



***Professional offices
in a beautifully
landscaped setting***

WESTGATE BUSINESS CENTRE

10250 177 Street
Edmonton AB

PROPERTY HIGHLIGHTS:

Gross Leasable Area	75,141 sf
2026 Operating Costs	\$8.37 - \$14.50
Buildings	10
Floor Plate	4,200 - 10,817 sf
Year Built	1981
Parking Ratio	3:1,000



Easy access to
downtown via Stony
Plain Road



Small community vibe



Beautifully landscaped
green space



Ample on site grade
parking

MELCOR

CONTACT

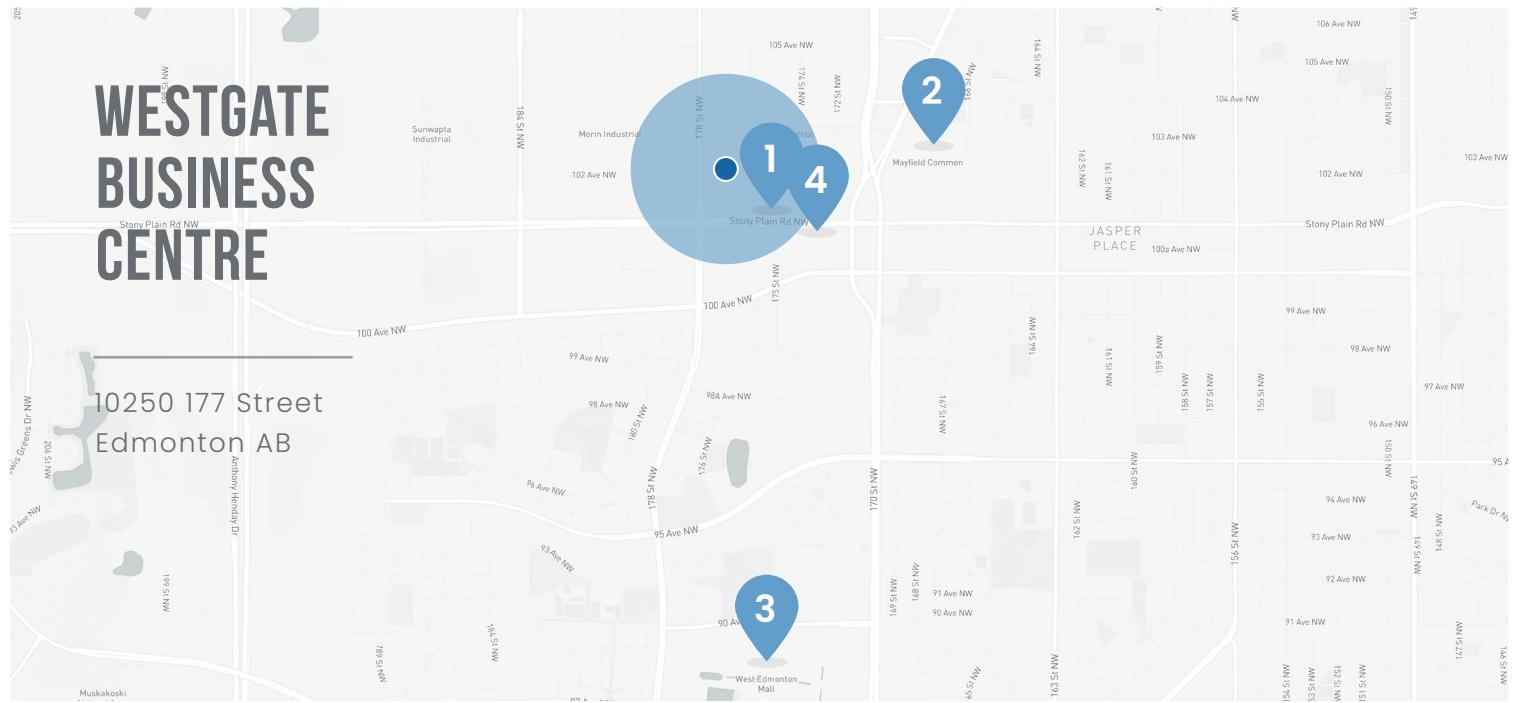
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Explore all available
properties at
melcorspace.ca

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LOCATION & NEARBY AMENITIES:

KEY LOCATIONS:

1. Hilton Garden Inn
2. Mayfield Common
3. West Edmonton Mall
4. Real Canadian Superstore

All retail and hospitality services nearby.

DRIVING TIMES:

melcor.ca/westgate



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