

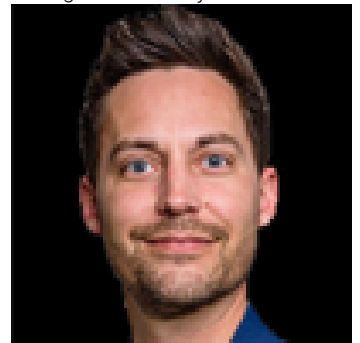


Edmonton Alberta

\$8

Westbay Plaza, 14603 134 Avenue NW, Edmonton, Alberta 2,348 SF flexible office unit available for lease in Westbay Plaza, a multi-tenant professional building located within an established Northwest Edmonton business corridor. The unit includes 4 private offices. The property fronts onto 134 Avenue with convenient access to 156 Street, Yellowhead Trail, and St. Albert Trail, providing strong accessibility and efficient connectivity to major arterial routes for staff and visitors. The building maintains a stable, diversified tenant mix supporting consistent daytime activity. Business Employment (BE) zoning permits a broad range of uses, including professional offices, administrative users, medical and allied health services, non-profit organizations, and service-oriented businesses. Base Rent is \$8.00 PSF with Additional Rent estimated at \$8.50 PSF (2026 Estimate). Possession is available January 15, 2027. Legal Description: Plan 7621570 Blk 11 Lot 6,9. Zoning: Business Employment. (id:6769)

Listing Presented By:



Originally Listed by:
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