



OFFICE SPACE

WESTCOR BUILDING

12323 Stony Plain Road
Edmonton AB

PROPERTY HIGHLIGHTS:

Gross Leasable Area	72,810 sf
2024 Operating Cost	Office: \$17.01 Retail: \$14.55
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

MELCOR

CONTACT

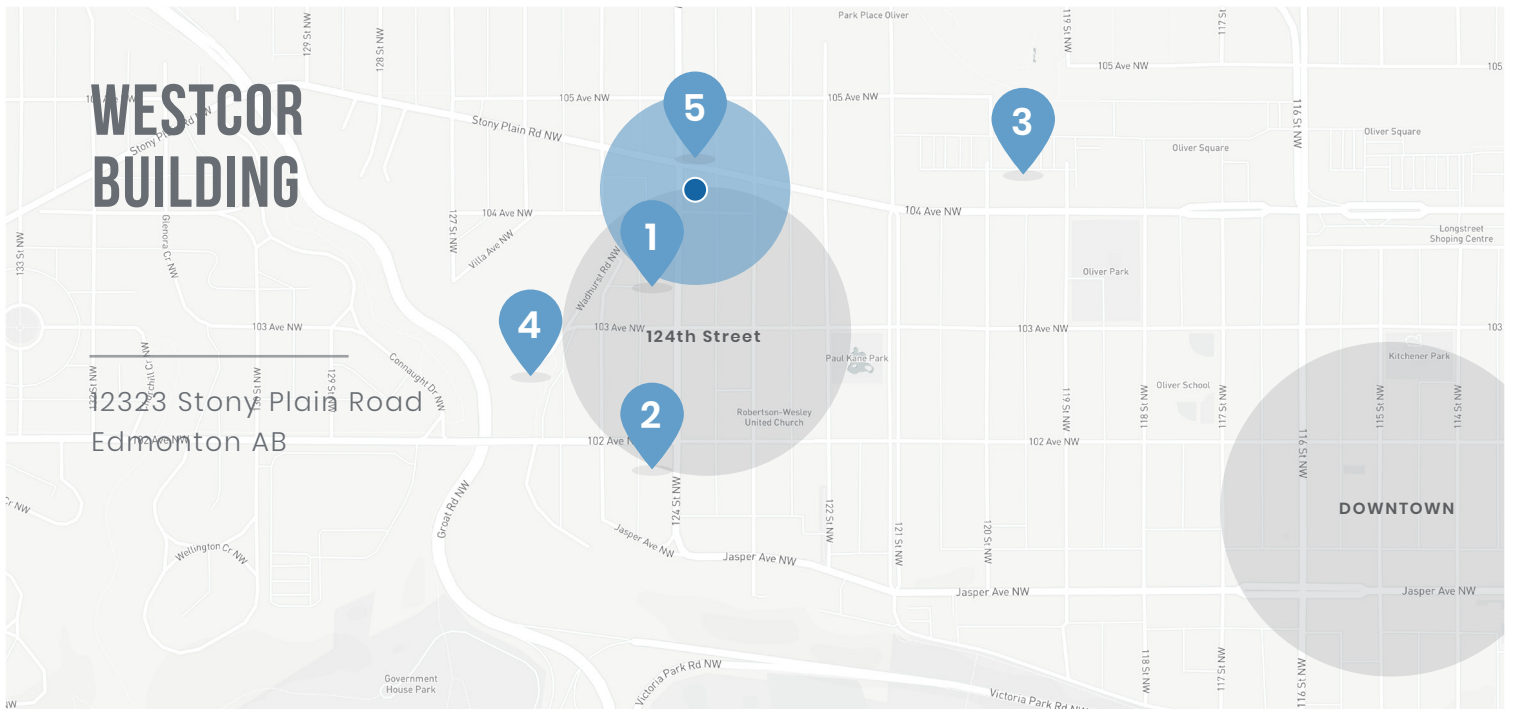
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WESTCOR BUILDING

2323 Stony Plain Road
Edmonton AB



LOCATION & NEARBY AMENITIES:

KEY LOCATIONS:

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

MEL | CARE ♥

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



WALK SCORE **91** TRANSIT SCORE **61**

DRIVING TIMES:

Downtown	11 minutes
Edmonton International Airport	34 minutes

melcor.ca/westcor



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