



Alberta Park Centre | 15810/60 - 114 Avenue, Edmonton

# Office space for lease in Northwest Edmonton

Up to 23,520 square feet of demisable office space is available for lease at Alberta Park – a very well-maintained property located in Northwest Edmonton with close proximity to major arterials including Yellowhead Trail, Anthony Henday Drive and 170<sup>th</sup> Street. Pylon signage is available.

## Taylor Riar

Senior Associate  
Office  
+1 780 969 3022  
taylor.riar@colliers.com

## Brenton Chung

Associate  
Office  
+1 780 969 2981  
brenton.chung@colliers.com

## Evelyn Stolk, CCIM

Senior Vice President  
Industrial  
+1 780 969 3002  
evelyn.stolk@colliers.com

## Rod Connop

Executive Vice President  
Industrial  
+1 780 969 2994  
rod.connop@colliers.com

# Property Overview

[Click to View Tour of Office Space](#)

[Click to View Tour of Warehouse](#)

**Municipal Address:** 15810 - 114 Avenue  
**Legal Address:** Plan 4641MC; Block A

**Zoning:** IB - Business Industrial  
**Parking:** Ample surface stalls

*\*Financial details are provided on a space by space basis, please see floor plans for details*

## Key Highlights



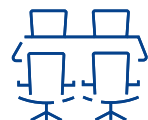
Very well-maintained property located in Alberta Park Industrial



Located within close proximity of major arterials, including Yellowhead, 170th Street & Anthony Henday



Only 15-minutes to major retail amenities including Mayfield Common and West Edmonton Mall



