



MAYFIELD
BUSINESS CENTRE



For Sublease

Mayfield Business Centre

Suite 100, 10525 - 170 Street NW, Edmonton, Alberta

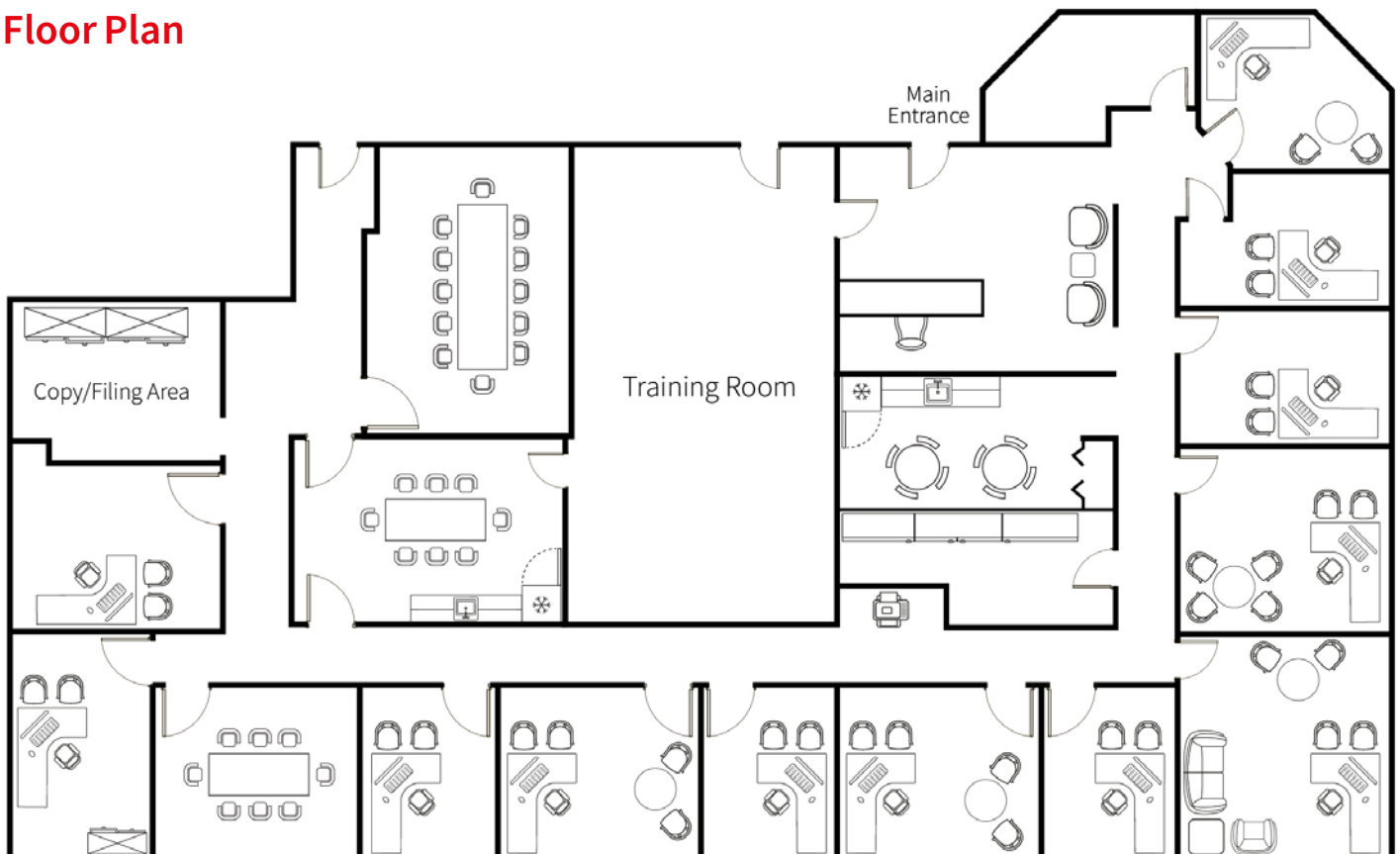
6,053 Square Feet of Main Floor, High Quality Office Space Available for Sublease

