



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

Office space **for lease** in Northwest Edmonton

Up to 18,336 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 170th Street. Building signage and naming rights are potentially available.

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Property Overview

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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



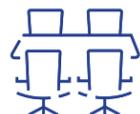
Very well-maintained property located in Alberta Park Industrial



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

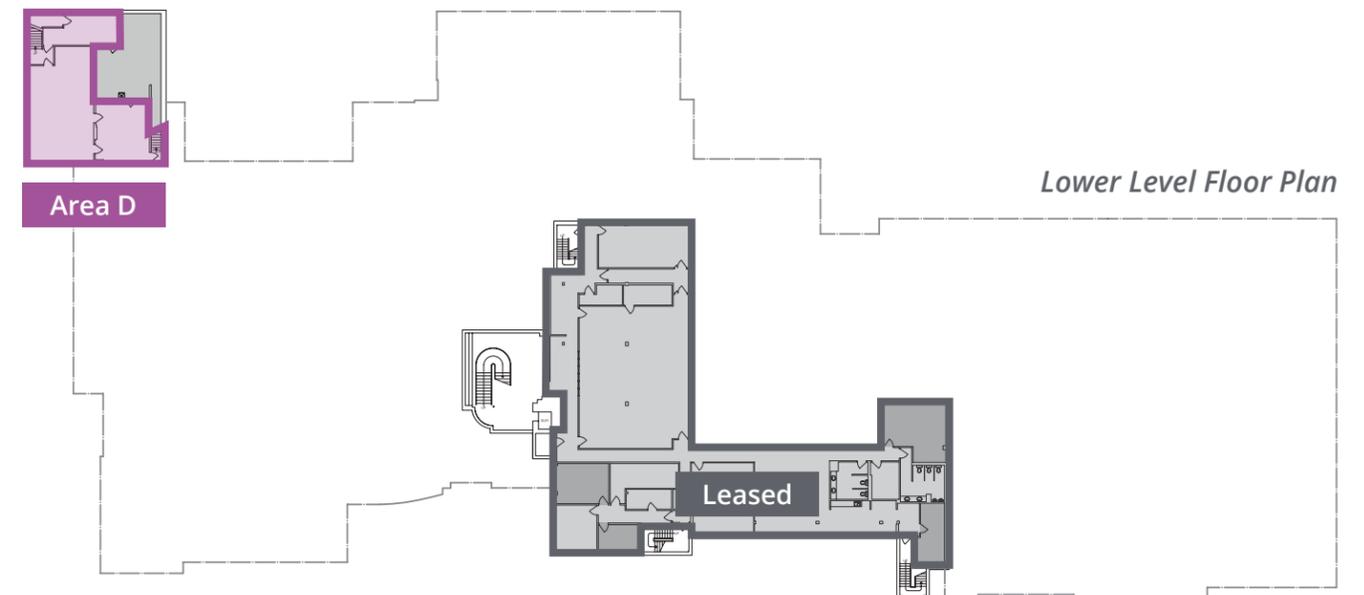
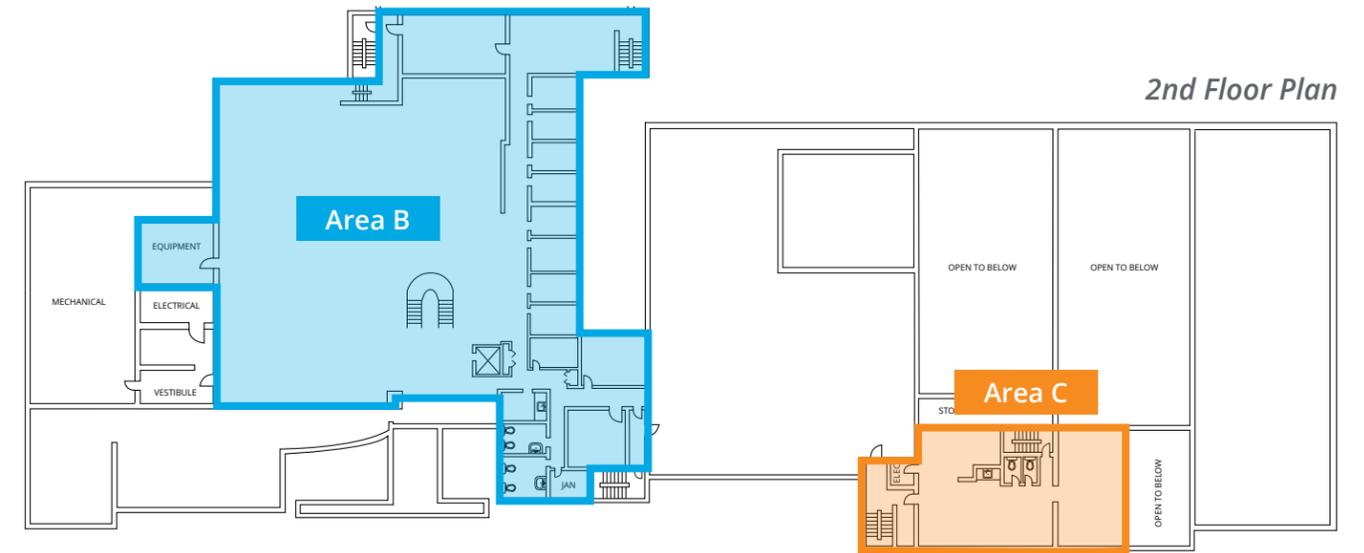
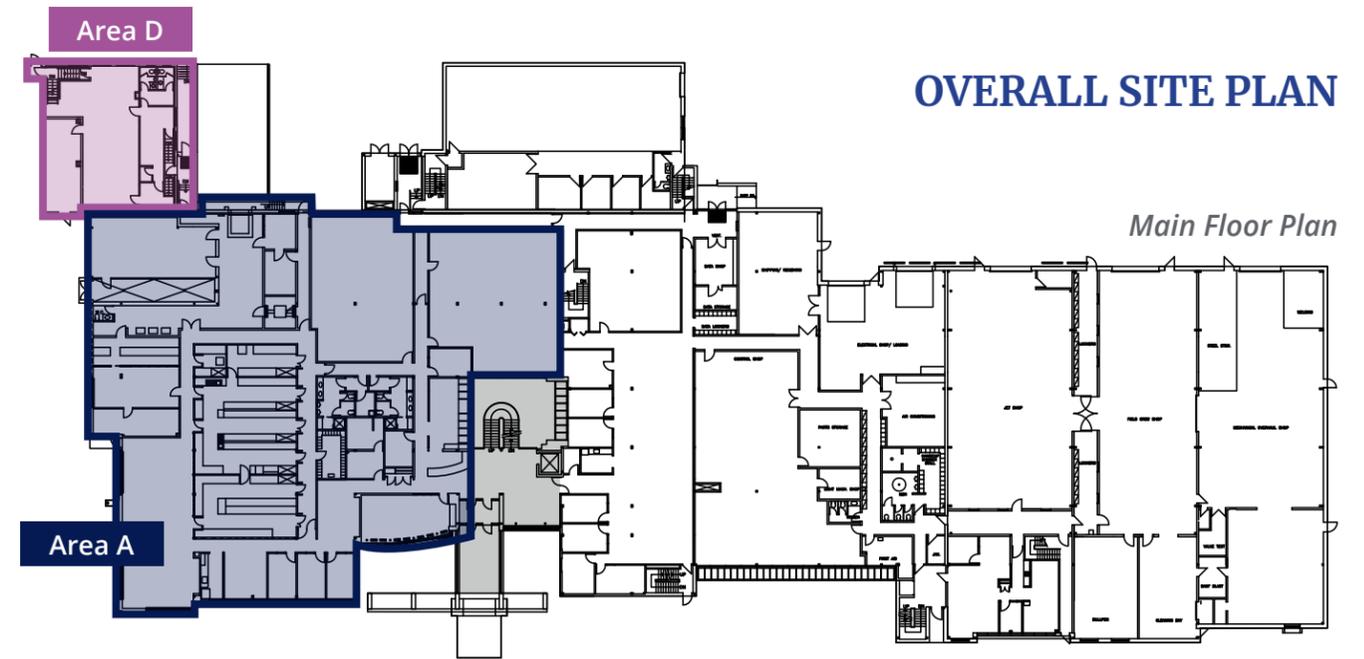
Building Features

