



WESTGATE BUSINESS CENTRE

10250 177 Street
Edmonton AB

PROPERTY HIGHLIGHTS:

Gross Leasable Area	75,141 sf
2024 Operating Costs	\$9.91 - \$14.78
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

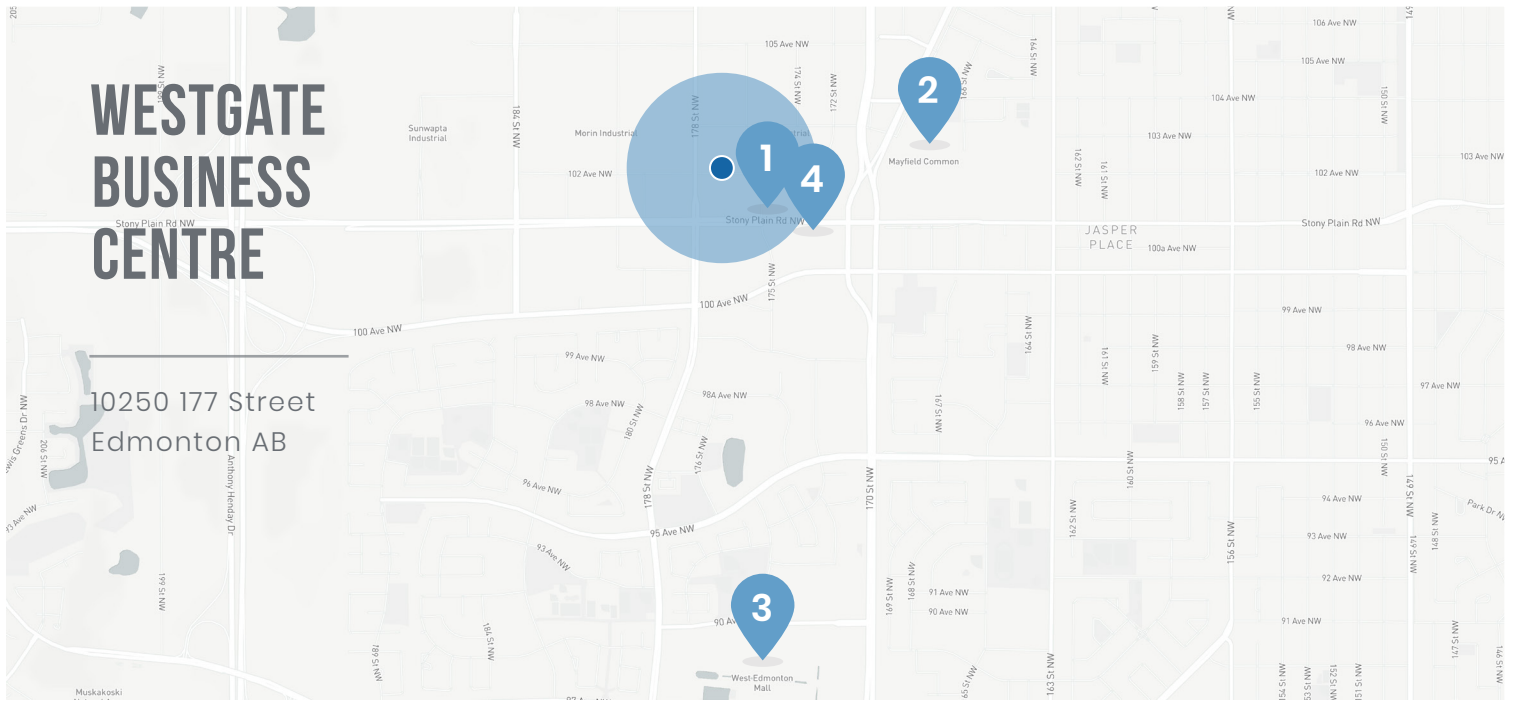
MELCOR

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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, MeICARE, 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



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