

**ALLENDALE CENTRE EAST** 104 STREET (CALGARY TRAIL) & 63 AVENUE | EDMONTON, AB

[LINK](#)



Space #	Size (SF)
Main floor #4	1,807 <b>LEASED</b>

PROPERTY INFORMATION	
RENTAL RATE	RETAIL: Market
ADD. RENT	\$19.72/SF
PARKING	2.84/1,000 SF
COMMENTS	Fully leased

**CONTACT: LAURA BRADLEY**  
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**ALLENDALE PROFESSIONAL CENTRE** 10430 – 61 AVENUE | EDMONTON, AB

[LINK](#)



Floor	Size (SF)
2 <sup>nd</sup>	2,095*

\*Demisable

PROPERTY INFORMATION	
RENTAL RATE	RETAIL: NEGOTIABLE (est.) OFFICE: \$28.00–\$30.00/SF (est.)
ADD. RENT	\$21.31/SF
PARKING	4.6/1,000 SF
COMMENTS	<ul style="list-style-type: none"> <li>- Medical and professional building</li> <li>- LEED® Certified</li> <li>- Surface and underground parking</li> <li>- Signage opportunities available</li> <li>- Fibre optics in the building</li> <li>- Bicycle parking, locker rooms &amp; showers</li> </ul>

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**AMBLESIDE CENTRE WEST** ELLERSLIE ROAD SW & ALLAN DRIVE SW | EDMONTON, AB

[LINK](#)



Space #	Size (SF)
B-10	2,134
D	6,000
G	9,800
H	4,800
J	5,400
K	5,500
L	10,800

PROPERTY INFORMATION	
RENTAL RATE	\$40.00–\$42.00/SF (est.)
ADD. RENT	<b>WEST:</b> \$19.66/SF (+ admin fee) <b>EAST:</b> \$22.45/SF (+ admin fee)
PARKING	4.3 stalls per 1,000 SF
COMMENTS	<ul style="list-style-type: none"> <li>- Prime, fully fixtured restaurant space available immediately</li> <li>- Looking for anchor tenants</li> <li>- Bldgs D–L are pre-leasing</li> <li>- Pad and CRU options available</li> <li>- CRUs can be demised</li> </ul> <p><b>EAST LOT IS FULLY LEASED</b></p>

**LISTING AGENT: JOHN SHAMEY**  
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**QUALICO: CAMILLE LORIEAU**  
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**ASTER** 23 AVENUE & 17 STREET | EDMONTON, AB

[LINK](#)



Space #	Size (SF)
A	4,800
B	8,400
C-10	2,000 (+ Drive-thru) <b>PENDING</b>
C-20	6,000
D	34,000 <b>PENDING</b>
E	6,000
F	10,000 <b>PENDING</b>

PROPERTY INFORMATION	
RENTAL RATE	Market
ADD. RENT	TBD
PARKING	4/1,000 SF
COMMENTS	<ul style="list-style-type: none"> <li>- Located in a rapidly growing residential area, across from the fully leased Tamarack Common, adjacent to the Meadows Rec Centre and a brand new high school</li> <li>- CRU opportunities and junior anchor space available</li> </ul>

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**ACHESON INDUSTRIAL** 96 AVENUE & 279 STREET | ACHESON, AB

[LINK](#)



INDUSTRIAL LEASING OR SALE OPPORTUNITY!	
ZONING	BI – Business Industrial
AVAILABILITY	Immediately
ASKING RATE	Negotiable
COMMENTS	38,860 SF warehouse = Leased. Short term land lease options available immediately (up to 21 Acres)

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780.293.1214

**CY BECKER** 167 AVENUE & 42 STREET | EDMONTON, AB

[LINK](#)



Space #	Size (SF)
A-10	7,258
A-12	1,216
B	8,070
C-12	1,139
C-13	1,148 <b>LEASED</b>
D-10	2,080
D-11	1,329
F	10,000

PROPERTY INFORMATION	
RENTAL RATE	\$40.00–\$42.00/SF (est.)
ADD. RENT	TBD
PARKING RATIO	5/1,000 SF
AVAILABILITY	Pre-Leasing
COMMENTS	Close proximity to Anthony Henday ring road and Manning Drive. Opportunities for grocery, box retail, medical, or professional office tenants. Now leasing small and mid-bay Pad and CRU options.

