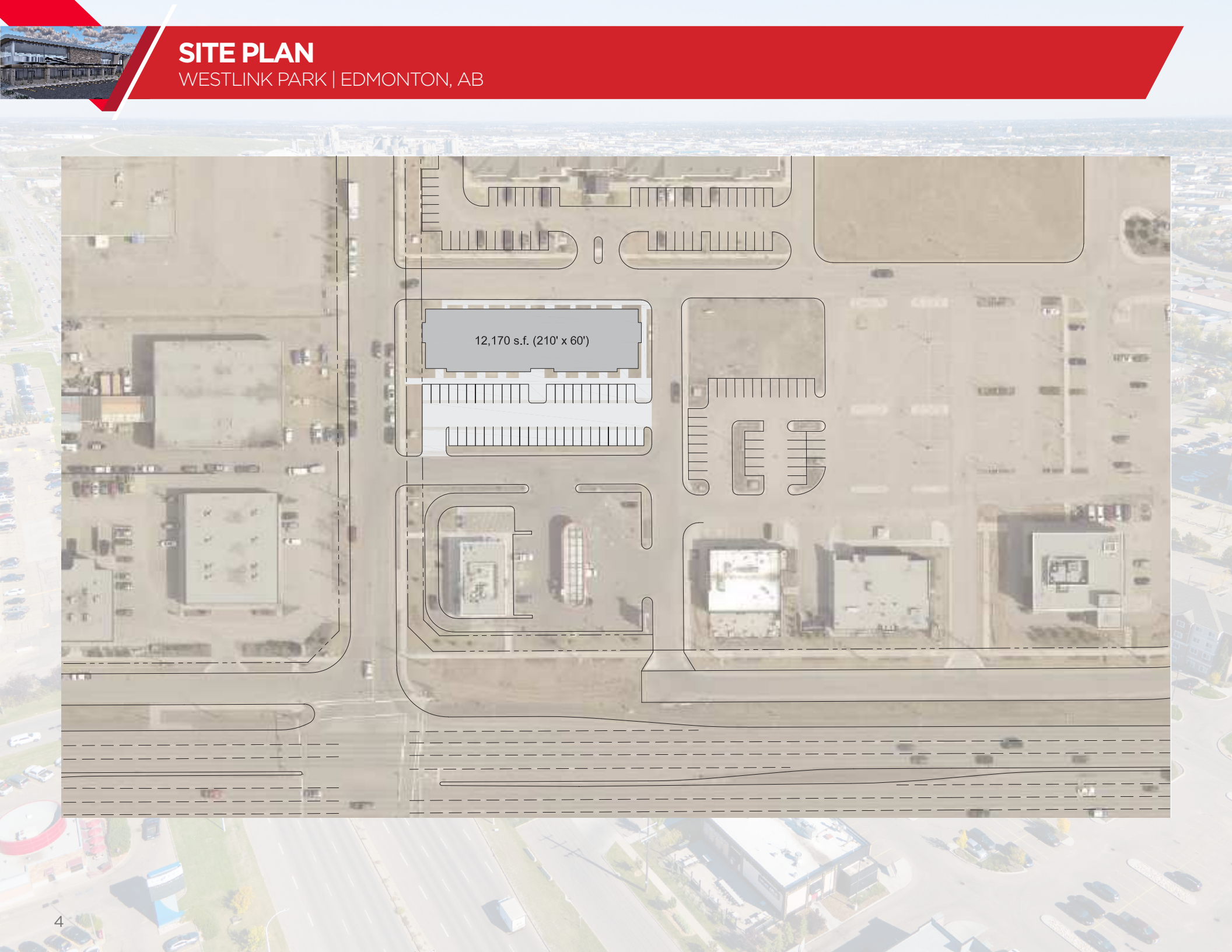
**PARKING**  
42 surface stalls on-site plus access to additional parking in adjacent lot, and street parking next to the property