Developed office space with recent upgrades, including new paint and lighting



Ample surface parking stalls available on-site

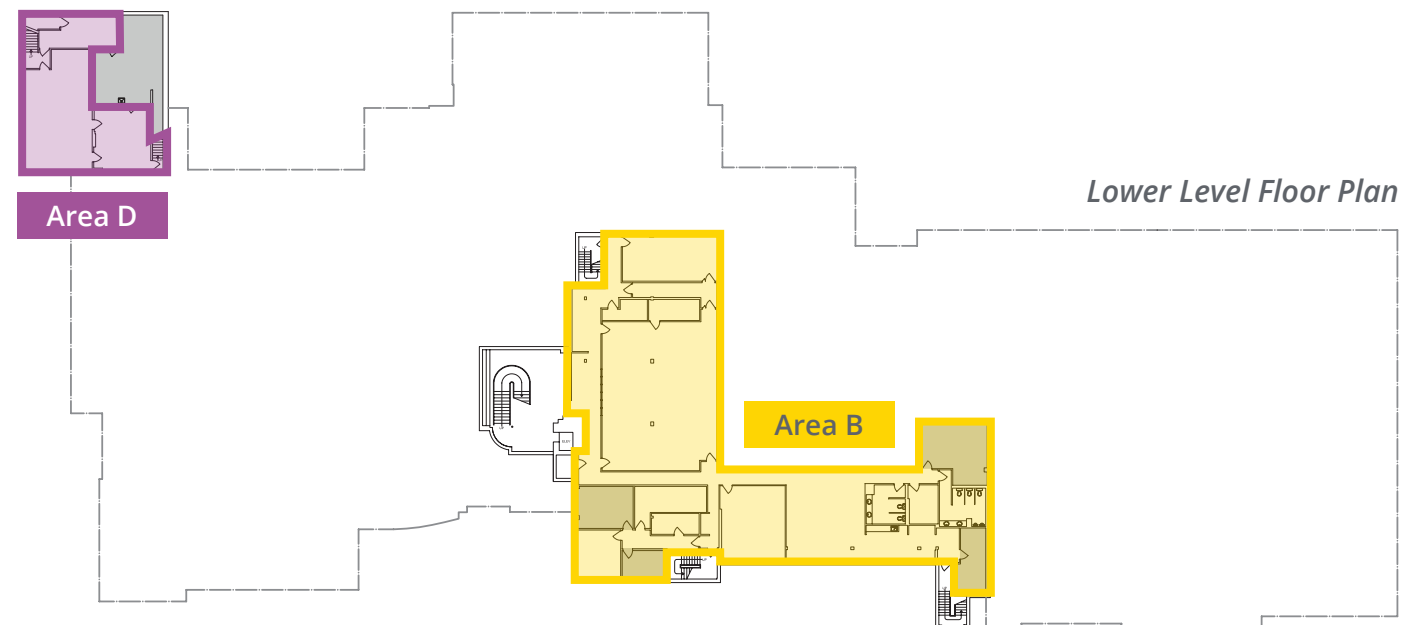
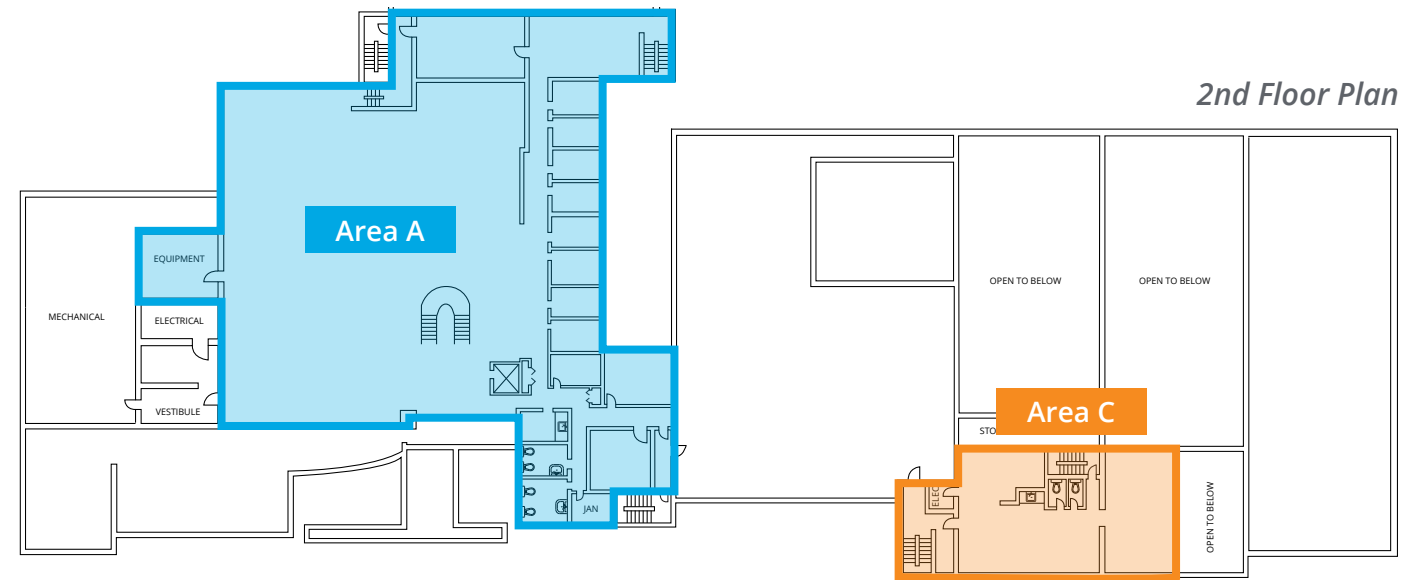
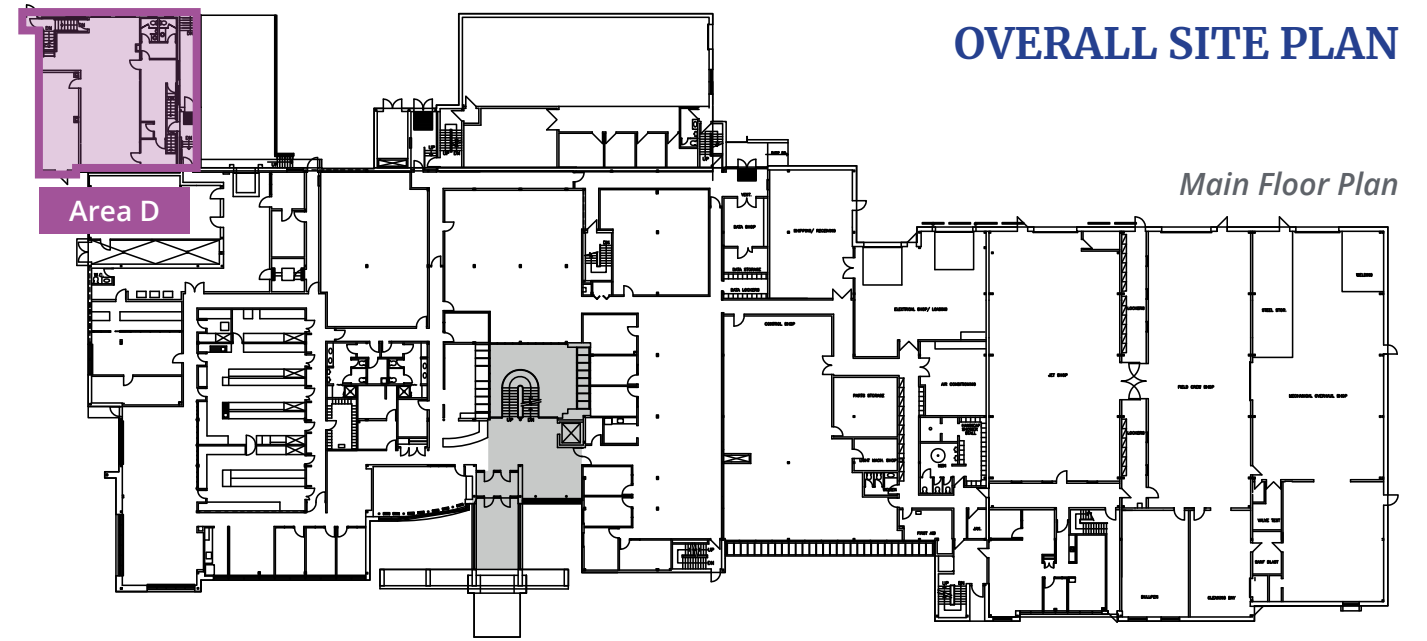
## Building Features

