

A photograph of the Centre 170 office building. The building features a modern design with large glass windows reflecting the sky and surrounding environment. A prominent sign on the building reads "CENTRE 170". To the left, a brick structure has a sign that says "CLEARANCE 8FT 2IN (2.49M)". The building is set against a clear blue sky with some light clouds. In the foreground, there is a grassy area and a gravel path.

CENTRE 170

Investment or Owner/User Opportunity for Sale

Centre 170

Prominent West Edmonton office building with a long-term and strong-covenant tenant mix, providing stable future cash flows.

10403 - 172 Street NW, Edmonton, AB

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Property Overview

Municipal Address

10403 - 172 Street NW

Legal Description

Plan 7720926, Block 1, Lots 2-3

Site Size

2.94 acres

Year Built

1980

Existing Zoning

Business Employment (BE)

Parking

354 underground stalls and 66 surface stalls (420 total parking stalls)

Building Area

181,584 square feet

Occupancy

60.2% Leased

Weighted Average Lease Expiry

3.5 Years

Potential Year 3 Stabilized NOI

\$2,120,475

Asking Sale Price

\$9.999 million (\$55.00 PSF)

The Opportunity

Highly Efficient Professional Office Building

Centre 170 is a contemporary three-storey professional office building, comprised of 181,584 square feet in a unique mix of office, warehouse and storage space. The building is highly efficient, and as a result has maintained competitively low operating costs.

Significant Improvements Completed

Constructed in 1980, the building has undergone numerous upgrades and renovations, including a modern building facade, renovated lobby and washrooms, and elevator upgrades.

Stable Long Term Tenancies

Centre 170 is currently 69.1% leased to a diverse group of strong covenant office tenants, many of which have been in the building on a long-term basis, including Alberta Infrastructure, Quality Control Council of Canada, SIRVA and Rolling Mix Concrete.

Move-in Ready Vacancies

The majority of the current vacancies at Centre 170 are well developed with quality, move-in ready improvements that should limit a purchaser's future tenant buildout and improvement expenses.

Quick Access to an Array of Popular Amenities

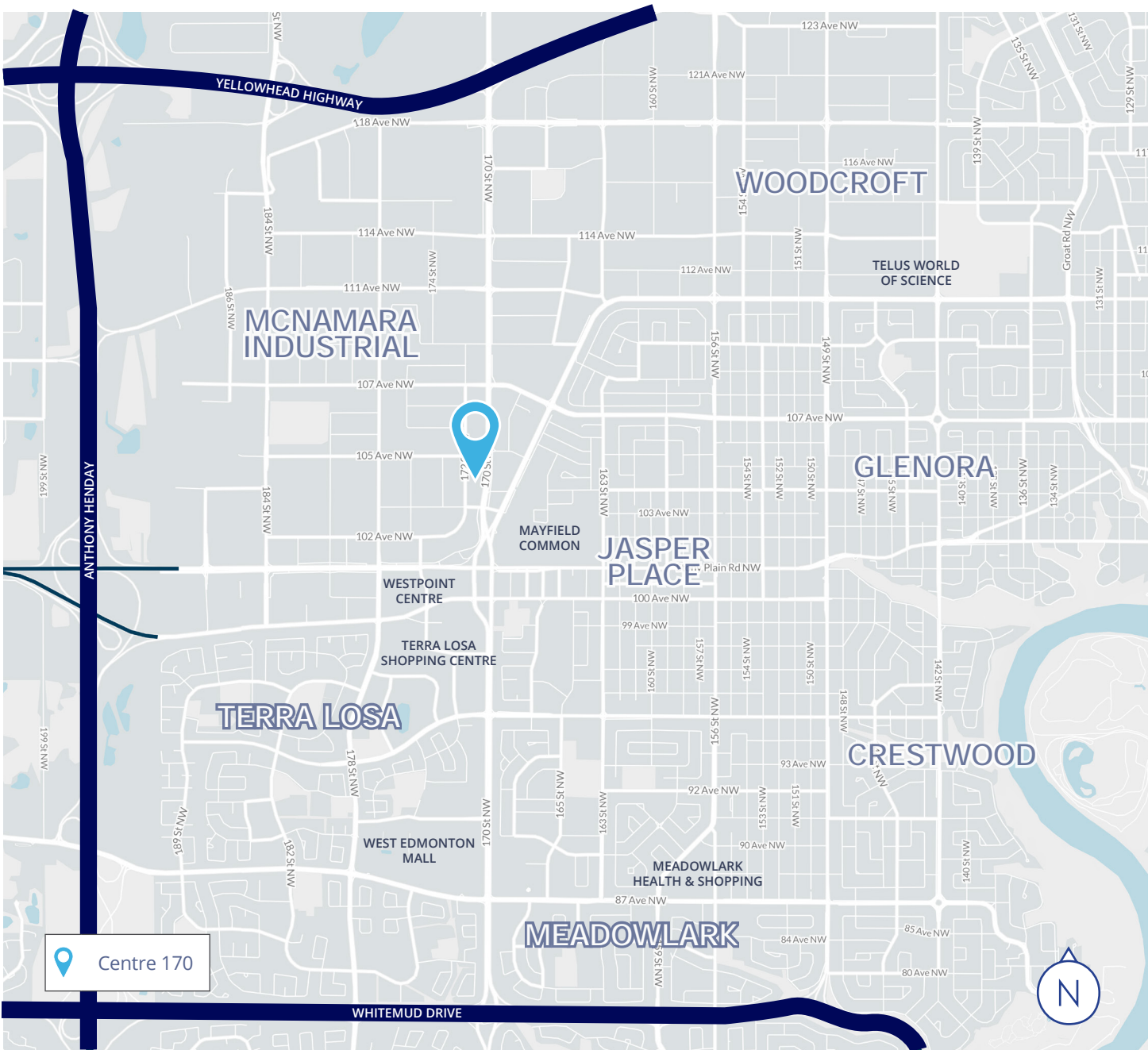
Located within the heart of the West End, Centre 170 is within a 5-minute drive of West Edmonton Mall and Mayfield Common, providing quick access to a variety of popular retailers, services and restaurants.

