

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: Useable 3,502 sf Contact listing agent for more details
Availability:	Negotiable
Term Expiry:	July 31, 2027
Gross Rental Rates:	\$24.00 per sf
Parking:	7 surface stalls



Features & Amenities

Mix of office and open layout with shared large boardroom and kitchen perfect for any accounting firms, insurance, law office and other professional users

High-quality improvements and suite is in excellent condition

Opportunity for a portion of the premises

Furniture and equipment negotiable

Suite 300
3,502 Useable sf

- 9 perimeter offices
- 4 interior offices
- Open area for workstations
- Bookable Boardroom
- Shared Kitchen
- Shared break 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

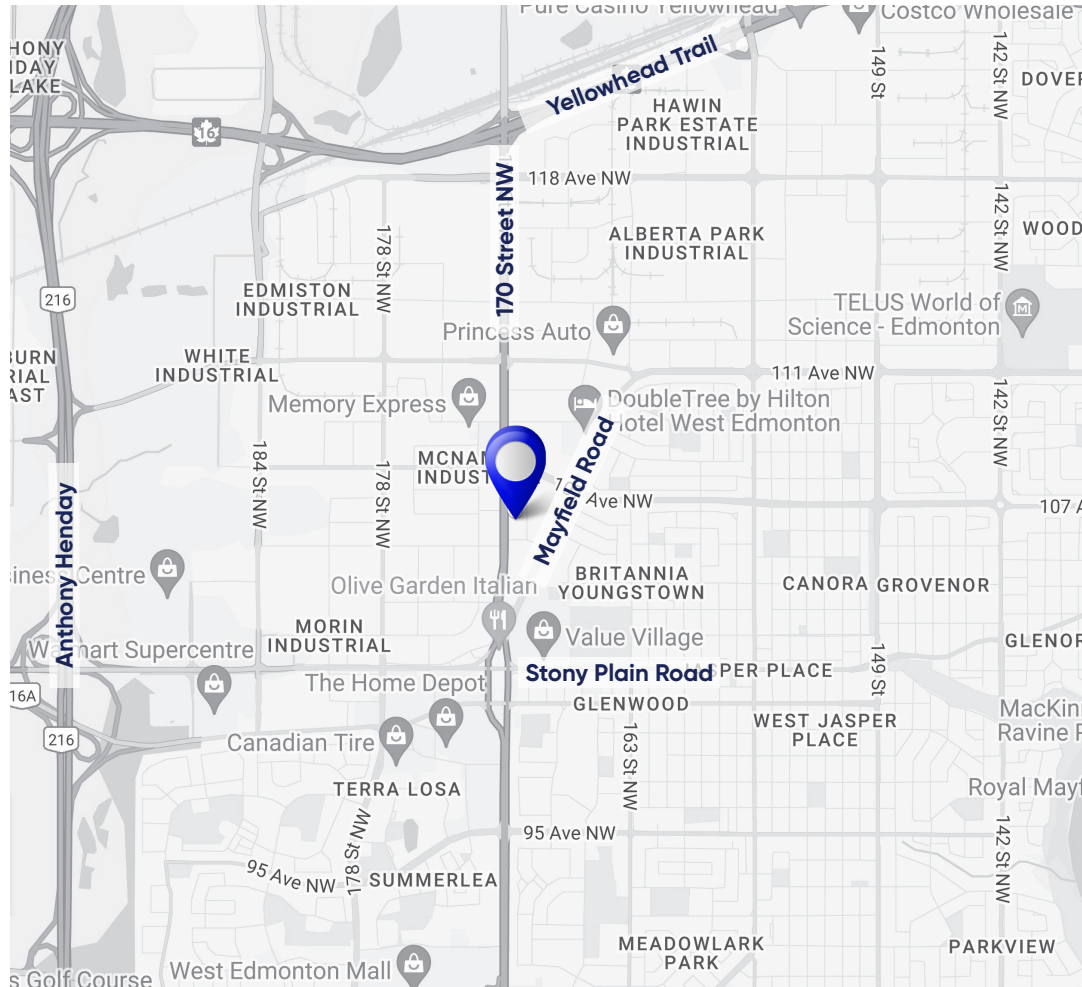


Perimeter Office



Open area

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Agent Information

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