



# Trail Business Centre

13220 St. Albert Trail Edmonton, AB

## Highlights

Excellent exposure to St. Albert Trail

Unique and attractive interior building design

Retail services and transit stops nearby

## Amenities

Storage Lockers

Bike Storage

Immediate Availability

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**MELCOR**  
melcor.ca

# Trail Business Centre

13220 St. Albert Trail, AB



## Availabilities

4					
3		863 sf			3,348 sf
2	7,068 sf	7,377 sf			
1			1,992 sf		

■ Available ■ Leased

Asking Rent	Market Rent
Additional Rent	Retail \$11.24 Office \$13.84
TI	Suite dependent, contact agent
Amenities	Storage Lockers, Bike Storage
Available Parking	Surface Parking
Parking Ratio	2 : 1,000
Availability	Immediate



# Property Details



## Asking Rent

Market Rent



On-site, professional building management by Melcor REIT

## Additional Rent

Retail \$11.24 / sq. ft.  
Office \$13.84 / sq. ft.



Some errands can be accomplished on foot

## Parking

Adjacent above ground parkade



A few nearby public transportation options

## TIA

Suite dependent, contact agent



Some bike infrastructure

UNIT(S)

AREA (SF)

COMMENTS

102

1,991

Undeveloped space

201/202

14,445

Reception, large Kitchen, 27 private offices, large open spaces, 4 storage areas, 2 large meeting rooms

304

863

Kitchenette, 2 offices and open space.

