

# 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

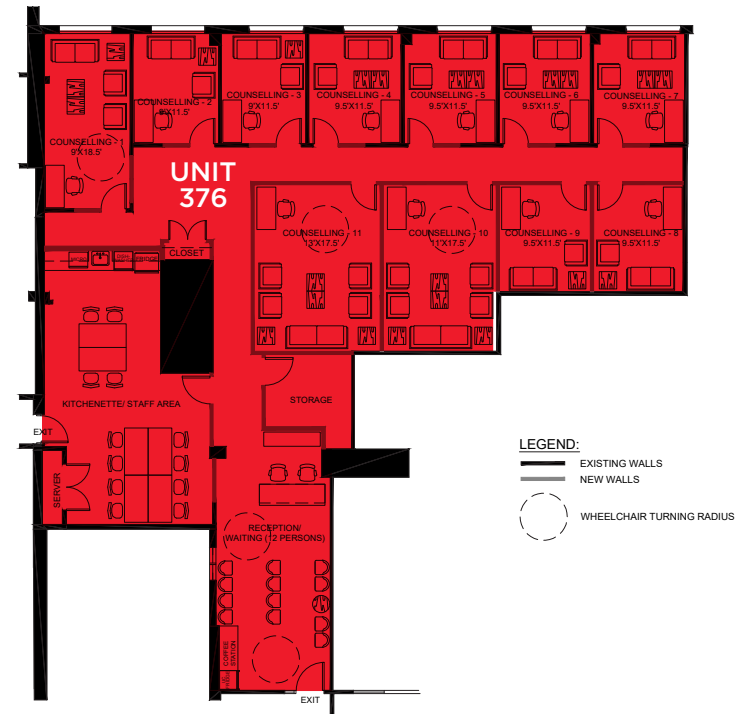
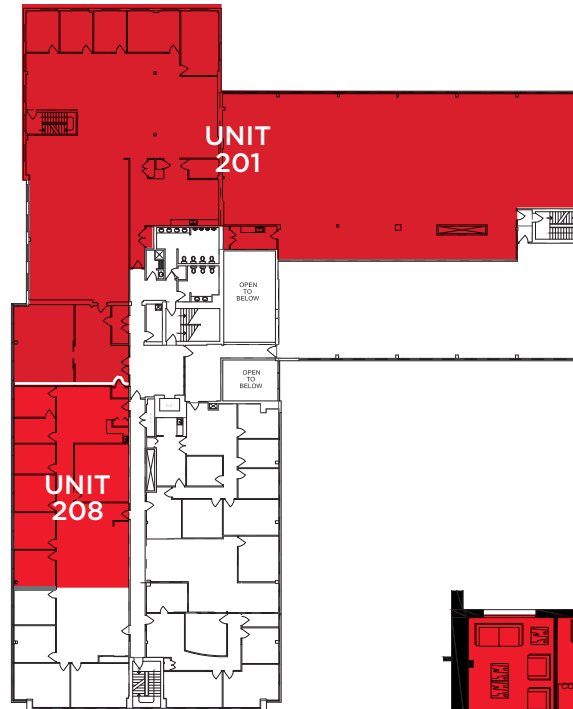
Immediate

## 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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