

WESTGROVE PROFESSIONAL BUILDING

10230 142 Street NW, Edmonton, AB

RETAIL/OFFICE FOR LEASE



PROMINENT MEDICAL/PROFESSIONAL BUILDING

- Tenanted by a mix of Professional Uses driving consistent daytime traffic to site, complemented by a strong local residential base of 29,348 people within a 2-kilometer radius
- Situated in the highly sought-after and established Glenora community, the area boasts an impressive average household income of \$135,000 annually
- The site benefits from convenient pedestrian access and proximity to the LRT, with easy connections from both 142 Street and Stony Plain Road, offering seamless transit options
- The area is experiencing substantial development, with two planned residential towers set to introduce over 400 new residential units, further driving demand and increasing local activity

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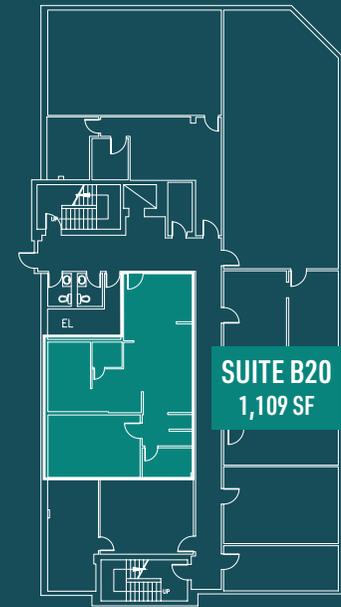
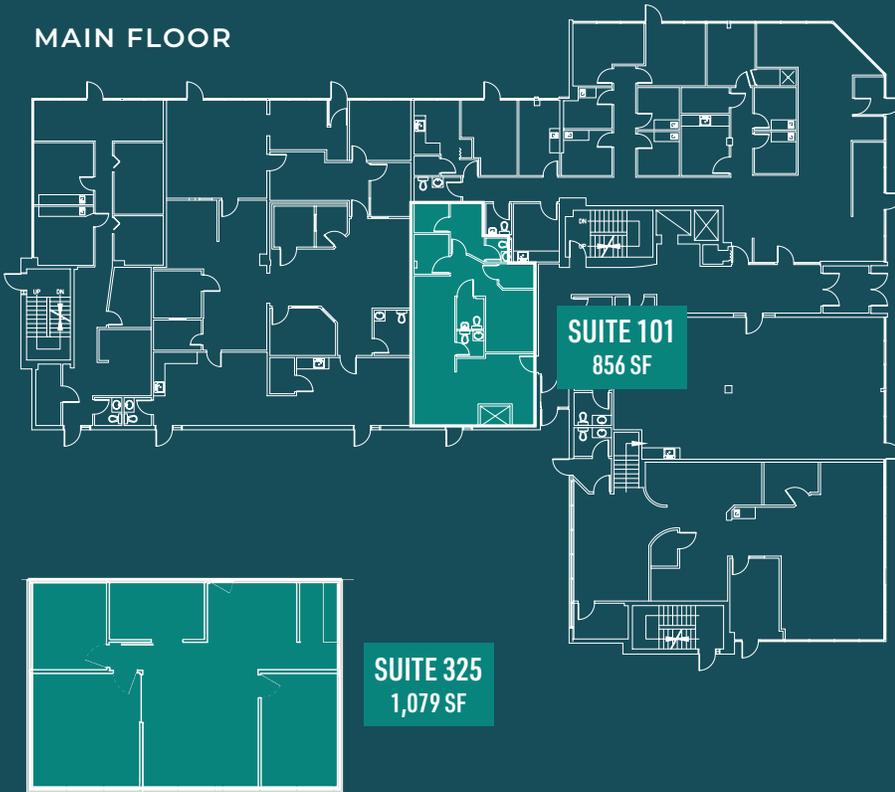
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FLOOR PLANS

BASEMENT

MAIN FLOOR



PROPERTY FEATURES

Vacancy	Suite 325: 1,079 SF Suite 101: 856 SF (main floor) Suite B20: 1,109 SF (lower level)
Available	Immediately
Address	10230 142 Street NW, Edmonton, AB
Legal	Plan 7921350, Block D, Lot A
Zoning	Mixed Use (MU h16 f3.5 cf)
Basic Rent	Negotiable
Op. Costs	\$18.22 (includes utilities)
Parking	Underground parking (\$160/stall) Free surface visitor parking Street parking