- Over 200 surface parking stalls on site
- Recent upgrades include new paint and lighting
- Elevator service for convenient access
- Bright lobby with three storey atrium
- Pylon signage available for tenants
- Flexible demising options starting from 2,500 SF



Flexible demising options available

## OVERALL SITE PLAN





# Floor Plans

[Click to View Tour of Office Space](#)

[Click to View Tour of Warehouse](#)

## Area A Features

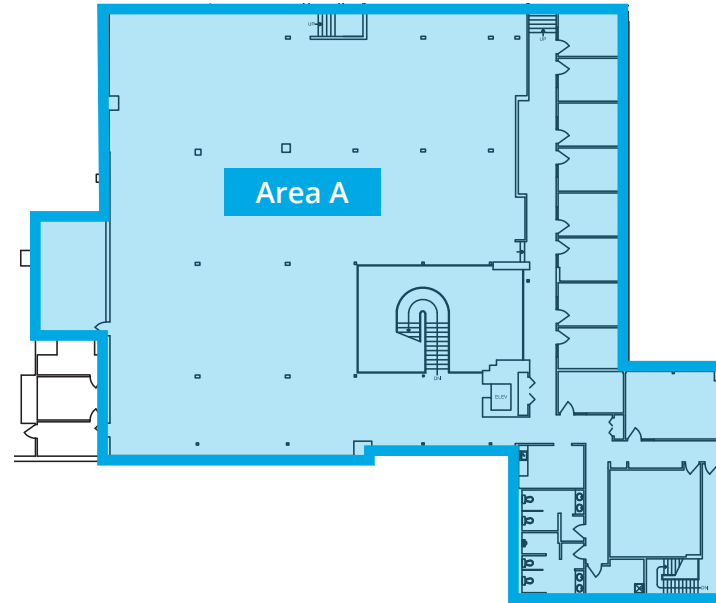
- Bright, open concept office space
- Elevator access
- Open to atrium
- Space can be demised