**LISTING AGENT: JAMES YOUNG**  
james.young@cbre.com | 780.993.9481

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**EDGEMONT LANDING** 199 STREET & LESSARD ROAD | EDMONTON, AB

[LINK](#)



RETAIL

**FULLY LEASED**

Space #	Size (SF)
-	-

PROPERTY INFORMATION	
RENTAL RATE	\$36.00–\$38.00 PSF
ADD. RENT	\$15.15/SF (+ admin fee)
PARKING	5/1,000 SF
COMMENTS	For upcoming availabilities, please contact Greg Stamler.

**CONTACT: GREG STAMLER**  
gstamler@qualico.com | 780.508.0203

**EPCOR TOWER** 10423 – 101 STREET | EDMONTON, AB

[LINK](#)



OFFICE/RETAIL

Floor	Size (SF)
3	14,216
8	9,050
13	2,178**
13	8,432
14	3,642
15	19,865*
16	24,865*

\*Demisable  
\*\*Sublease

PROPERTY INFORMATION	
RENTAL RATE	Market
ADD. RENT	\$26.82/SF
PARKING	1 underground stall/1,000 SF \$265/stall/month random underground \$350/stall/month reserved underground
COMMENTS	- Amenities include Bucu Pizzeria + Vino Bar, Hearth & Hive coffee shop (summer 2026), daycare, bike lockup, showers and lockers, carshare program, dry cleaning, 4,500 SF conference centre with 4 meeting spaces, access to Roundhouse Park, balconies and patios, convenience store, and 24hour security - Fitness and tenant lounge refresh coming Spring 2026 - Display signage in lobby

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**CONTACT: LAURA BRADLEY**  
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**HAMPTON TERRACE** 199 STREET & LESSARD ROAD | EDMONTON, AB

[LINK](#)



RETAIL

Space #	Size (SF)
F-12	2,044 (Available Fall 2026)

PROPERTY INFORMATION	
RENTAL RATE	\$38.00 PSF
ADD. RENT	\$19.07/SF (+ admin fee)
PARKING	5/1,000 SF
AVAILABILITY	Fall 2026
COMMENTS	A rare upcoming vacancy in a successful west Edmonton centre.

**CONTACT: LAURA BRADLEY**  
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**MARKETS AT EASTON** HIGHWAY 16A & PIONEER ROAD | SPRUCE GROVE, AB

[LINK](#)



Space #	Size (SF)
A	1 acre (gas bar)
B	5,000
C	43,000
D	10,000
E	5,500
F	17,700
G	8,400
H	8,400
J	14,400
K	8,400

PROPERTY INFORMATION	
RENTAL RATE	Negotiable
ADD. RENT	TBD
PARKING	4.27/1,000 SF
AVAILABILITY	Pre-Leasing
COMMENTS	24 acre retail site fronting Hwy 16A. Seeking large format and junior anchor tenants: grocery, hardware/ furniture, new auto sales, drug stores, hotel. Various upcoming box and Pad opportunities. Pre-leasing Phase I.

**LISTING AGENT: BEN VOLORNEY**  
ben.volorney@avisonyoung.com | 780.429.7565

**QUALICO: GREG STAMLER**  
gstamler@qualico.com | 780.508.0203

**MARQUIS** NORTH OF 173 AVENUE & MERIDIAN STREET | EDMONTON, AB

[LINK](#)



PROPERTY INFORMATION	
SIZES AVAILABLE	Up to 40,000 SF anchor opportunities available
AVAILABILITY	TBD
SITE AREA	13 Acres
COMMENTS	Marquis is located in Horse Hills, one of Edmonton's three remaining growth nodes. Located just outside the Anthony Henday Drive ring road, in the developing northeast, Marquis will be a prominent town centre.

**CONTACT: GREG STAMLER**  
gstamler@qualico.com | 780.508.0203

**NEWCASTLE CENTRE** 127 STREET & 167 AVENUE | EDMONTON, AB

[LINK](#)



Space #	Size (SF)
G-12	1,438
M-12	2,809
M-14	1,036
N-10	1,415
N-12	1,365
P-10	1,287 (partially fixtured)

PROPERTY INFORMATION	
RENTAL RATE	Negotiable
ADD. RENT	\$18.89/SF (+ admin fee)
PARKING	5/1,000 SF
AVAILABILITY	Immediately
COMMENTS	- Anchored by Sobeys and LA Fitness - Chiropractic, optometry, medical, and various retail tenancies - Turnkey medical space available