FREE SURFACE LEVEL
VISITOR PARKING



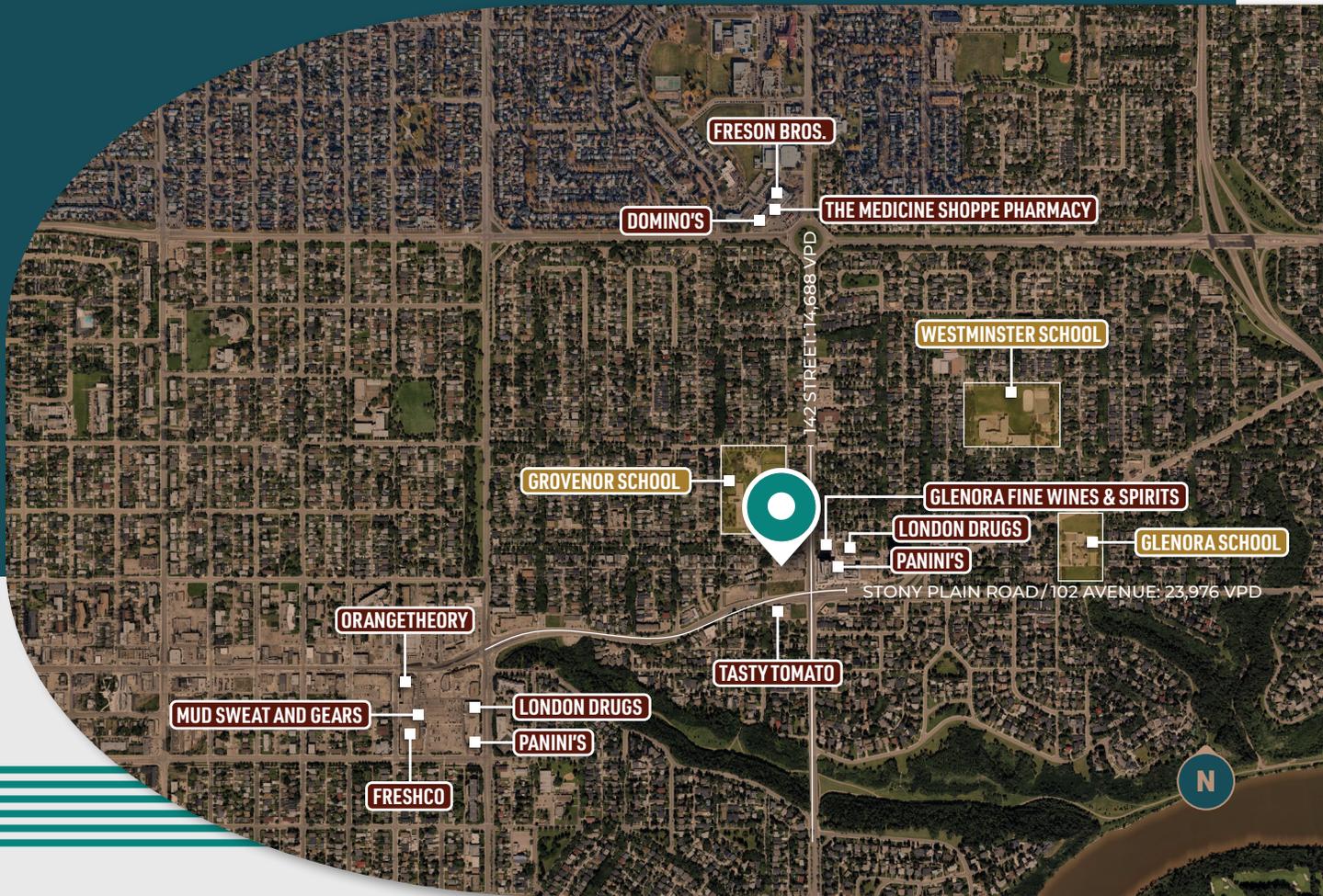
PROFESSIONALLY
MANAGED BUILDING



STEADY DAYTIME
TRAFFIC



IDEALLY SITUATED



THE OPPORTUNITY

Westgrove Professional Centre occupies a prime west-end location near 142 Street and Stony Plain Road, offering excellent exposure, accessibility, and strong surrounding amenities. The property is home to a diverse mix of medical and wellness tenants, creating steady daytime traffic and strong referral synergies. Tenants benefit from ample free surface and street parking, barrier-free access, and convenient connectivity to major roadways and the Valley Line LRT. Surrounded by retail amenities, restaurants, and services, Westgrove provides an ideal location for medical, wellness, and service-based users seeking exceptional visibility and accessibility in Edmonton's west end.

