

TRAIL BUSINESS CENTRE

13220 St. Albert Trail,
Edmonton, Alberta

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August 17, 2022

FOR LEASE



HIGH PROFILE LOCATION

READY TO OCCUPY SUITES

DOWNTOWN EDMONTON



YELLOWHEAD HIGHWAY

ST ALBERT TRAIL

SITE



THE OPPORTUNITY

- Developed Office Space
- Main Floor Office Space / Showroom
- Professionally managed including Melcor's Signature Customer Care service
- Atrium Style Lobby
- Excellent access to major bus routes
- Pylon Signage for increased profile
- Elevator service for added convenience
- Onsite secure storage available

PROPERTY DETAILS

MUNICIPAL ADDRESS

13220 St. Albert Trail

BUILDING

77,296 SF

BUILT

1980

PARKING

2:1,000

DESCRIPTION

No charge surface stalls

SIZE

2,887 SF TO 14,240 SF

MAIN FLOOR RETAIL

Ideal for Professionals,
Medical and Showroom

LEASE RATE

\$14.00 per SF

OPERATING COST

Office \$14.24 per SF

Retail \$12.88 per SF

TENANT INDUCEMENT

Negotiable

POSSESSION

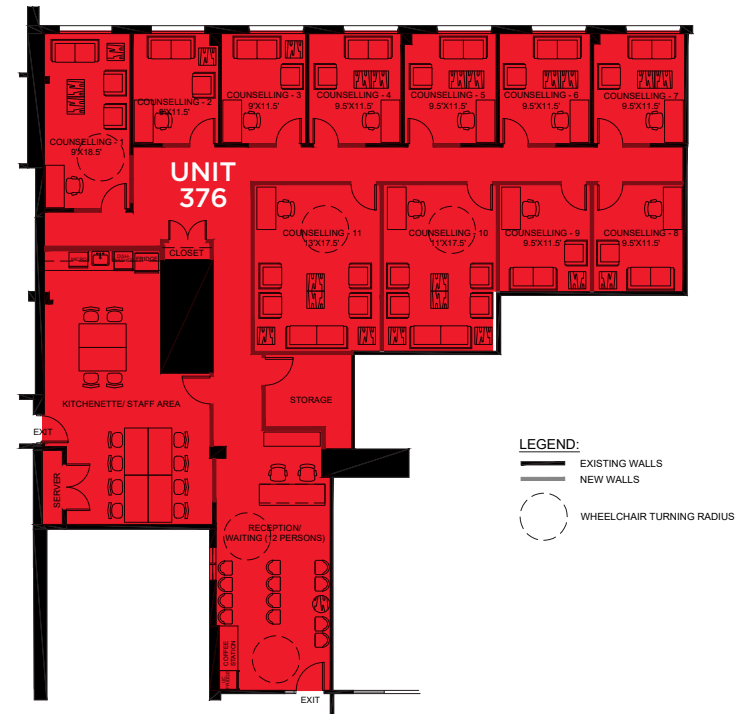
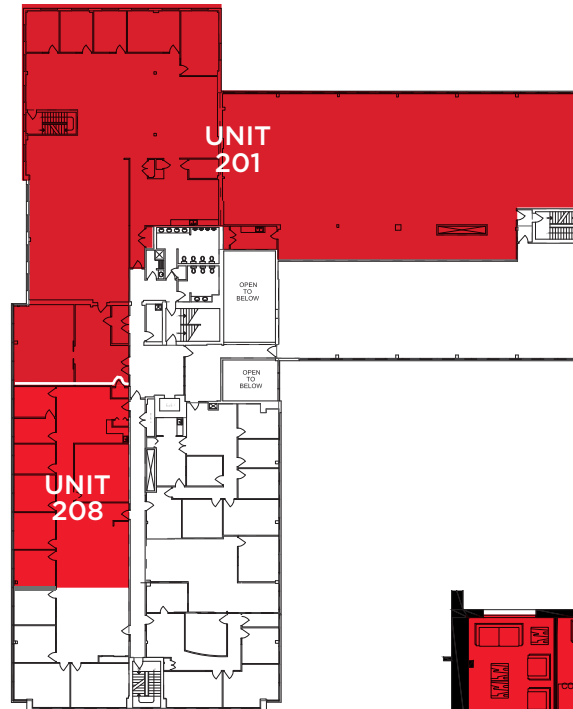
Immediate

UNITS


201 - 14,240 SF Developed Space

208 - 2,887 SF Developed Space


376 - 3,348 SF Developed Space




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



Showroom Space



Excellent Access to
Anthony Henday Drive
and Yellowhead Trail

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