**VEHICLES PER DAY**  
30, 800 on 170 Street



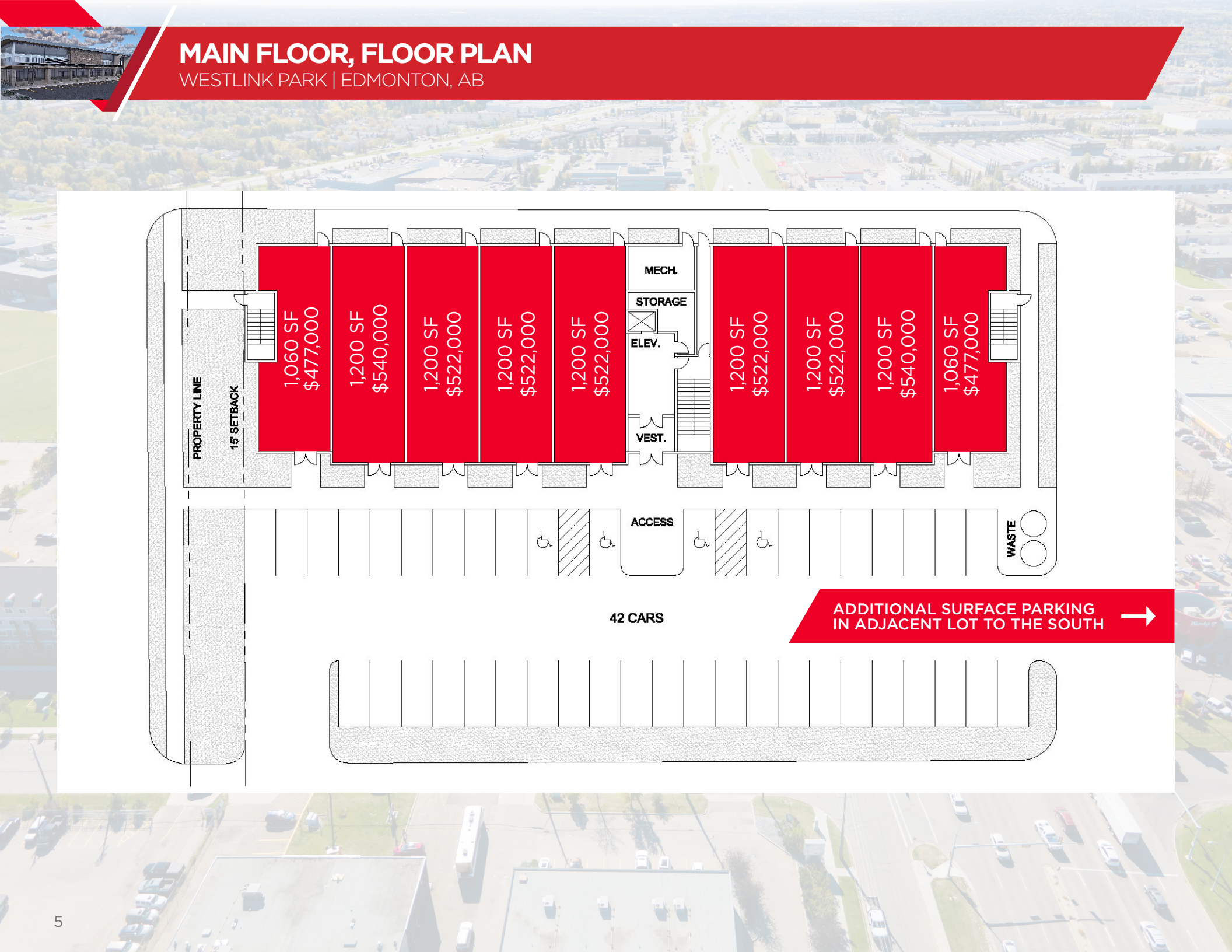
**VEHICLES PER DAY**  
17,800 on 107 Avenue



