



FOR LEASE

TRAIL BUSINESS CENTRE

13220 St. Albert Trail,
Edmonton, Alberta

John Frederickson

Senior Associate
780 405 5071
john.frederickson@cwedm.com

Nicholas Hrebien

Associate
780 917 8345
nicholas.hrebien@cwedm.com

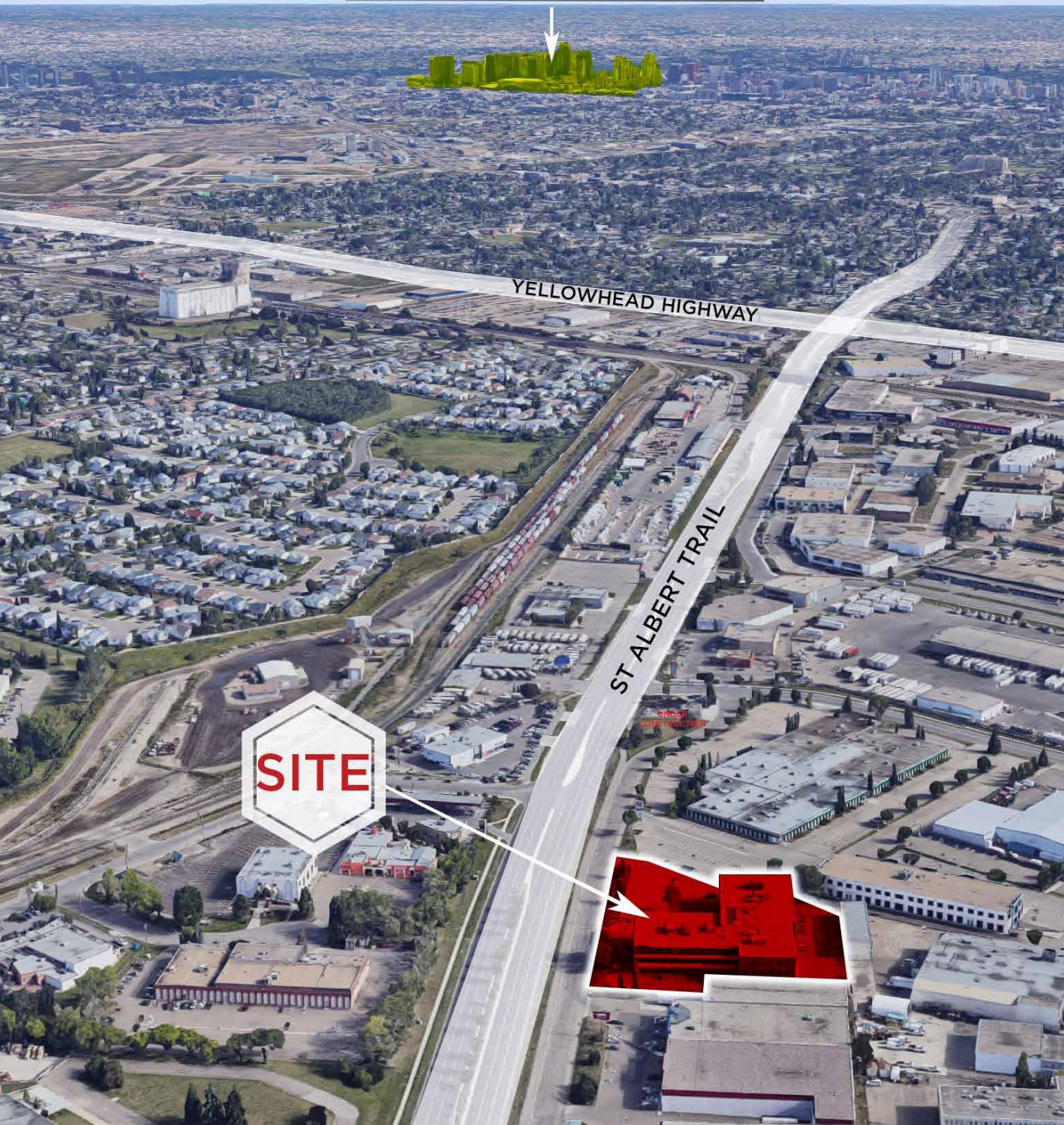
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April 20, 2021



HIGH PROFILE LOCATION

READY TO OCCUPY SUITES

DOWNTOWN EDMONTON



THE OPPORTUNITY

- Developed office space
- Main floor showroom/retail space
- Professionally managed including Melcor's Signature Customer Care service
- Atrium Style Lobby
- Excellent Access to major bus routes
- Pylon Signage for increased profile
- Elevator serviced for added convenience