## Financial Details

2nd Floor	
Available Area:	15,375 SF
Asking Net Rent:	\$12.00 / SF
Operating Costs:	\$4.85 / SF
TI Allowance:	Negotiable

*Operating costs do not include utilities or janitorial*

2nd Floor Plan (15,375 SF)



## Area B - Lower Level Features

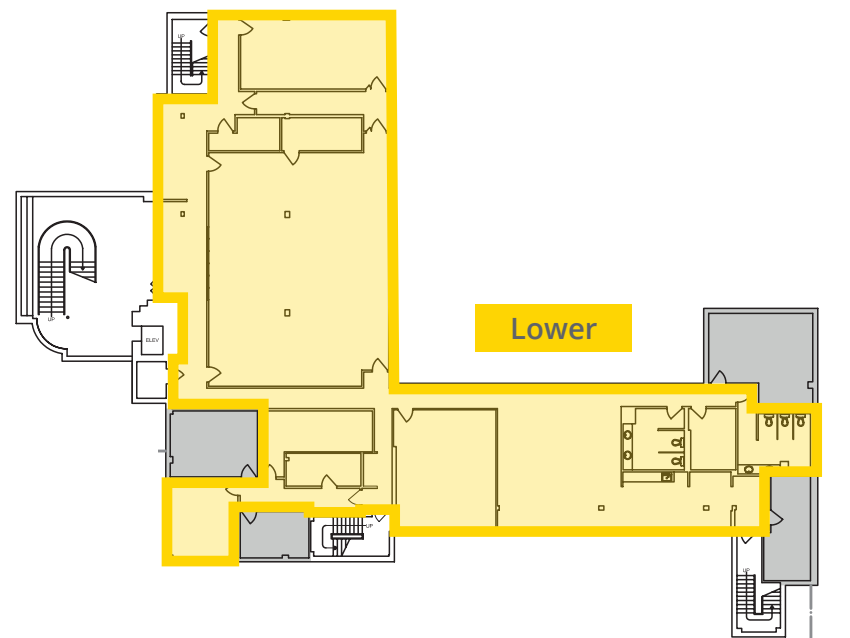
- Built out with offices, large meeting room, open space and kitchen
- Elevator access from atrium
- Ideal for education, training facility, meeting space, IT, and call centres

## Financial Details

Lower Level	
Available Area:	8,145 SF
Asking Net Rent:	\$5.00 / SF
Operating Costs:	\$4.85 / SF
TI Allowance:	Negotiable

*Operating costs do not include utilities or janitorial*

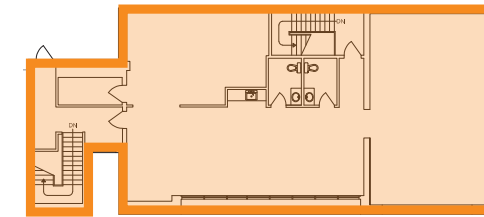
Lower Floor Plan (8,145 SF)



# Floor Plans

## Area C - Mezzanine Features

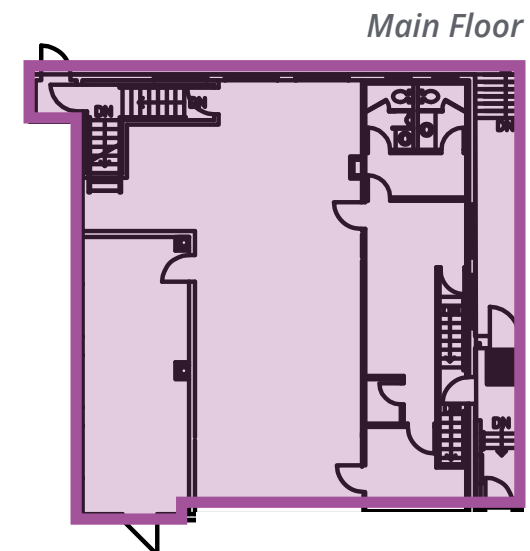
- Walk-up mezzanine space with open space, kitchenette and washrooms