DEMOGRAPHICS

2 KM RADIUS

26,348

DAYTIME POPULATION

26,141 daytime population
5.9% growth (2019-2024)
4.1% projected growth (2024-2029)

\$134,942

AVERAGE HOUSEHOLD INCOME

22.6% earn \$60-100,000
42.6% earn \$100,000+

28.1%

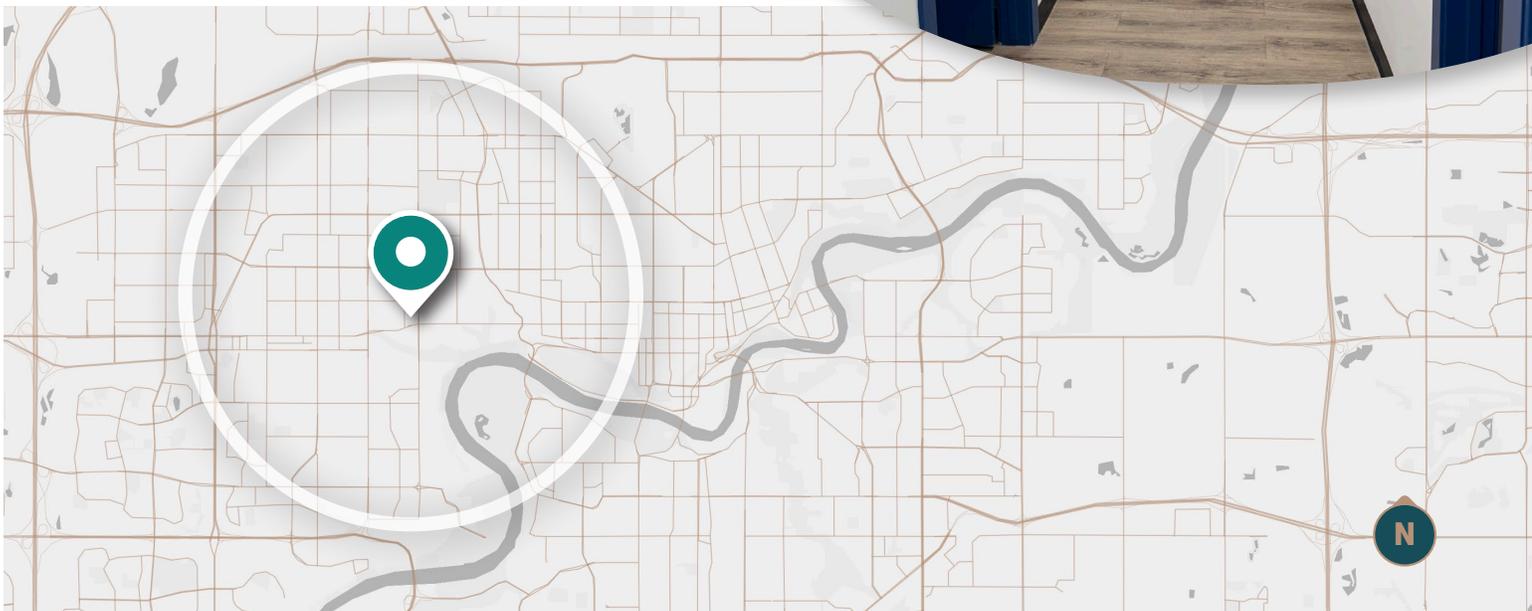
20-39 YRS

0-19 yrs = 20.7%
40-59 yrs = 28.5%
60+ yrs = 24.5%

23,976 VPD

ON STONY PLAIN ROAD

14,688 VPD on 142 Street
23,976 VPD on Stony Plain Road



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