



FOR LEASE

Flexible Office Unit in Multi-Tenant
Professional Building in NW Edmonton

WESTBAY PLAZA

14615 134 Avenue, Edmonton AB

NOAH ISSA

Vice President
780-236-5723
noah@sablerealty.ca

ALI SHABEN

President, Broker/Owner
780-446-8622
ali@sablerealty.ca

MAHMOUD SALEM

Associate
780-807-6597
msalem@sablerealty.ca



3843 SF Unit in Westbay Plaza

Fronting onto 134 Avenue with convenient access to 156 Street, Yellowhead Trail, and St. Albert Trail, 14615 134 Avenue offers 3,843 SF of well-located office space within an established Northwest Edmonton business corridor. The property benefits from strong accessibility, ample on-site parking, and efficient connectivity to major arterial routes, making it easily accessible for both staff and visitors.

Positioned within a multi-tenant professional building, the space enjoys consistent daytime activity and a stable surrounding tenant mix. Business Employment (BE) zoning allows for a wide range of potential uses, including professional offices, administrative users, medical and allied health services, non-profit organizations, and service-oriented businesses. With immediate possession available and competitive rental rates, this property presents an excellent opportunity for organizations seeking flexible, well-located office space in Northwest Edmonton.

PROPERTY DETAILS

Municipal Description	14615 134 Avenue, Edmonton AB
Legal Description	Plan 7621570 Blk 11 Lot 6,9
Zoning	Business Employment
Vacant Unit Size	3843 SF
Base Rent	\$8 PSF
Additional Rent	\$8.15 PSF (2026 Estimate)
Possession	Immediately



FOR LEASE
Westbay Plaza
Edmonton AB

NOAH ISSA
780-236-5723
noah@sablerealty.ca

ALI SHABEN
780-446-8622
ali@sablerealty.ca

MAHMOUD SALEM
780-807-6597
msalem@sablerealty.ca

SABLE REALTY

DEMOGRAPHICS (3KM RADIUS)