# SITE PLAN

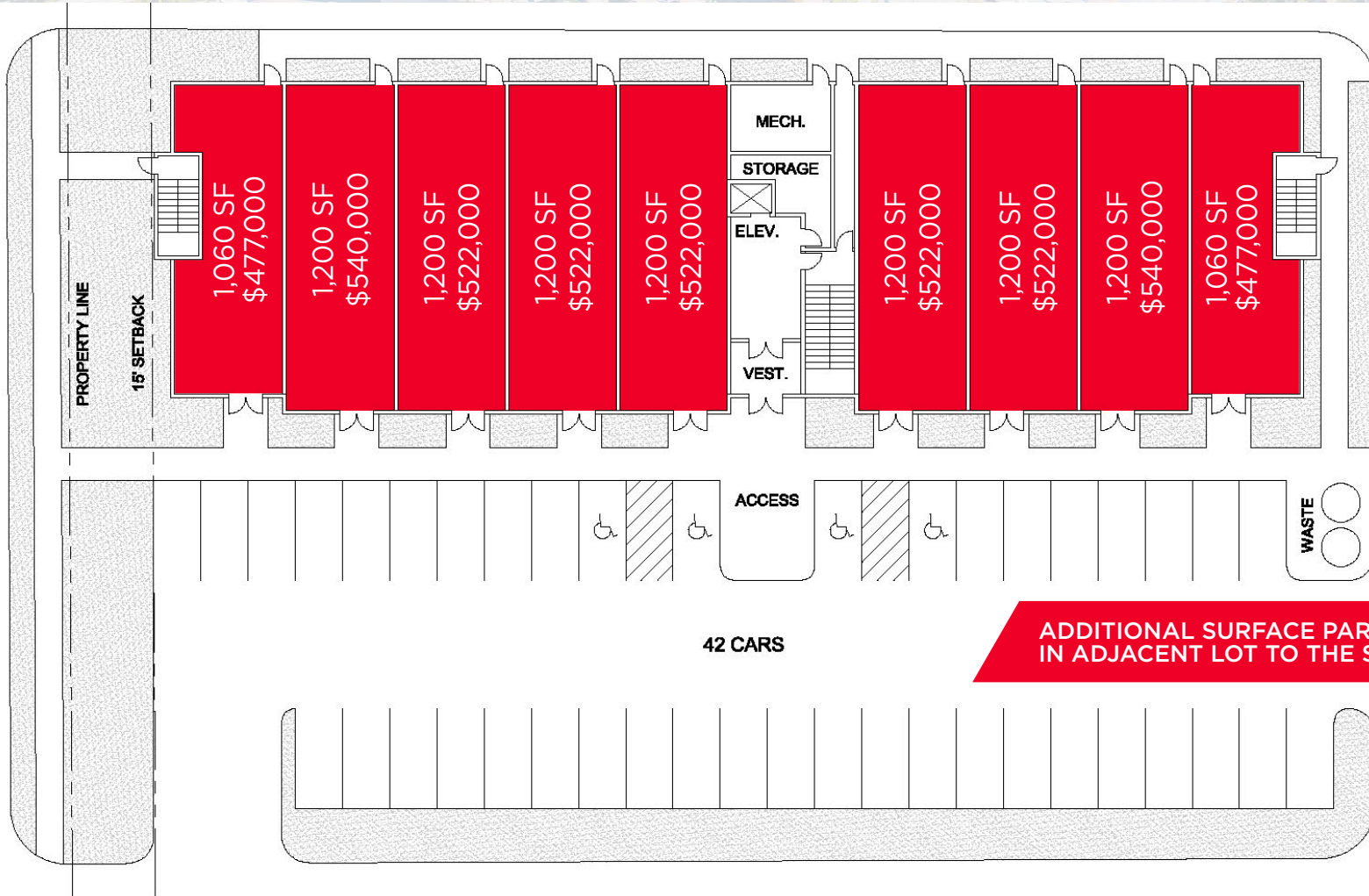
WESTLINK PARK | EDMONTON, AB