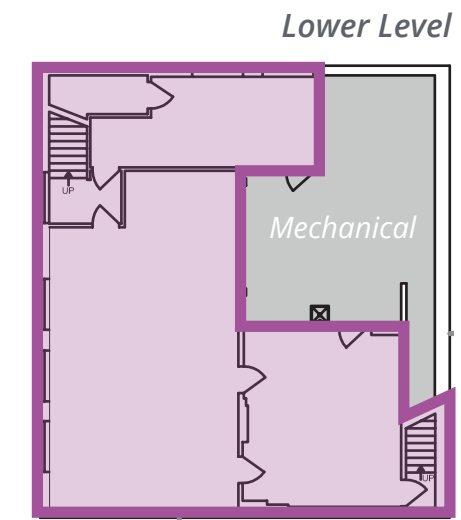
Mezzanine (2,538 SF)

## Area D Features

- 5,197 square feet over two floors
- Direct exterior access
- Developed training space, kitchenette and washrooms
- New LED lighting, new flooring installed throughout
- Dedicated parking with opportunity for more stalls if required



Main Floor



Lower Level

## Financial Details

Mezzanine	
Available Area:	2,538 SF
Asking Net Rent:	\$12.00 / SF
Operating Costs:	\$4.85 / SF
TI Allowance:	Negotiable