92,000

Population

38,000

Households

37-39

Median Age

\$103,000
per year

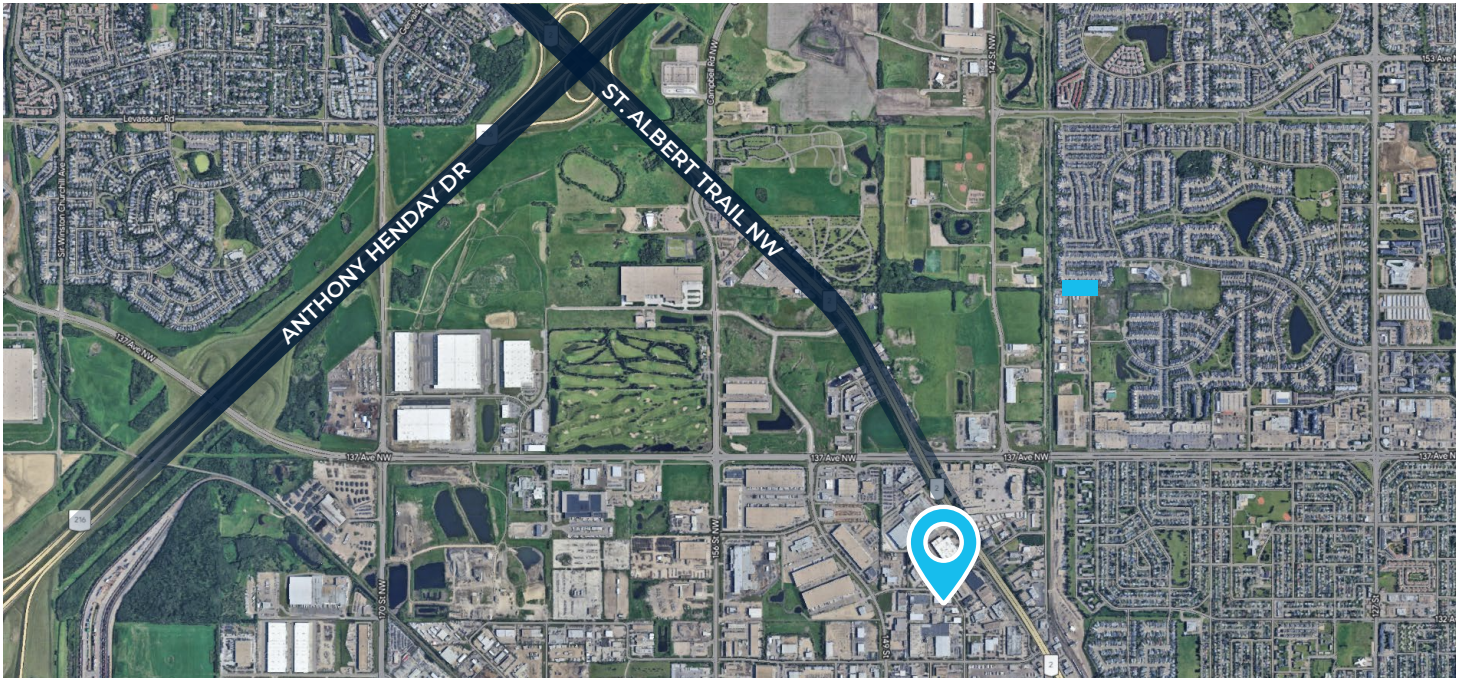
**Average
Household
Income**

70,000
vehicles
per day

**Traffic Volume
(Yellowhead Trail
& 156 Street)**

\$1.04B
annually (est.)

**Total Consumer
Spending**



FOR LEASE
Westbay Plaza
Edmonton AB

NOAH ISSA
780-236-5723
noah@sablerealty.ca

ALI SHABEN
780-446-8622
ali@sablerealty.ca

MAHMOUD SALEM
780-807-6597
msalem@sablerealty.ca

SABLE REALTY



FOR LEASE
Westbay Plaza
Edmonton AB

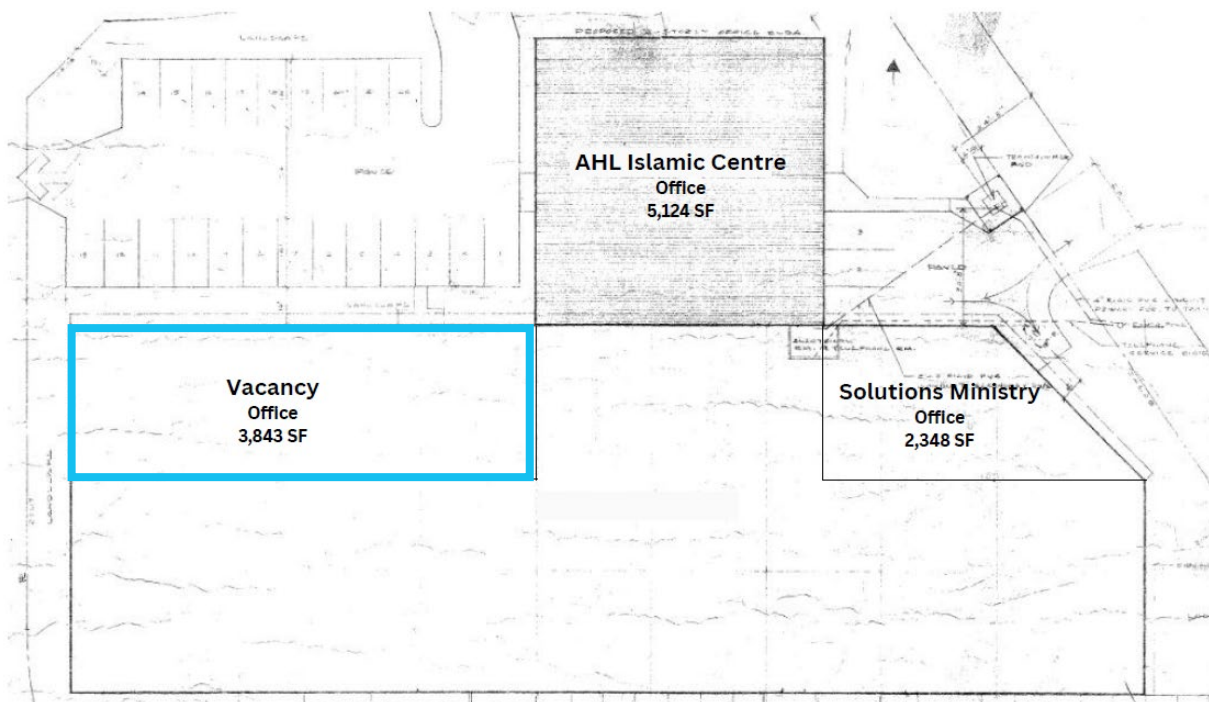
NOAH ISSA
780-236-5723
noah@sablerealty.ca