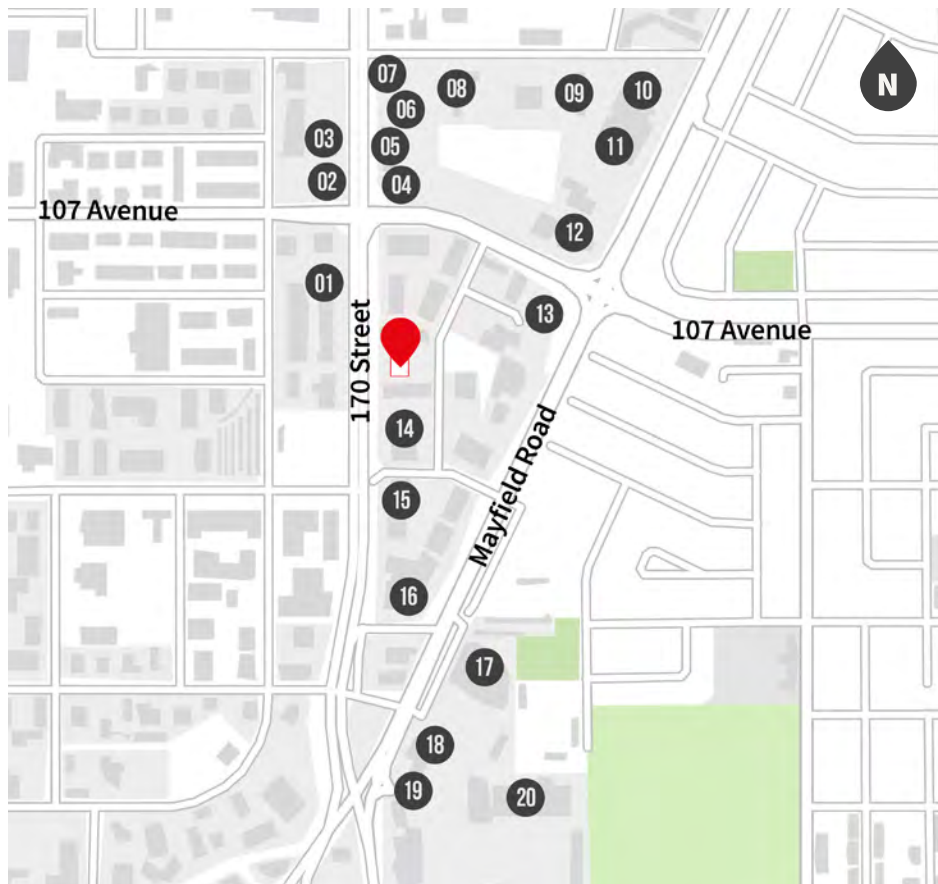
- Office intensive layout; excellent for physical distancing.
- The office consists of a training area with a separate entrance. This space is also connected to a kitchenette/lunch room, great for hosting future events that involves catering. This space could be used as a staff lounge or amenity room.
- The sublandlord would be willing to retain two offices and some storage.

Property Summary

Address	Suite 100, 10525 170 Street NW
Sublease Area	6,053 SF
Sublease Rate	Negotiable
Operating Costs	\$12.71 PSF
Sublease Expiry	September 29, 2027
Parking	18 surface stalls free of charge
Signage	Pylon signage available
Availability	30 days notice

Floor Plan





Location Highlights

- High exposure location facing 170 Street, which oversees approximately 24,400 vehicles per day¹.
- A few minutes drive to Yellowhead Highway (Highway 16), 111 Avenue, 118 Avenue, and Stony Plain Road.
- Only an eight minute drive to West Edmonton Mall.

Surrounding Amenities

1	Fifendekel	11	Mayfield Dinner Theatre
2	Harvey's	12	Service Canada
3	Manila Grill	13	VCA Animal Hospital
4	Pho Hoan Pasteur	14	Fitness Depot
5	TD Bank	15	Jumbo Dim Sum
6	IHOP	16	Refinery Grill
7	Petro Canada	17	Save-on-Foods
8	Staybridge Suites	18	Lava Rock Grille & Sushi
9	Home2 Suites by Hilton	19	Joey Mayfield
10	DoubleTree by Hilton Hotel	20	Winners & Homesense

¹ 2018 City of Edmonton Data;
170 Street north of Stony Plain Road

Reception/Waiting Area



Lunch Room



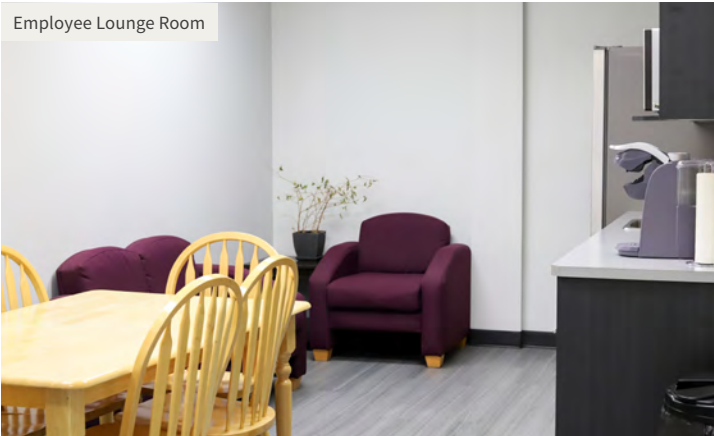
Training Center



Training Center



Employee Lounge Room



Copy/Filing Area



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