*Operating costs do not include utilities or janitorial*

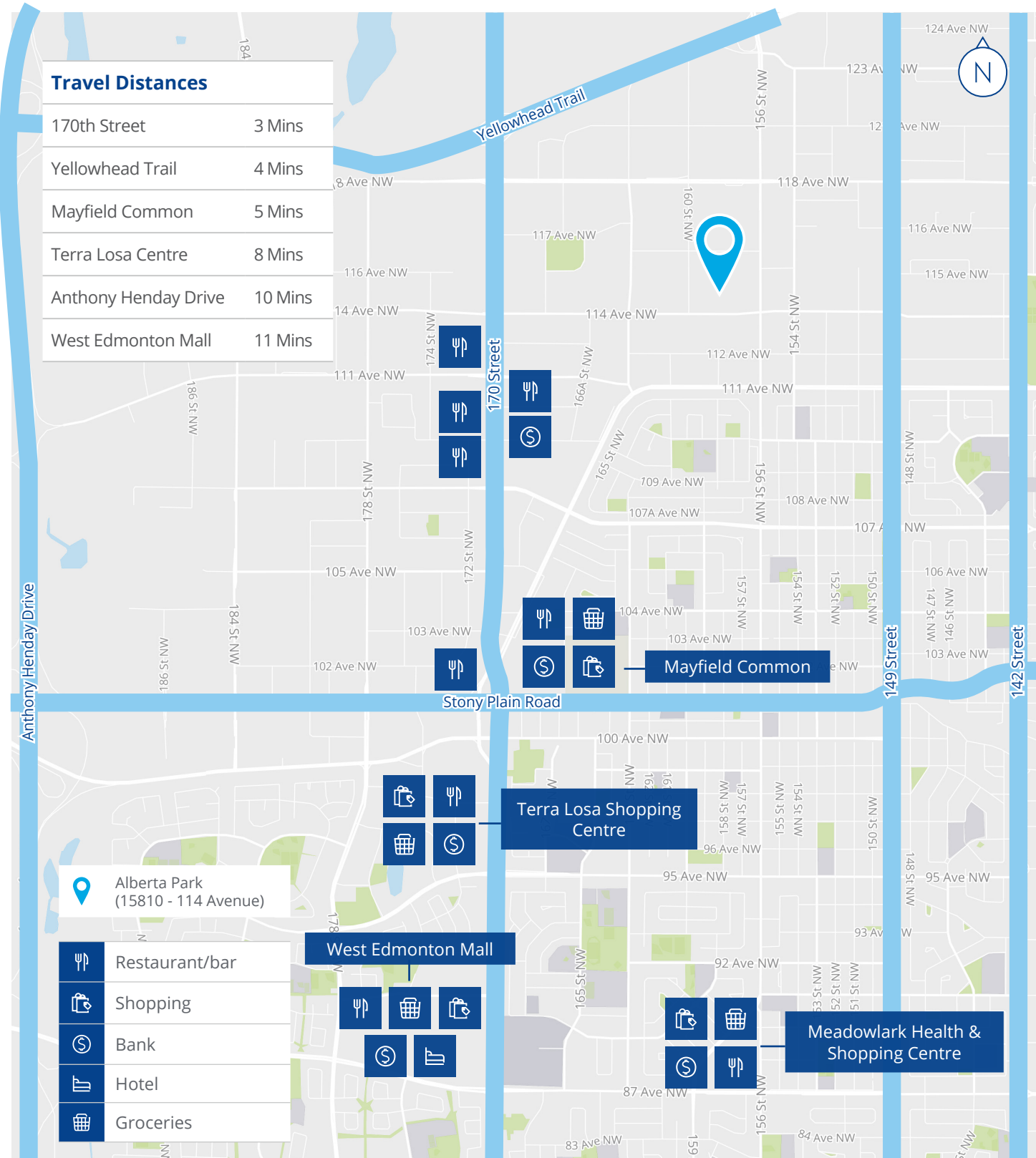
## Financial Details

Main & Lower	
Available Area:	5,197 SF
Gross Rent	\$5,000 / month

*Gross Rent does not include utilities or janitorial*



# Location Overview



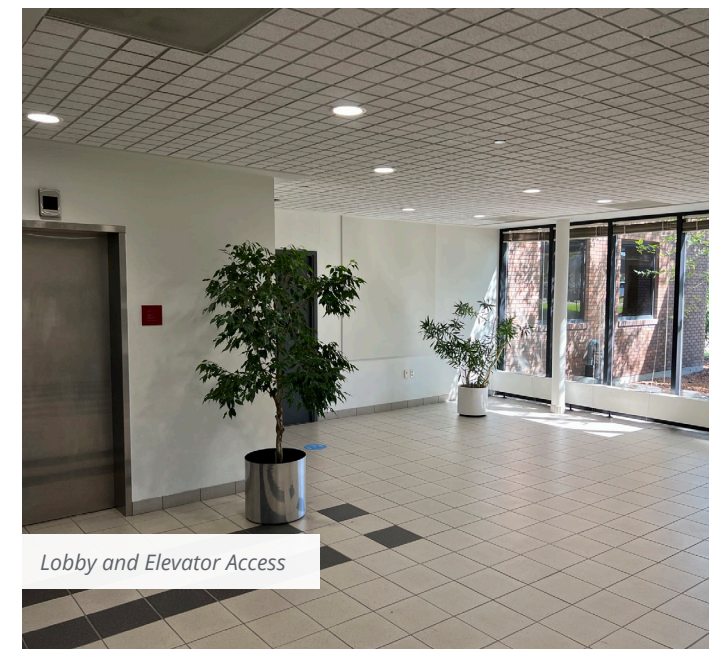
Open Concept Office Space



Stairwell and Lower Level Atrium



Fully Fixtured Kitchen



Lobby and Elevator Access



Pylon Signage Available





Colliers

Contact Anyone of Us For More Information:

**Taylor Riar**

Senior Associate  
Office  
+1 780 969 3022  
taylor.riar@colliers.com

**Brenton Chung**

Associate  
Office  
+1 780 969 2981  
brenton.chung@colliers.com

**Evelyn Stolk, CCIM**

Senior Vice President  
Industrial  
+1 780 969 3002  
evelyn.stolk@colliers.com

**Rod Connop**

Executive Vice President  
Industrial  
+1 780 969 2994  
rod.connop@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc.

[View Online Listing](#)

Accelerating success.