

Mayfield Business Centre

High quality, west-end office space for sublease



Photo credit: CoStar Group

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Mayfield Business Centre

Space Profile

Address:	10525 - 170 Street
Sublandlord:	Ducks Unlimited Canada
Subpremises:	Suite 300: +/- 3,500 sf to 7,578 sf Contact listing agent for more details
Availability:	Negotiable
Term Expiry:	July 31, 2027
Net Rental Rates:	Negotiable
Op. Costs & Taxes:	\$15.36 per sf (est. 2023)
Parking:	7 to 14 surface stalls



Features & Amenities

Office intensive layout with large boardroom perfect for any accounting firms, insurance, law office and other professional users

High-quality improvements and suite is in excellent condition

Opportunity for entire premises or a shared portion

Furniture and equipment negotiable

Suite 300

+/- 3,500 sf - 7,578 sf

16 Perimeter offices

9 Interior offices

Open area for workstations

Reception

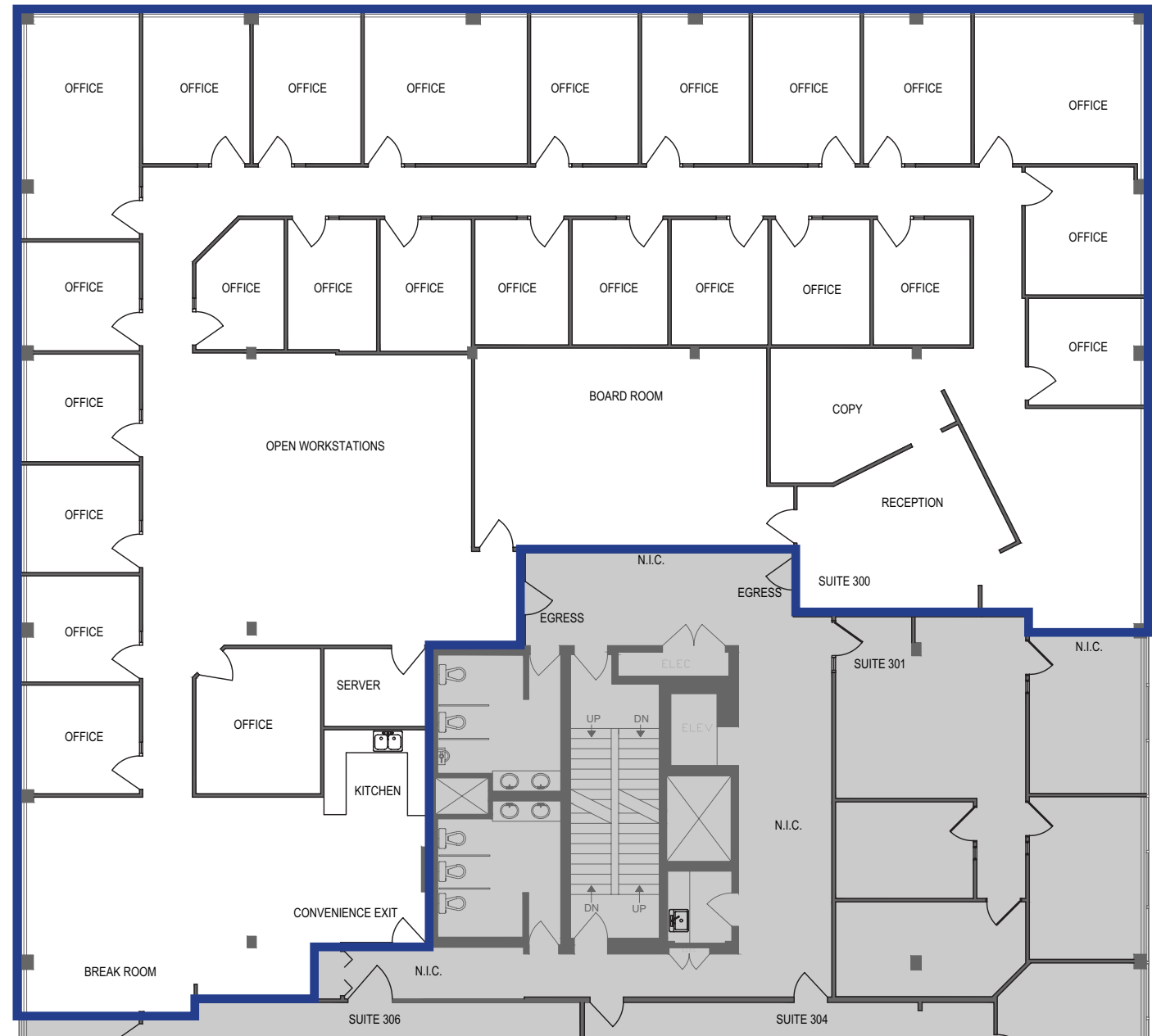
Boardroom

Kitchen

Staff break room

Copy room

Server room



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Move-in ready, high quality space

This modern, well built out space is ideally suited for professional user groups looking for high quality office space to house their business. Perimeter offices are spacious and flooded with natural light. The suite also features a large boardroom and very spacious kitchen area and lunchroom.