Excellent Exposure on 170th Street

Prominently located just before the three-way junction of 170th Street, Mayfield Road and Stony Plain Road, the Property benefits from it's distinctive high-profile site, offering excellent visibility and exposure to over 29,200 vehicles per day.



Property Location



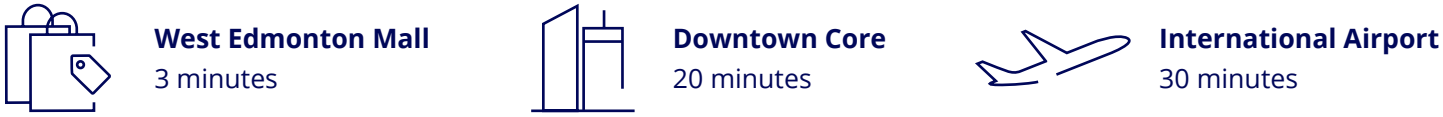
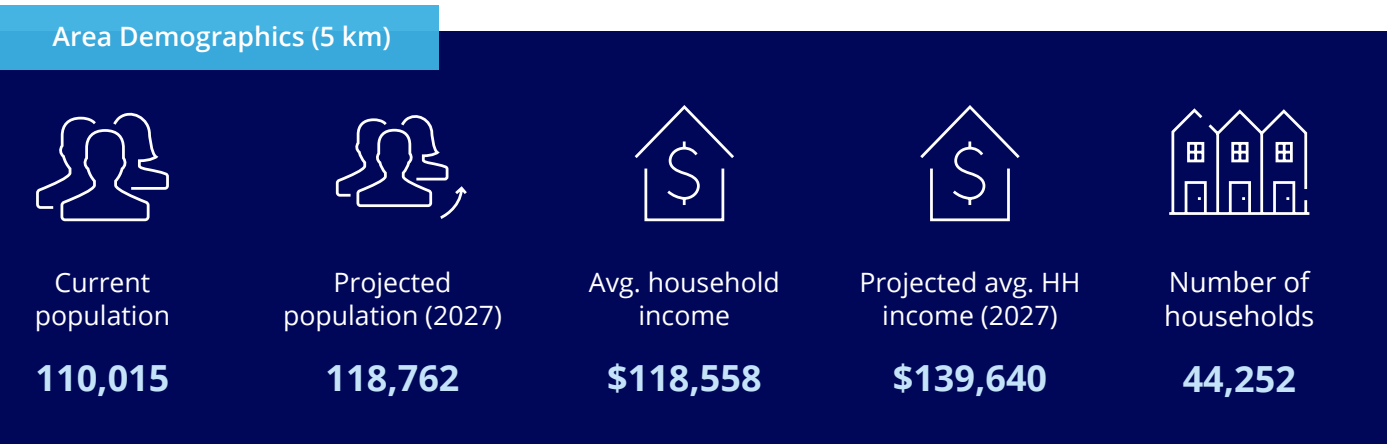
Centre 170 is a landmark professional building within the heart of Edmonton’s West End.

