

Office,  
Warehouse  
& Retail  
**For Lease**

# IMPERIAL SQUARE III

170 Street & 106 Avenue | Edmonton



# Imperial Square III

## Imperial Square III

### East Vacancies

FULLY LEASED

### West Vacancies

10623 | 2,920 SF

10613 | 3,164 SF

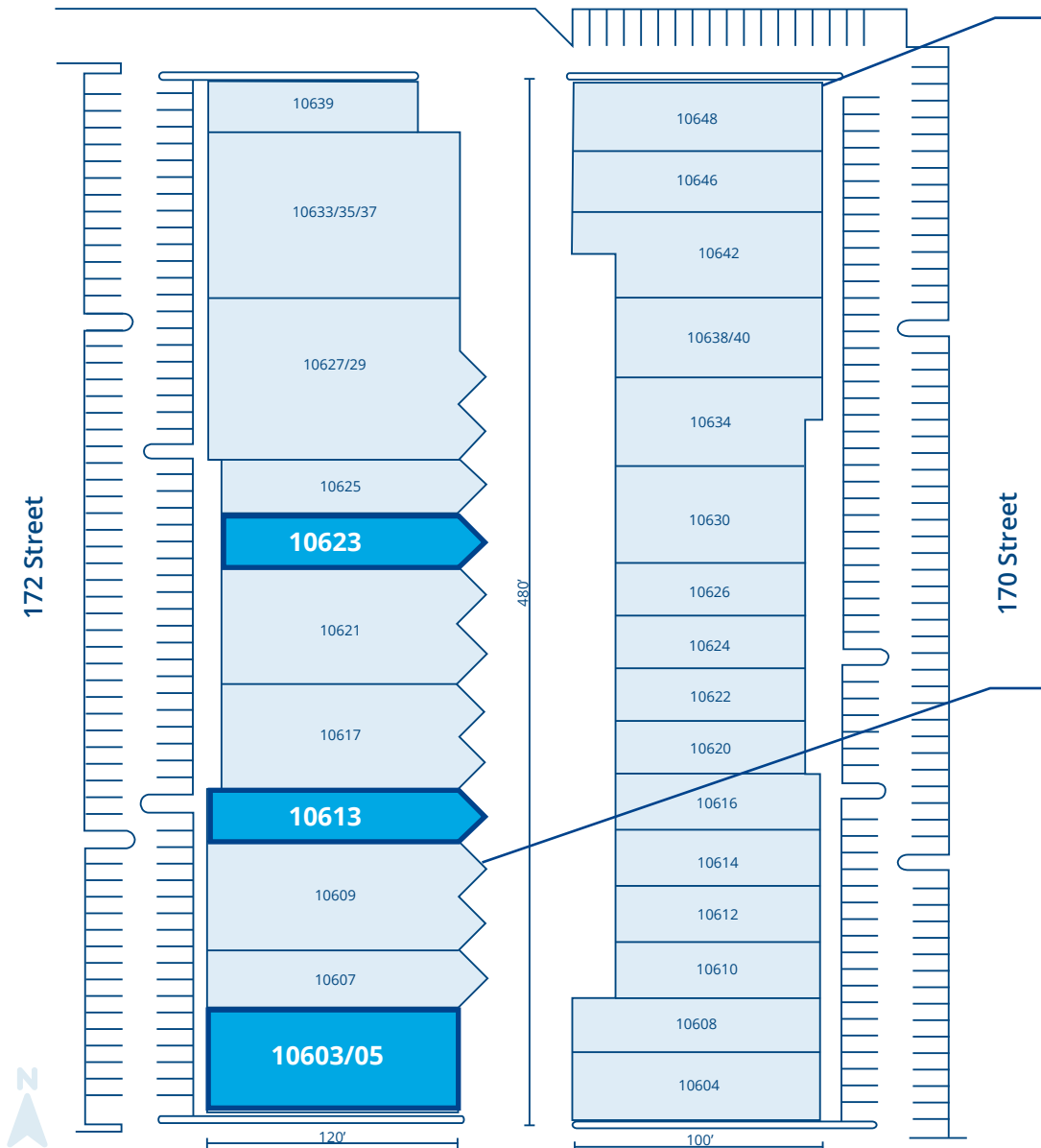
10603/05 | 6,574 SF

### Building Info

Pylon Signage

Façade Upgrade

### Contact Us



## East Building

Retail / Showroom

The East building consists of quasi-retail pockets & exposure along 170<sup>th</sup> Street.