The building is located along 170 street giving convenient access to Mayfield Road, Whitemud Drive and the Anthony Henday. Close proximity to many west end amenities such as Joey Mayfield and Planet Fitness in Mayfield Common, plus only a 10 minute drive to West Edmonton Mall.



Boardroom



Kitchen

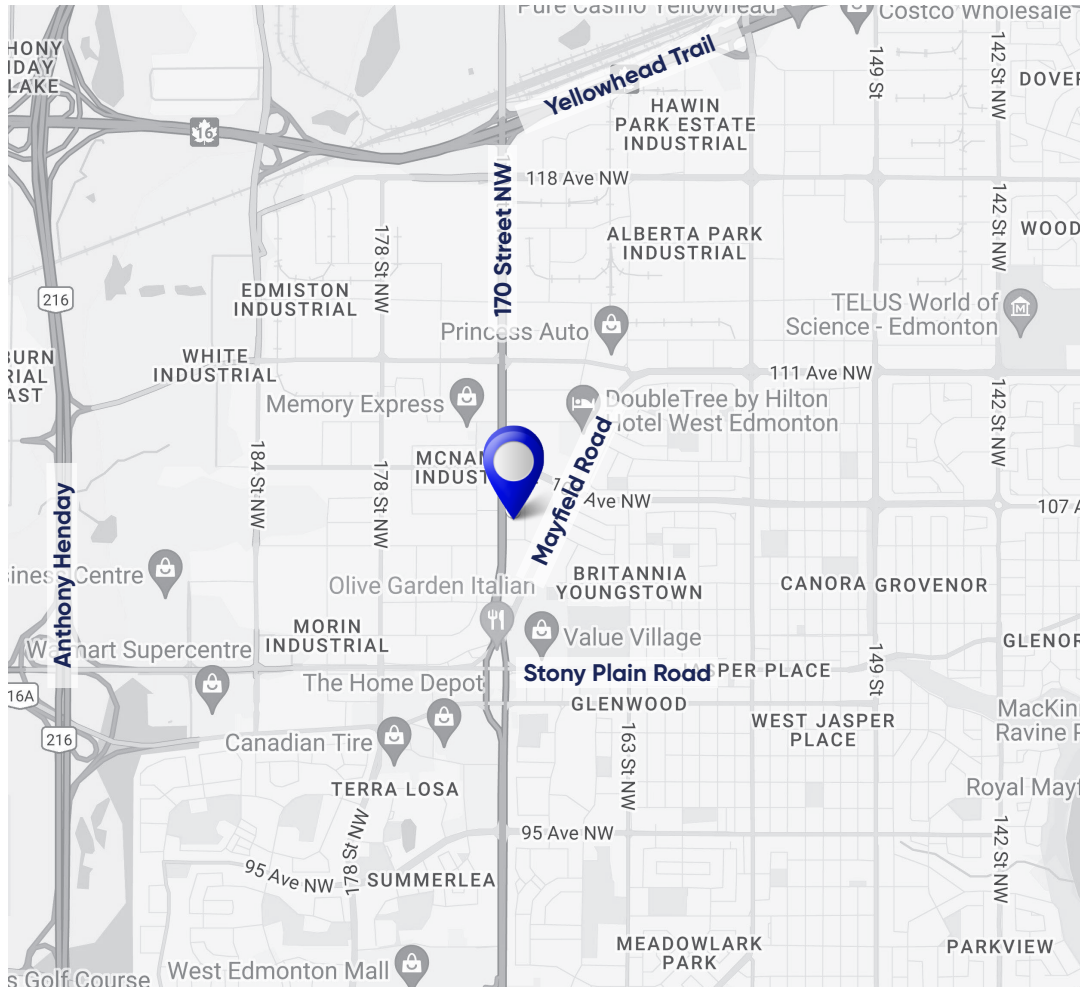


Perimeter Office



Open area

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