The building’s distinctive and high profile just before the three-way junction of 170th Street, Mayfield Road and Stony Plain Road provides excellent exposure to over 29,200 vehicles-per-day, and both building naming rights and pylon signage opportunities are available for an owner/user or future tenant(s).

The proximity to Stony Plain Road, 170th Street and Mayfield Road makes the location of Centre 170 an advantage through the benefits of neighboring amenities and retail services, including proximity to West Edmonton Mall, only a 3-minute drive away. Centre 170 also provides excellent access to major arterials, including Anthony Henday Drive, Whitemud Drive and the Yellowhead Highway.



Major Arterial Distances	
Yellowhead Trail Hwy	5 min
Anthony Henday Drive	10 min
Whitemud Drive	15 min



Property Floor Plans



Total Vacant Area
67,193 square feet

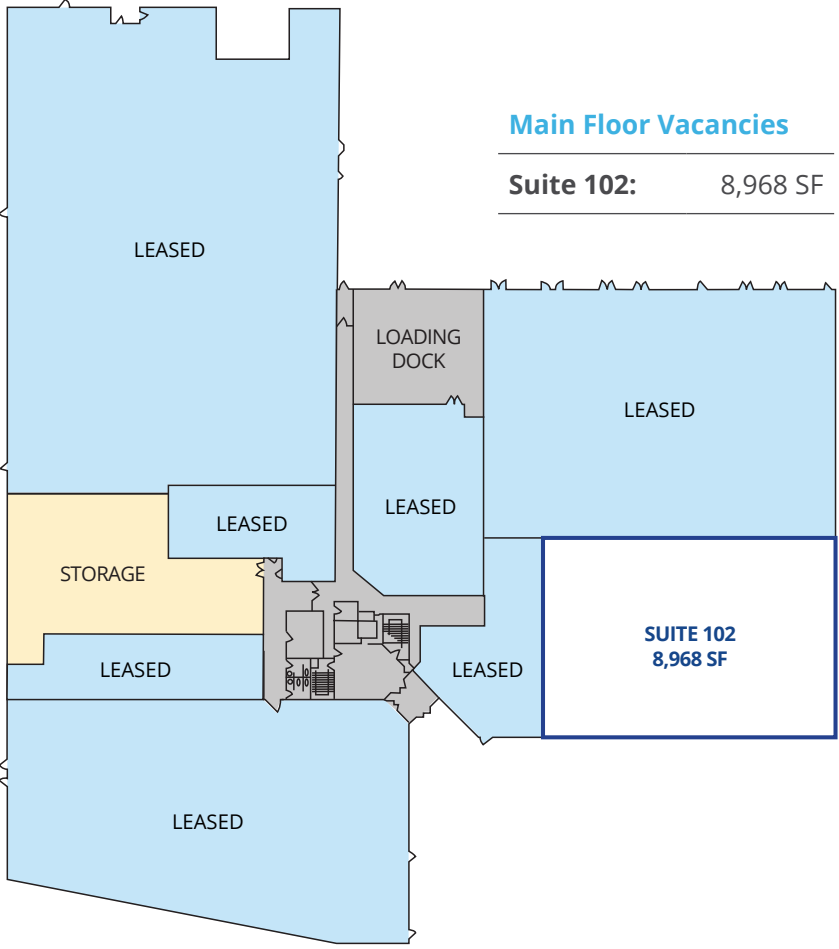
Stacking Plan

Floor													Total SF
3	Unit 300 4,977 SF	Unit 300H 943 SF	Unit 301 2,112 SF	Unit 310 10,734 SF	Unit 330 13,966 SF	Unit 340 4,955 SF	Unit 350 11,479 SF	Unit 355 5,097 SF	Unit 360 3,877 SF	Unit 370 2,848 SF	Unit 380 5,928 SF	Unit 390 10,192 SF	77,108
2	Double ceiling heights			Unit 202 11,154 SF	Unit 203 11,557 SF			Unit 210 7,588 SF		Unit 245 6,413 SF		36,712	
1	Warehouse/Storage			Unit 102 8,968 SF	Unit 103 12,183 SF		Unit 120 17,262 SF		Unit 145 21,704 SF		60,117		
TOTAL 173,937 SF*													

