



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

*Professional offices
in a beautifully
landscaped setting*



Easy access to
downtown via Stony
Plain Road



Small community vibe



Beautifully landscaped
green space



Ample on site grade
parking

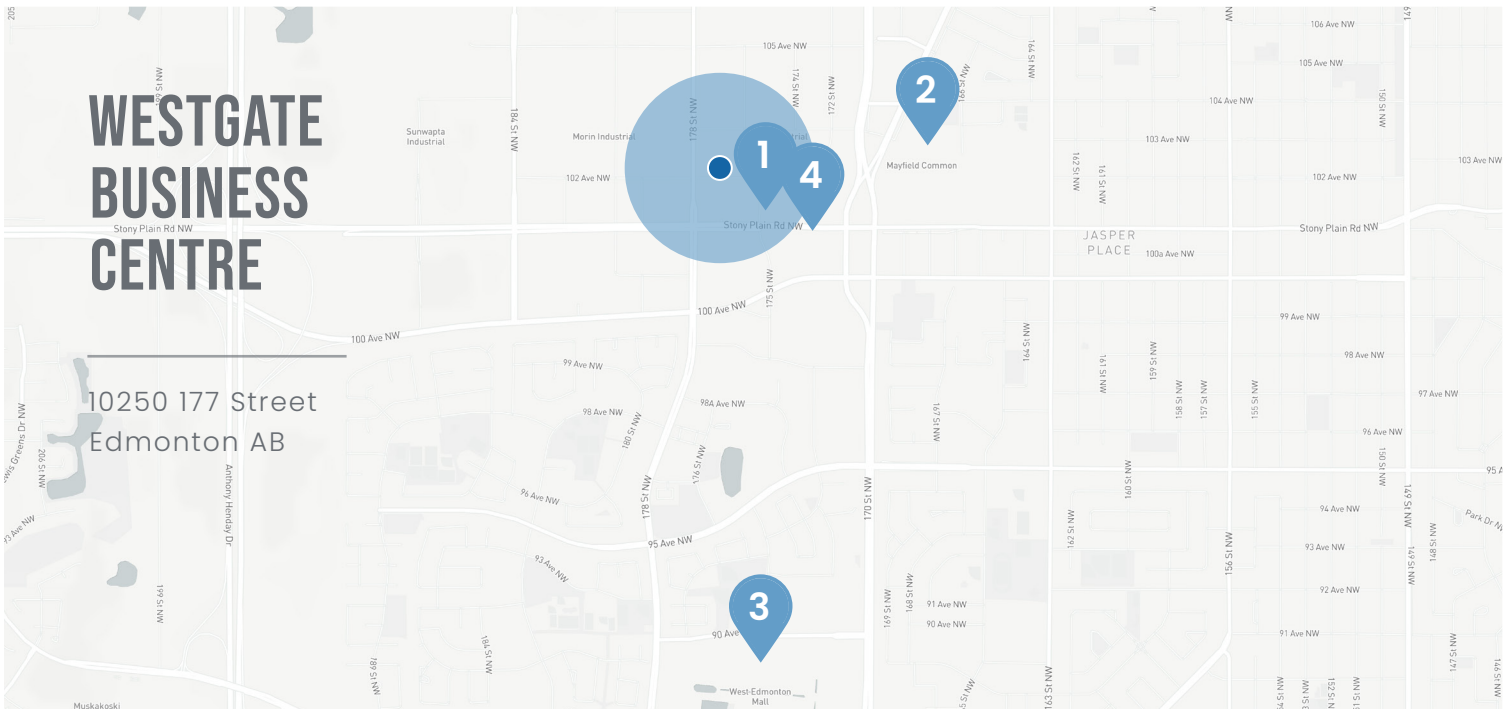
MELCOR

CONTACT

Shauna Hazlett
+1.780.945.2797
shazlett@melcor.ca

Nathan Wanchulak
+1.780.945.4657
nwanchulak@melcor.ca

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

MELCARE ♥

Experience best-in class property management with our online MelCARE service portal. Our Tenants can easily submit work orders, track progress and receive timely updates - anytime, on any device



All retail and hospitality services nearby.