PROPERTY DETAILS

MUNICIPAL ADDRESS

13220 St. Albert Trail

BUILDING

77,296 SF

BUILT

1980

PARKING

2:1,000

DESCRIPTION

No charge surface stalls

SIZE

623 SF 13,203 SF

MAIN FLOOR RETAIL

Ideal for medical or retail showroom

LEASE RATE

\$14.00 per SF

OPERATING COST

Office \$15.32 Per SF

Retail \$12.88 Per SF

TENANT INDUCEMENT

Negotiable

POSSESSION

Immediate

UNITS

100 - 3000 SF to 13,203 SF
includes reduced rate warehouse space

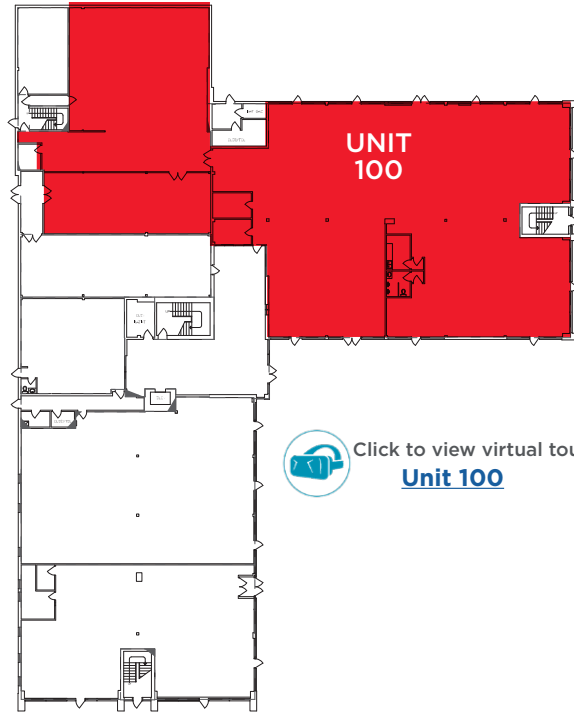
209 - 1104 SF Developed Space

210 - 4565 SF Developed Space

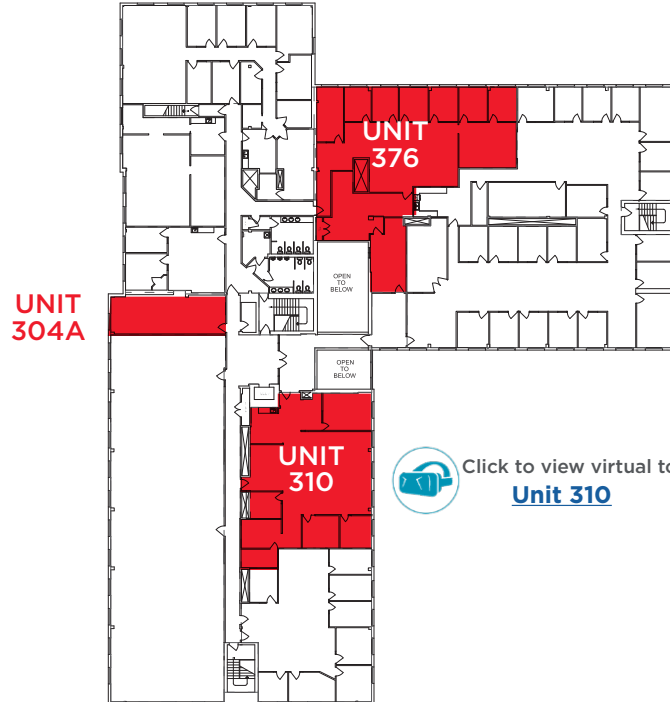
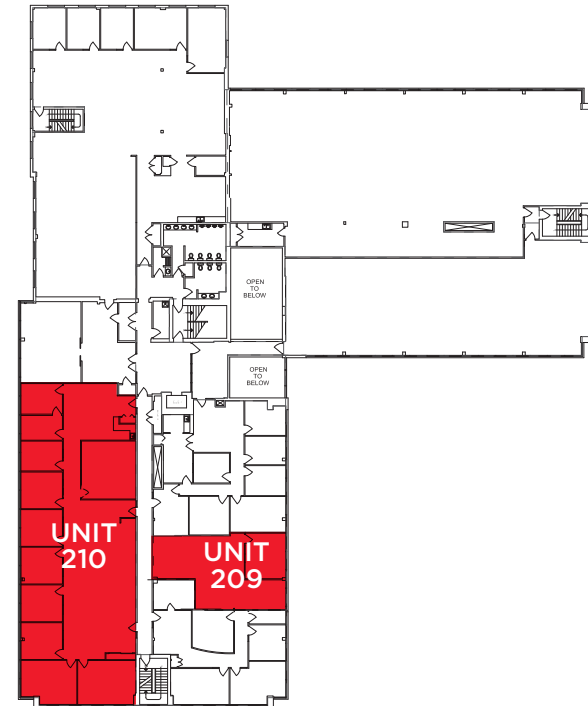
304A - 623 SF Developed Space

310 - 2567 SF Developed Space

376 - 3348 SF Developed Space




Click to view virtual tour
[Unit 100](#)




Click to view virtual tour
[Unit 310](#)


DEMOGRAPHICS




POPULATION		
1km	3km	5km
2,731	38,825	117,530



HOUSEHOLDS		
1km	3km	5km
931	14,709	46,451



AVERAGE INCOME		
1km	3km	5km
\$94,027	\$98,507	\$100,971



VEHICLES PER DAY		
37,000 on St Albert Trail		



Professional Office Users



Medical



Home Furnishing and Decor



Excellent Access to
Anthony Henday Drive and
Yellowhead Trail



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