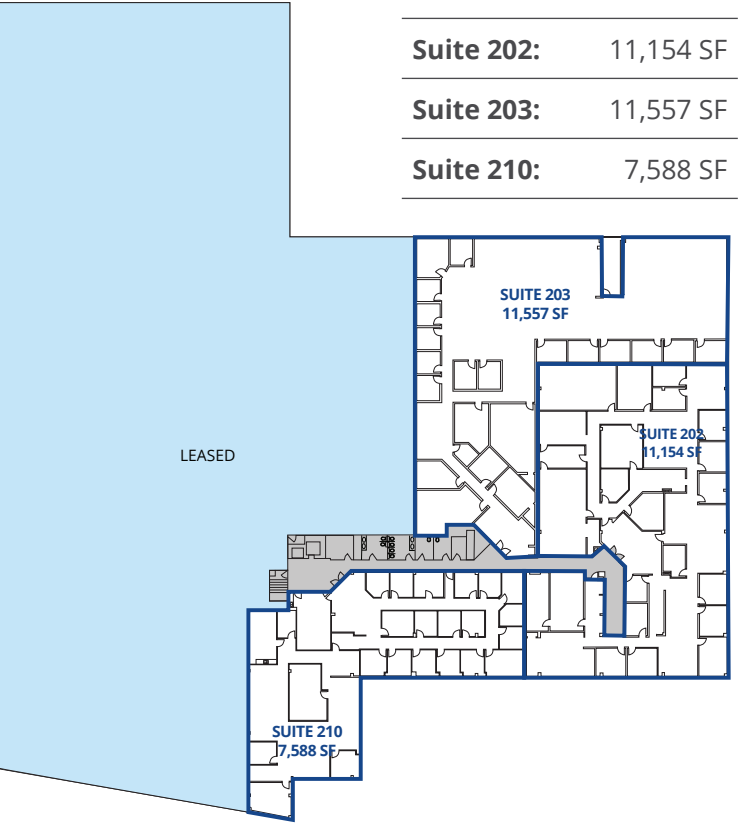
*Does not include warehouse and storage areas



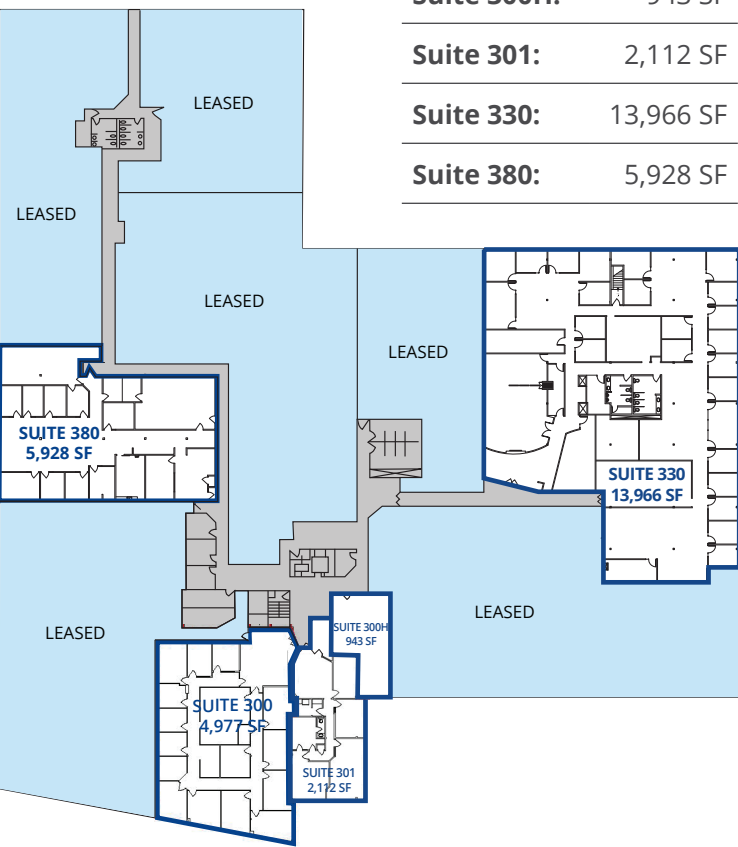
Main Floor



2nd Floor



3rd Floor



Tenancy Overview

- 60.1% leased to a diverse group of strong covenant office tenants including Alberta Infrastructure, Quality Control Council of Canada, and MPOWR Organizational Support Services
- The five largest tenants occupy over 45% of the Property, generating 67% of annual rent, with a weighted average lease to expiry (WALE) of 3.5 years
- Several tenants have been in the building on a long-term basis, including Alberta Infrastructure, Quality Control Council of Canada, SIRVA and Rolling Mix Concrete
- Potential value-add opportunity to leverage the Property's shape and size to maximize the building's floorplates and efficiency
 - Estimated Stabilized Net Operating Income of \$2,120,475





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