

## WESTCOR BUILDING

12323 Stony Plain Road Edmonton AB

## PROPERTY HIGHLIGHTS:

Gross Leasable Area	72,810 sf
2023 Operating Cost	Office: \$18.24 Retail: \$15.76
Floors	7
Floor Plate	10,000 sf
Year Built	1978
Parking Ratio	2:1,000

Upgraded professional centre on the corner of 124 Street and Stony Plain Road



Prime 124 Street location



Future Valley Line LRT stop



Direct access to major bus routes



BOMA BESt Level 2 Certified Green & Responsible building



Ample parking



Telus and Bell High Speed Fibre Internet

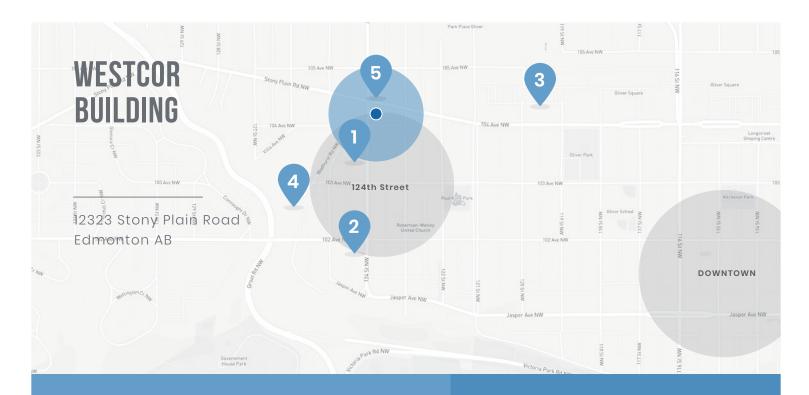


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## LOCATION & NEARBY AMENITIES:

## KEY LOCATIONS

- 1. Remedy Cafe
- 2. High Street Shopping District
- 3. Brewery District
- 4 Glenora
- 5. Future Valley Line LRT Stop

WALK 91 TRANSIT 61

DRIVING TIMES:

Downtown 11 minute

Edmonton International
Airport
34 minutes

melcor.ca/westcor



As a Melcor tenant, you can download our Customer Care App, MelCARE, and submit services requests in a snap.







MELCOR

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