FULLY LEASED



## West Building

Office & Warehouse

The West Building has office/warehouse with dock or grade loading options & ample parking.

▶ 10623 \*NEW

▶ 10617

▶ 10603/05





# West Building: **Unit 10623**



**LEASE RATE**  
+\$11.50 PSF



**OP COSTS**  
\$8.19 PSF  
(2024 | Includes Water)

Imperial Square III

East Vacancies

FULLY LEASED

West Vacancies

10623 | 2,920 SF

10613 | 3,164 SF

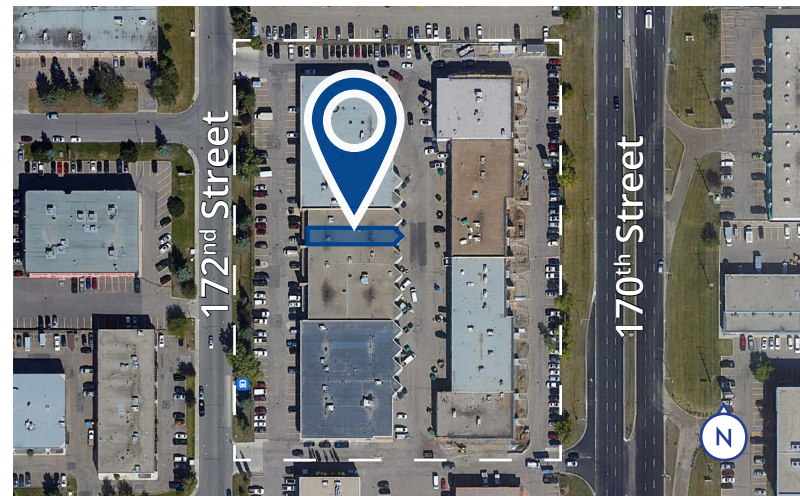
10603/05 | 6,574 SF

Building Info

Pylon Signage

Façade Upgrade

Contact Us

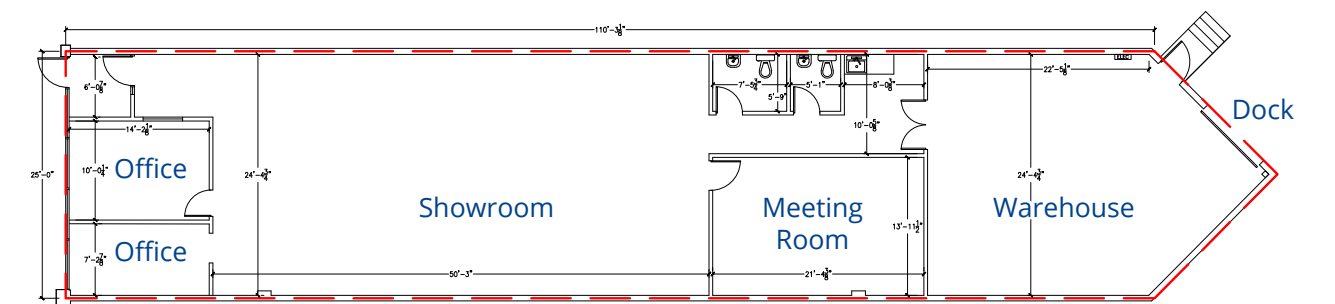


## Property Highlights

Address	10623 172 Street
Available Area	2,920 SF
Loading	1 dock
Zoning	CG: General Commercial
Ceiling Height	18' clear (warehouse)
Available	June 1, 2024