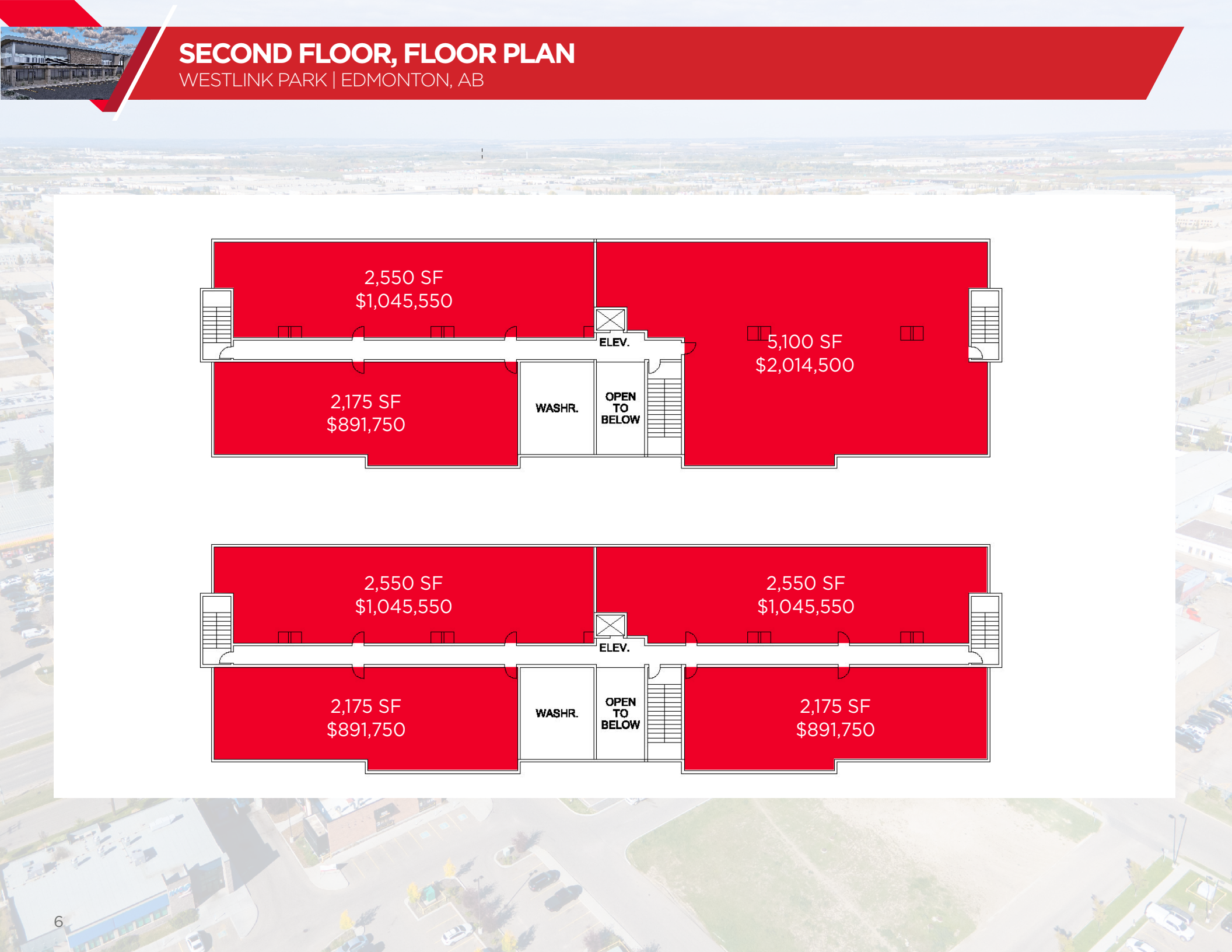
12,170 s.f. (210' x 60')