ALI SHABEN
780-446-8622
ali@sablerealty.ca

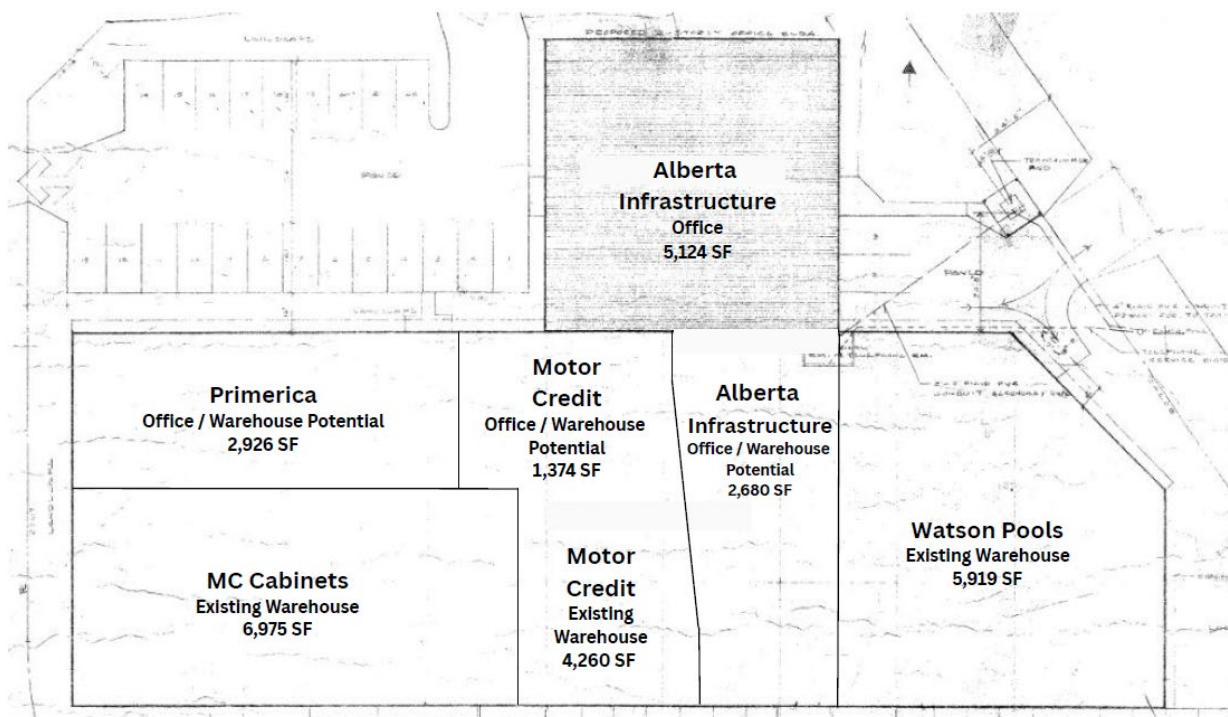
MAHMOUD SALEM
780-807-6597
msalem@sablerealty.ca

| SABLE REALTY |

SECOND FLOOR



MAIN FLOOR



This document has been prepared by Sable Realty for advertising and general information only. Sable Realty 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. Sable Realty 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.

FOR LEASE
Westbay Plaza
Edmonton AB

NOAH ISSA
780-236-5723
noah@sablerealty.ca

ALI SHABEN
780-446-8622
ali@sablerealty.ca

MAHMOUD SALEM
780-807-6597
msalem@sablerealty.ca

SABLE REALTY