



For Lease

**16830 107 Avenue**

Edmonton, AB

**53,808 SF**

For more information,  
please contact:

**Chad Boddez**

Senior Vice President

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## Standalone office building for lease

JLL Edmonton Office is pleased to present the rare opportunity to Lease a 53,808 square foot office building in west Edmonton. The Property is a three-storey freestanding building with ample parking and excellent access to 170 Street, Mayfield Road, Yellowhead Trail and Anthony Henday Drive.

Available October 01, 2026

## Property Details

<b>Leasable area</b>	Main floor	17,798 SF
	Second floor	18,005 SF
	Third floor	18,005 SF
	Total	53,808 SF*
<b>Lease rate</b>	Negotiable	
<b>Operating costs</b>	\$12.71 PSF (2025)	
<b>Available</b>	October 1, 2027	
<b>Parking</b>	149 surface stalls free of charge	

\* Approximate

# Main Floor

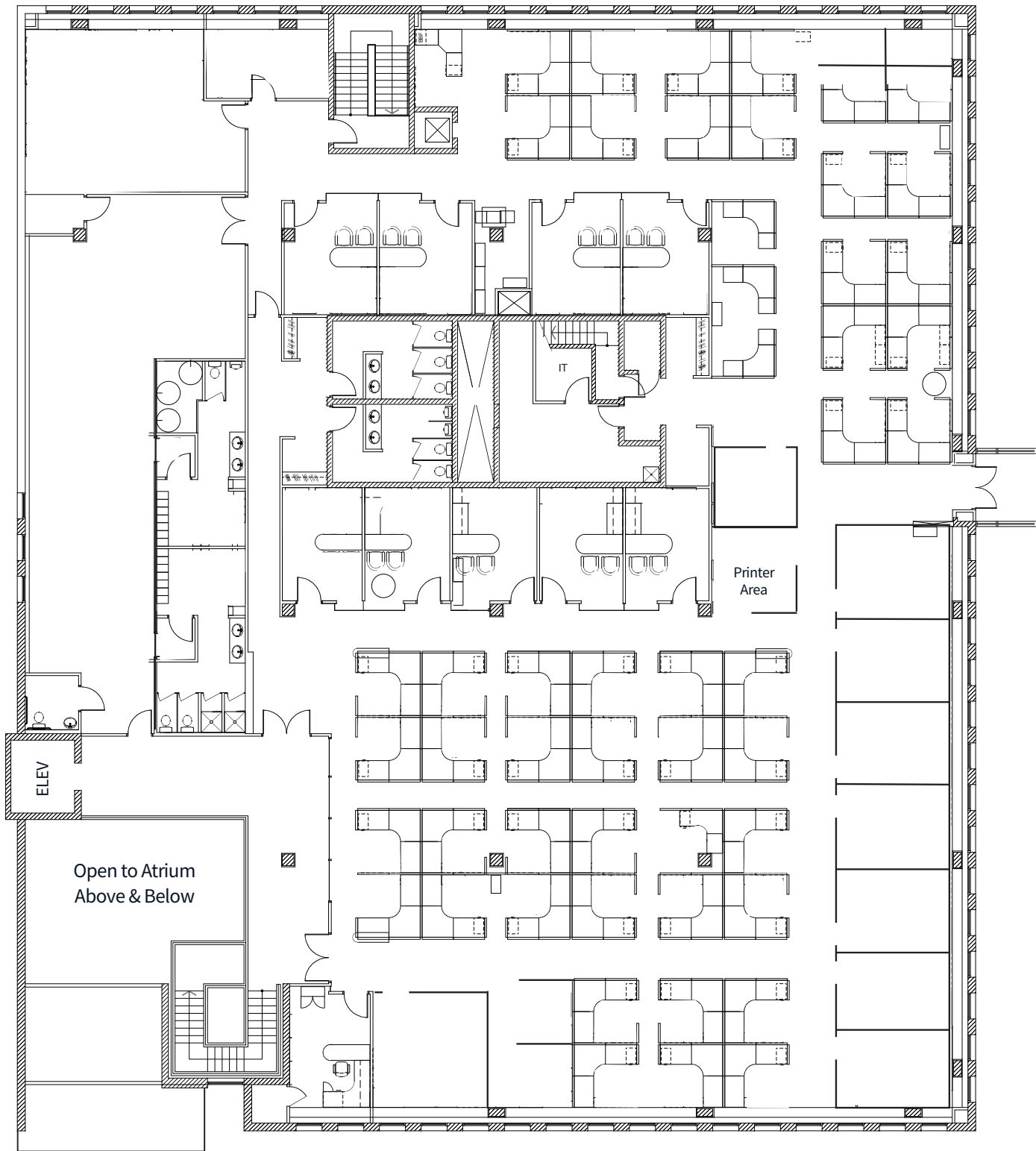


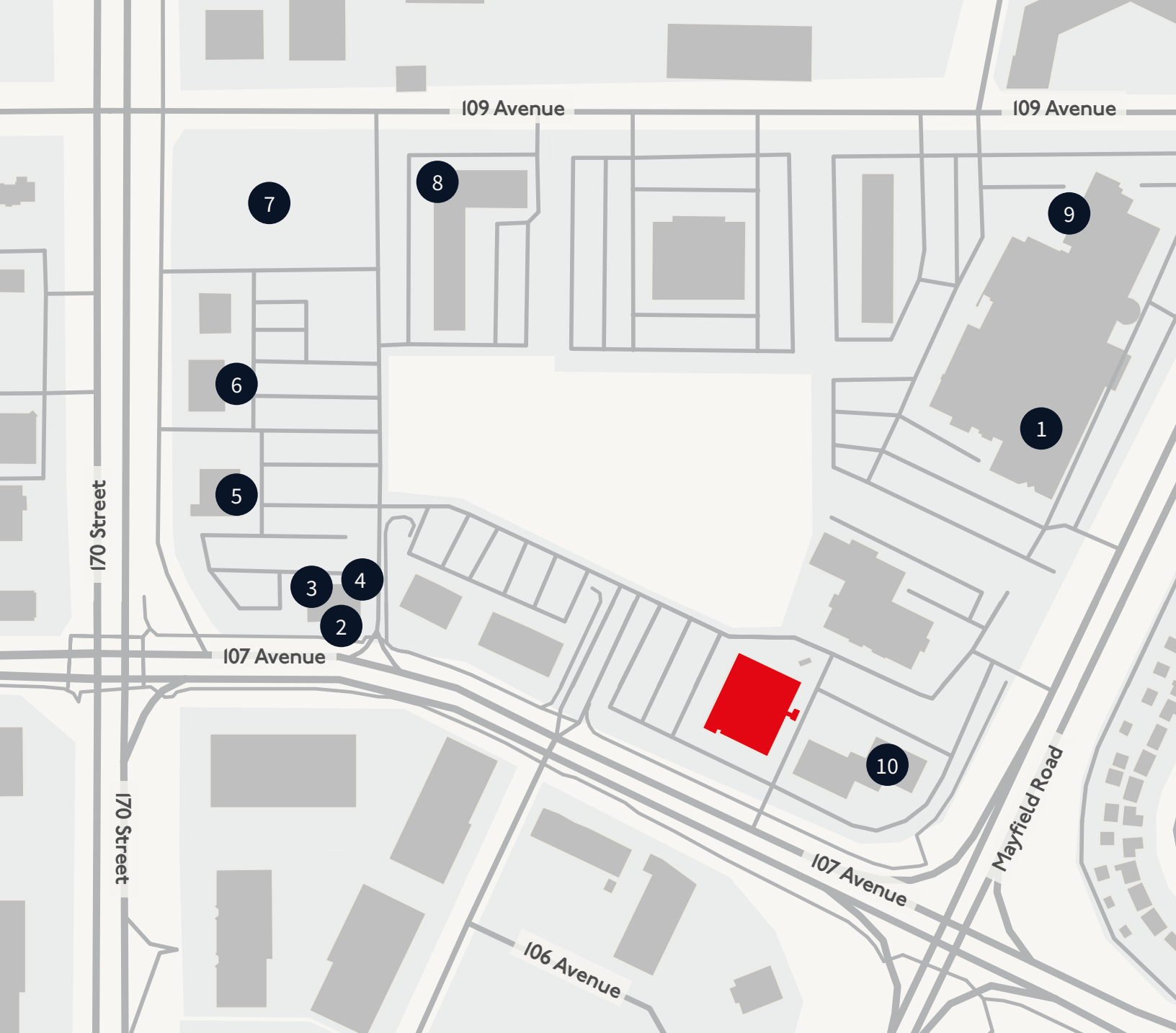
Main Entrance

# Second Floor



# Third Floor





## Nearby amenities

- 1 Mayfield Dinner Theatre
- 2 Pho Hoan Pasture
- 3 Fatburger
- 4 Toyo Sushi
- 5 TD Bank
- 6 IHOP
- 7 Petro-Canada
- 8 Staybridge Suites
- 9 DoubleTree by Hilton Hotel
- 10 Kepler Academy (Daycare)

## Location Highlights

- Adjacent to mature neighbourhoods in West Edmonton: Mayfield, Britannia Youngstown, and High Park
- Only minutes to nearby shopping centers including Mayfield Common, Terra Losa Shopping Centre and Westpoint Center
- Within walking distance to three hotels: DoubleTree by Hilton Hotel, Staybridge Suites West Edmonton, and Home2 Suitesby Hilton



RECEPTION DESK



BOARDROOM



EMPLOYEE LUNCHROOM



PRIVATE OFFICE



EXECUTIVE OFFICE



CUSTOMER WAITING AREA

## Building Highlights

- A mix of open workstations and enclosed offices
- Furniture can be made available
- Impressive lobby/waiting area with an 'open to above' view
- Several meeting/breakout areas for employees
- Large windows allow for abundance of natural sunlight
- High quality, modern finishes throughout the space
- Washrooms on every floor
- One elevator
- Three stairwells connecting to all three floors

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