## Floorplan



# West Building: **Unit 10613**



**LEASE RATE**  
+\$11.50 PSF



**OP COSTS**  
\$8.19 PSF  
(2024 | Includes Water)

Imperial Square III

East Vacancies

FULLY LEASED

West Vacancies

10623 | 2,920 SF

10613 | 3,164 SF

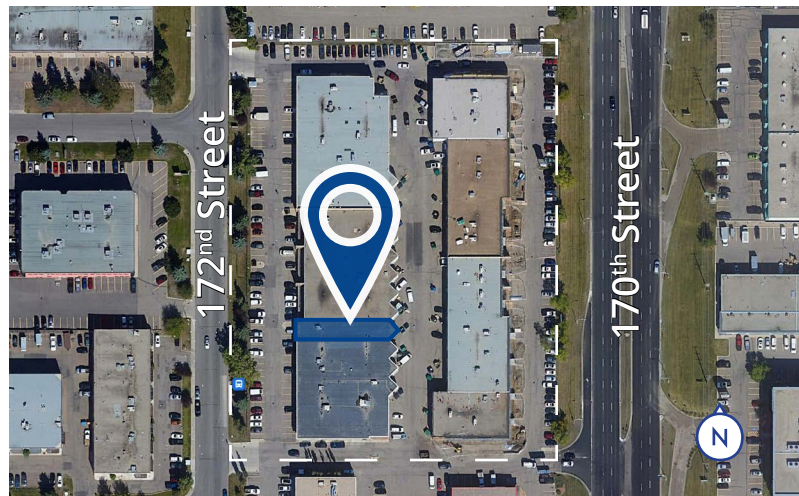
10603/05 | 6,574 SF

Building Info

Pylon Signage

Façade Upgrade

Contact Us

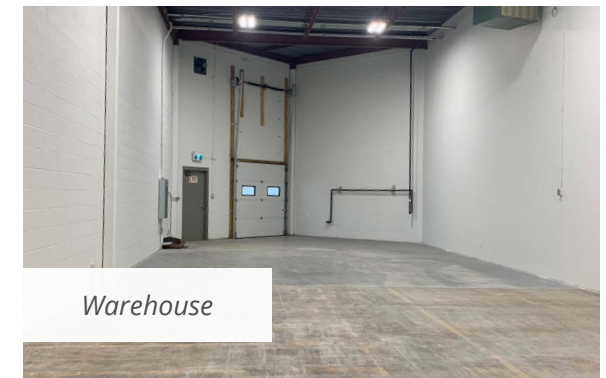


## Property Highlights

Address	10613 172 Street
Available Area	3,164 SF
Loading	1 dock
Zoning	CG: General Commercial
Ceiling Height	18' clear (warehouse)
Available	Immediately



Office



Warehouse

Floorplan



Recently Upgraded



Recently Upgraded



# West Building: **Unit 10603/05**



**LEASE RATE**  
+\$11.50 PSF



**OP COSTS**  
\$8.19 PSF  
(2024 | Includes Water)

## Imperial Square III

### East Vacancies

FULLY LEASED

### West Vacancies

10623 | 2,920 SF

10613 | 3,164 SF

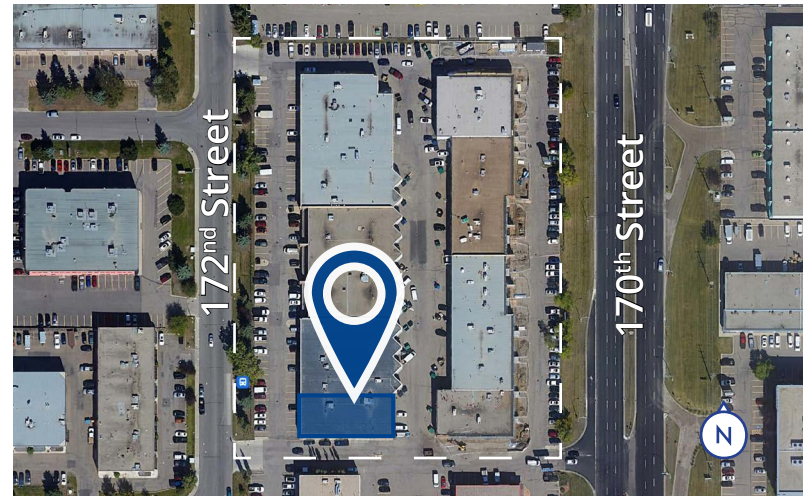
10603/05 | 6,574 SF

### Building Info

Pylon Signage

Façade Upgrade

### Contact Us

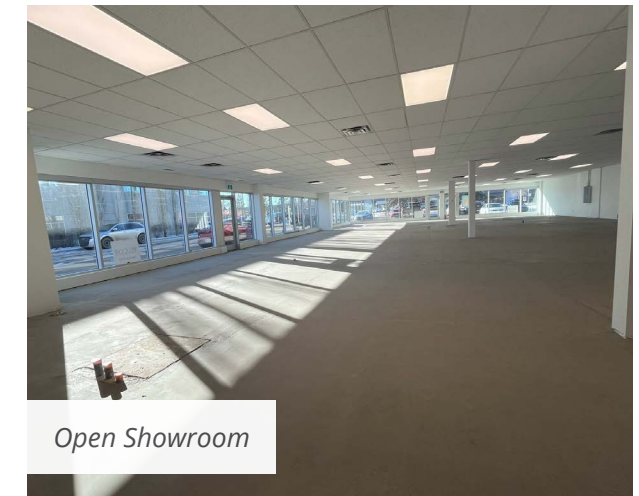


### Property Highlights

Address	10603/05 172 Street
Available Area	6,574 SF
Loading	(1) grade door 10' x 12'
Zoning	CG: General Commercial
Ceiling Height	±9' (front area) & 18' warehouse
Available	Immediately