- Building signage and naming rights available
- 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](#)

Area A Features

- Available February 1, 2026
- Developed office and lab space
- Mix of office intensive and open work space
- Ideal space for engineering groups, research, testing facilities, etc.

Financial Details

Main Floor	
Available Area:	18,336 SF
Asking Net Rent:	\$12.00 / SF
Operating Costs:	\$4.85 / SF
TI Allowance:	Negotiable

Operating costs do not include utilities or janitorial

Area B Features

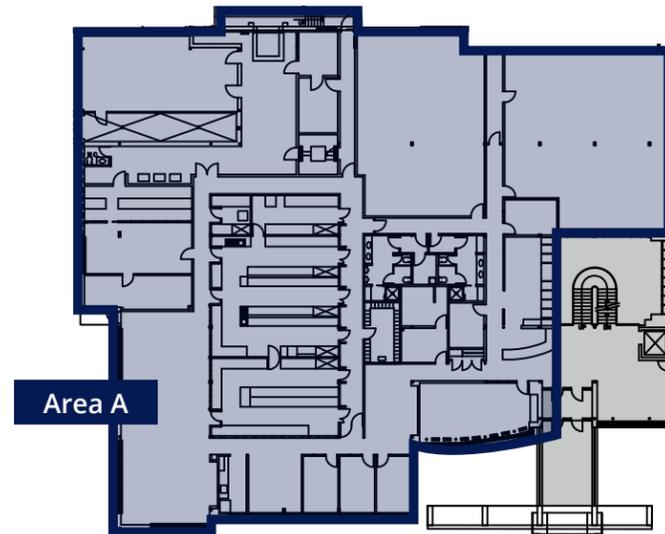
- Bright, open concept office space
- Elevator access
- Open to atrium
- Space can be demised

Financial Details

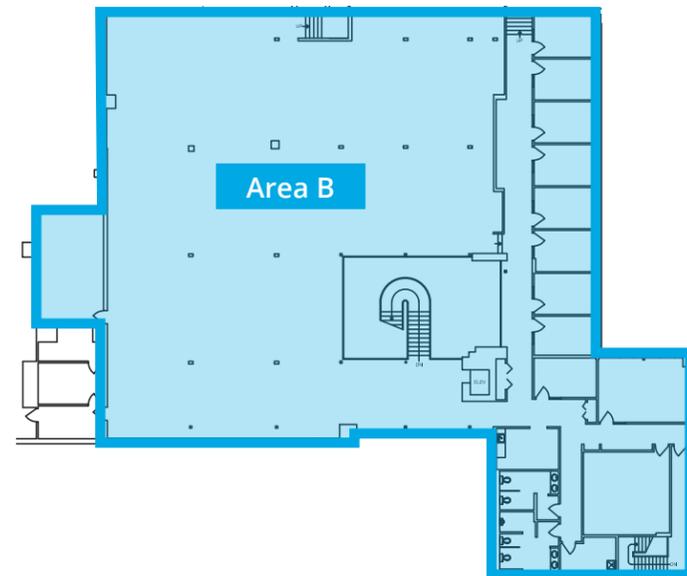
2nd Floor	
Available Area:	15,375 SF
Asking Net Rent:	\$12.00 / SF
Operating Costs:	\$4.85 / SF
TI Allowance:	Negotiable

Operating costs do not include utilities or janitorial

Main Floor Plan (18,336 SF)



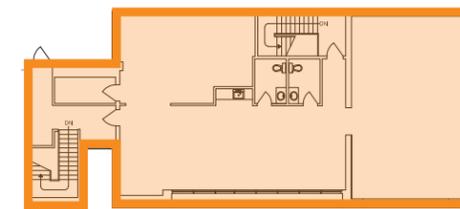
2nd Floor Plan (15,375 SF)



Floor Plans

Area C - Mezzanine Features

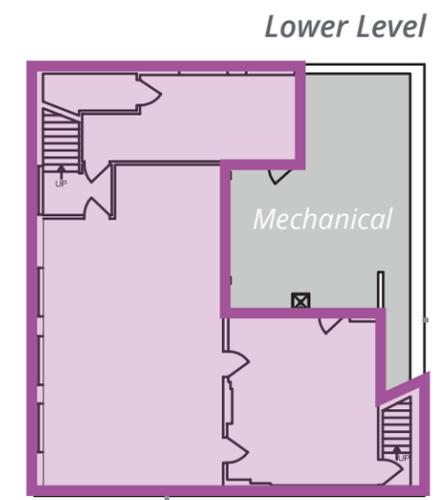
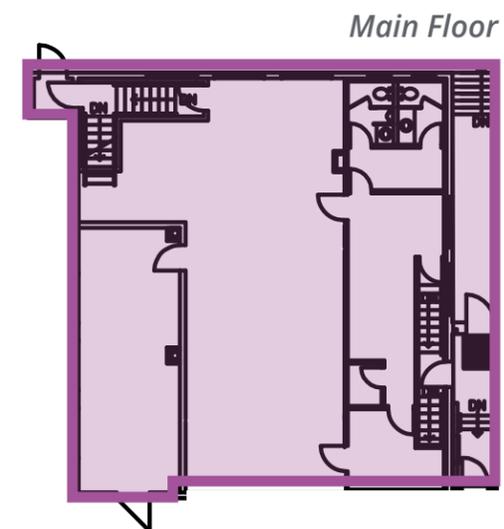
- Available on 30 days notice
- Walk-up mezzanine space with open space, kitchenette and washrooms