# MAIN FLOOR, FLOOR PLAN

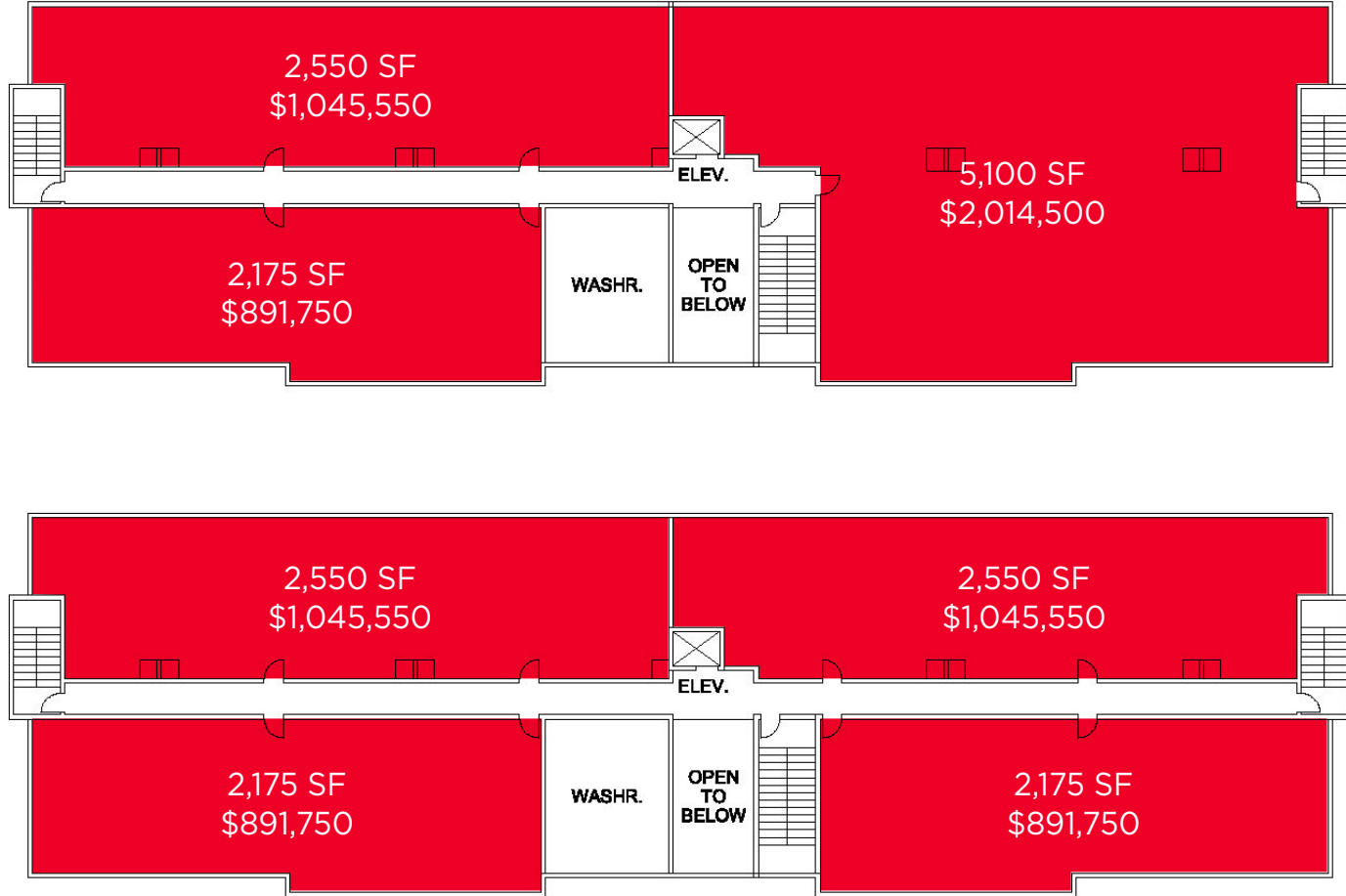
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# SECOND FLOOR, FLOOR PLAN

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# SECURE YOUR SPACE TODAY AT WESTLINK PARK PROFESSIONAL BUILDING



**Medical Practitioners:** Doctors, dentists, specialists, and healthcare providers seeking a modern and accessible location for their practice.



**Legal Professionals:** Lawyers, law firms, and legal practitioners looking for professional office space in a convenient and thriving business environment.



**Financial Advisors:** Financial planners, accountants, and wealth management professionals seeking a centralized location for client meetings and consultations.



**Tech Startups:** Innovative tech startups and entrepreneurs in need of flexible and modern workspaces with proximity to key transportation routes.



**Consulting Firms:** Management consultants, business strategists, and consultants requiring a collaborative and adaptable workspace.



**Real Estate Agents:** Real estate agencies and agents looking for a prime location to serve clients and conduct property transactions.



**Creative Studios:** Graphic designers, photographers, and creative professionals seeking inspiring and customizable workspaces.



**Retail Entrepreneurs:** Small business owners and boutique retailers looking to establish a presence in a vibrant mixed-use office and retail environment.



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