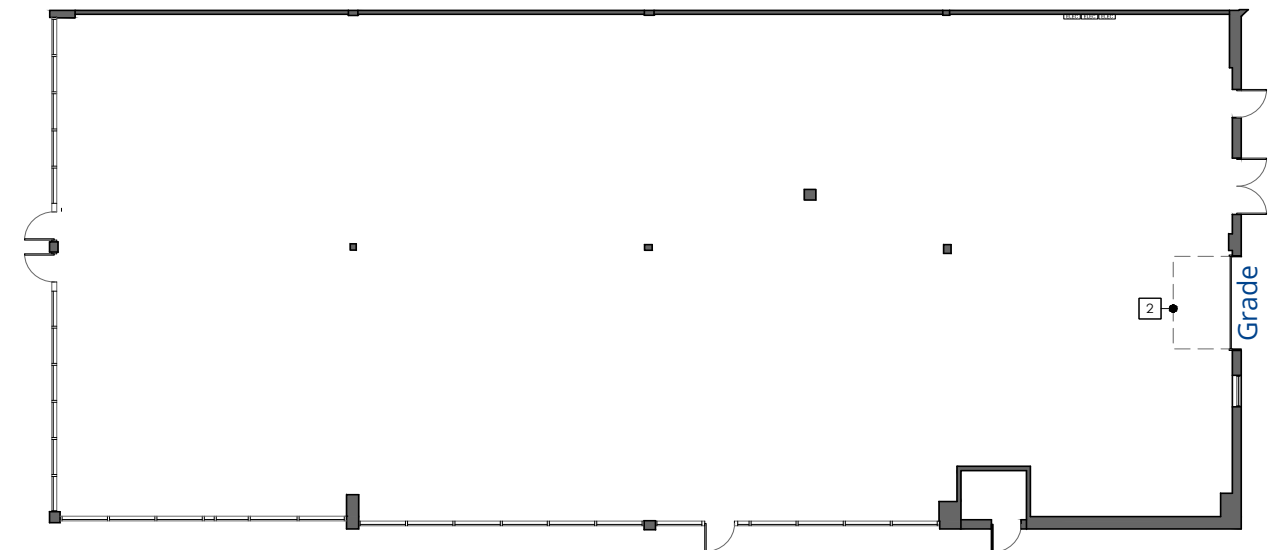
Corner Unit



Open Showroom

### Floorplan

Open Floorplan



# Imperial Square III

## Imperial Square III

### East Vacancies

FULLY LEASED

### West Vacancies

10623 | 2,920 SF

10613 | 3,164 SF

10603/05 | 6,574 SF

### Building Info

Pylon Signage

Façade Upgrade

### Contact Us



## West Building Upgrade

The exterior upgrades will bring a fresh new look to the West building and provide an attractive offering for businesses looking for prominent signage opportunities, great parking, convenient access, and main floor retail access.

Front exterior façade of the building to be entirely replaced with white and grey metal panels providing long lasting durability.

Renovation work includes:

- Upgraded insulation to reduce heating and cooling usage
- Refresh existing brick wall columns (west) and back exterior façade
- Replacement of all exterior windows / window frames and window coverings to provide a clean and modern look
- Exterior lighting on building to be upgraded to LED
- Upgraded signage criteria for tenancies

Pylon Signage Available with exposure along 170<sup>th</sup> Street



# IMPERIAL SQUARE III

170 Street & 106 Avenue, Edmonton

## Ning Good

Senior Industrial Project Specialist  
+1 780 969 3029  
ning.good@colliers.com

## Chance Thomas

Senior Associate  
+1 780 969 3035  
chance.thomas@colliers.com

## Evelyn Stolk, CCIM

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

## Rod Connop

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

 **Manulife** Investment Management



Colliers Macaulay Nicolls Inc.  
2210, 10180 101 Street  
Edmonton, AB T5J 3S4  
Main +1 780 420 1585

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 therefrom. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc. 02.16.24

collierscanada.com

Accelerating success.