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



Financial Details

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

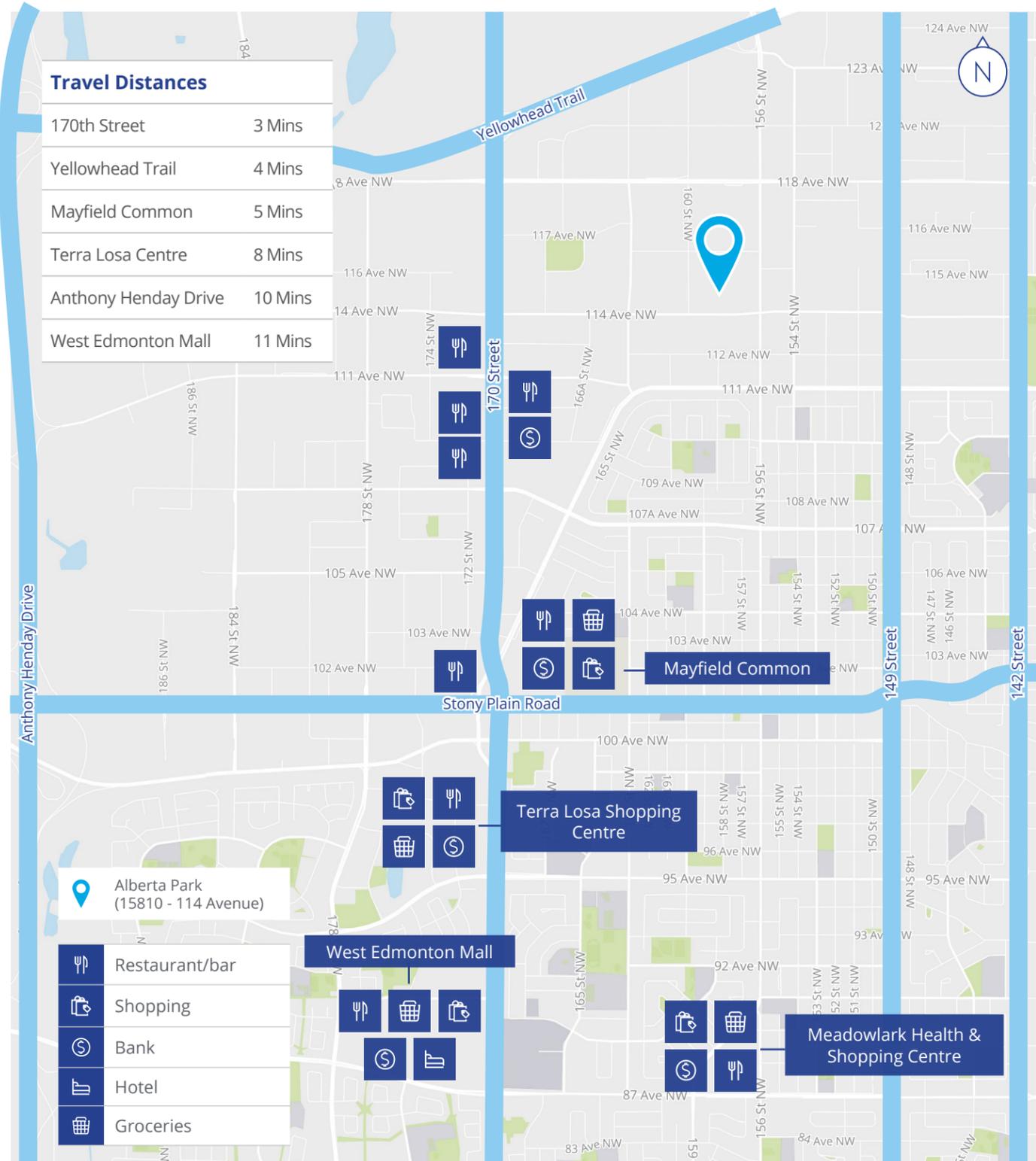
Operating costs do not include utilities or janitorial

Financial Details

Main & Lower	
Available Area:	5,197 SF
Asking Gross Rent:	Market

Gross Rent does not include utilities or janitorial

Location Overview





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