DRIVING TIMES:

Downtown	19 minutes
West Edmonton Mall	10 minutes

melcor.ca/westgate



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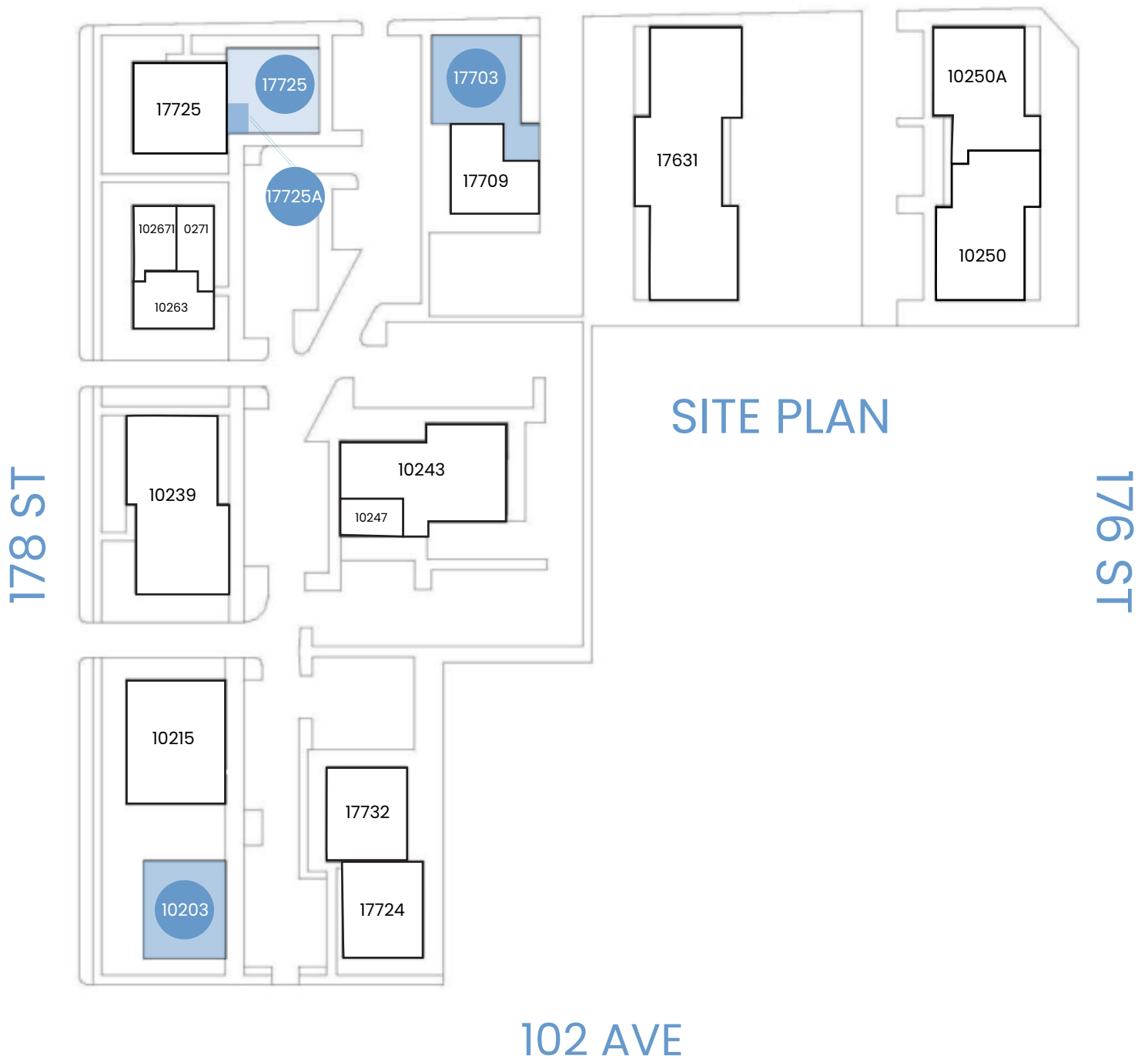
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103 AVE



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WESTGATE BUSINESS PARK

10215 - 178TH STREET
EDMONTON AB

UNIT 17725 – **3,384 SF**

UNIT 17725A – **900 SF**

UNIT 17703 – **4,193 SF**

UNIT 10203 – **4,197 SF**