**TURNKEY MEDICAL SPACE AVAILABLE IMMEDIATELY**

**LISTING AGENT: BEN VOLORNEY**  
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**LISTING AGENT: SIV LALLI**  
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**QUALICO: LAURA BRADLEY**  
laura.bradley@qualico.com | 780.293.1214

**NORTH 170 HENDAY BUSINESS PARK** 137 AVENUE & 170 STREET | EDMONTON, AB

[LINK](#)



Space #	Size (SF)
-	-

PROPERTY INFORMATION	
RENTAL RATE	Negotiable
ADD. RENT	\$9.43/SF
AVAILABILITY	Fully Leased
ZONING	IB – Industrial Business
COMMENTS	For upcoming availabilities, please contact Laura Bradley.

**CONTACT: LAURA BRADLEY**  
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**RIVERVIEW** 199 STREET & 23 AVENUE | EDMONTON, AB

[LINK](#)



Space #	Size (SF)
A	17,000 <b>PENDING</b>
B	6,000
C	12,000
D	6,200
F	6,000
G	13,000
H	32,700

PROPERTY INFORMATION	
SITE AREA	45 Acres – Phase I: 9 Acres
AVAILABILITY	Pre-Leasing
GROSS LEASABLE AREA	496,000 SF
COMMENTS	Riverview will be a 45 Acre urban village located in Southwest Edmonton. This mixed use commercial site will be embedded within a significant residential community. Various box and Pad opportunities estimated to be available. Pre-leasing is well underway.

**LISTING AGENT: BRODIE HENDRICHSEN**  
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**THE SWITCH AT STATION LANDS** 101 STREET & 105 AVENUE | EDMONTON, AB

[LINK](#)



CRU Units Available
From 825 SF – 8,055 SF (Various demising options available - see brochure)

PROPERTY INFORMATION	
RENTAL RATE	Negotiable
ADD. RENT	TBD
AVAILABILITY	Immediately
COMMENTS	- Up to 23,000 SF of mixed-use ground floor retail available. - The Switch's retail podium will lay the foundation for two residential towers and nearly 900 residents.

**LISTING AGENT: KEVIN GLASS**  
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**QUALICO: LAURA BRADLEY**  
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**TAMARACK COMMON** 17 STREET & 23 AVENUE | EDMONTON, AB

[LINK](#)



Space #	Size (SF)
-	-

PROPERTY INFORMATION	
RENTAL RATE	\$36.00–\$38.00/SF
ADD. RENT	\$18.00/SF (+ admin fee)
PARKING	5 stalls per 1,000 SF
AVAILABILITY	Fully Leased
COMMENTS	For upcoming availabilities, please contact Laura Bradley.

**CONTACT: LAURA BRADLEY**  
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**WESTPARK CENTRE** HIGHWAY 21 & WESTPARK BLVD. | FORT SASKATCHEWAN, AB

[LINK](#)



Space #	Size (SF)
C-11	1,382
C-12	3,612 <b>PENDING</b>

PROPERTY INFORMATION	
RENTAL RATE	Negotiable
ADD. RENT	<b>NORTH:</b> \$11.85/SF (+ admin fee) <b>SOUTH:</b> \$15.16/SF (+ admin fee)
PARKING	4/1,000 SF
COMMENTS	CRU opportunities available immediately. Shopping centre is highly visible to vehicles travelling in and out of the city on Highway 21, and is easily accessible by the collector street.

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**WEST POINT CENTRE** 175 – 178 STREET & 100 AVENUE | EDMONTON, AB

[LINK](#)



WEST POINT CENTRE – NORTH	
Space #	Size (SF)
B-11	8,418

WEST POINT CENTRE – SOUTH	
Space #	Size (SF)
E-13	1,230
H-10	up to 11,378

PROPERTY INFORMATION	
RENTAL RATE	Negotiable
ADD. RENT	<b>NORTH:</b> \$12.05/SF (+ admin fee) <b>SOUTH:</b> \$18.17/SF (+ admin fee)* <small>*See brochure for accurate breakdown of costs</small>
PARKING	4/1,000 SF
AVAILABILITY	Immediately
COMMENTS	Established retail centre with exciting new development opportunities. Seeking grocery, entertainment, health/fitness, specialty medical, general retail, and various office uses.

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