



# WESTGATE BUSINESS CENTRE

10250 177 Street  
Edmonton AB

## PROPERTY HIGHLIGHTS:

Gross Leasable Area	75,141 sf
2023 Operating Costs	\$9.78 - \$14.71
Buildings	10
Floor Plate	4,200 - 10,817 sf
Year Built	1981
Parking Ratio	3:1,000

*Professional offices in a  
beautifully landscaped  
setting*



Easy access to  
downtown via Stony  
Plain Road



Small community vibe



Beautifully landscaped  
green space



Ample parking

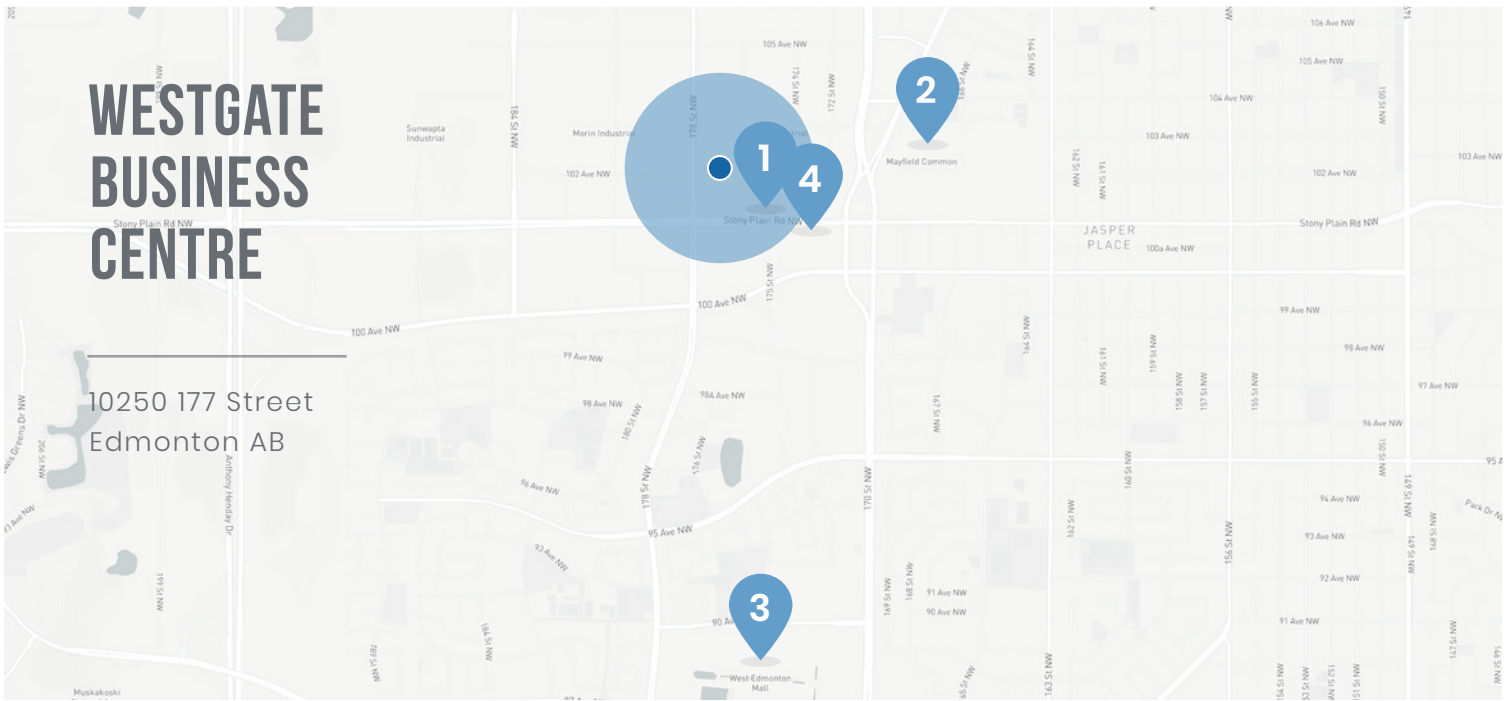
**MELCOR**

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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

## MEL | CARE ♥

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



*All retail and hospitality services nearby.*

## DRIVING TIMES:

Downtown	19 minutes
West Edmonton Mall	10 minutes

[melcor.ca/westgate](https://melcor.ca/westgate)



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