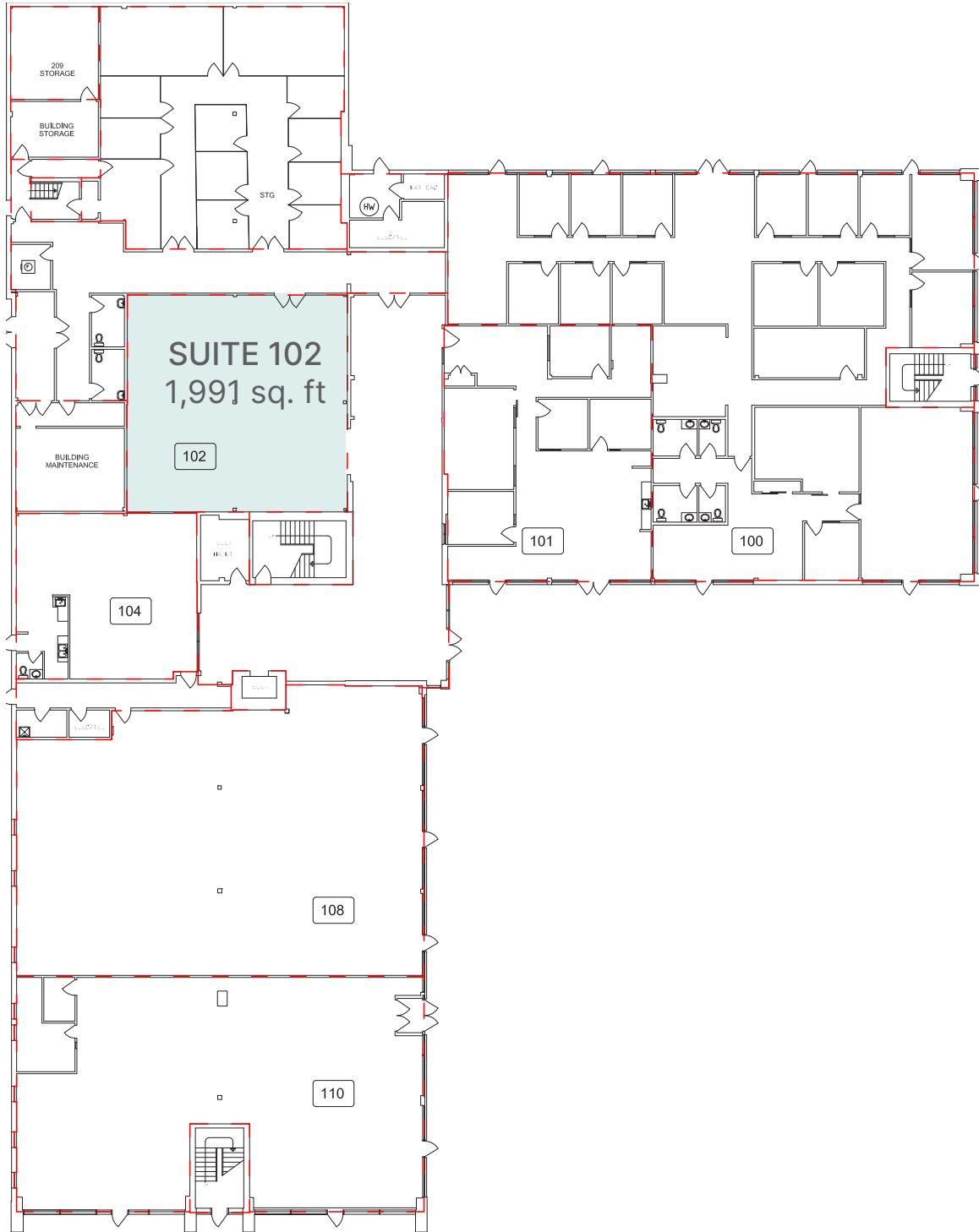
376

3,348

Brand new Reception, large kitchenette, 9 private offices, 2 meeting rooms, one storage room.

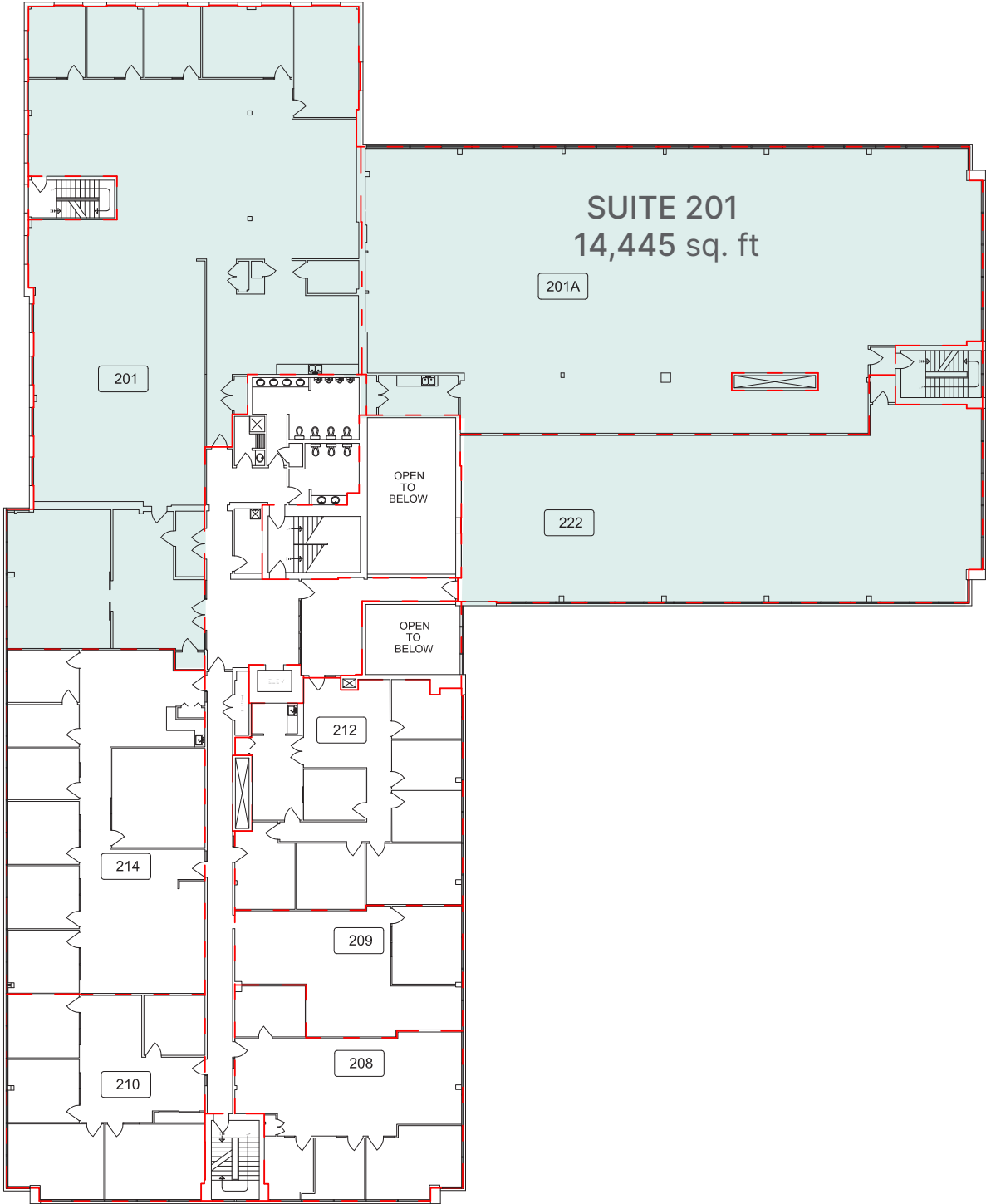
# First Floor

SUITE 201 | 1,991 sq. ft.



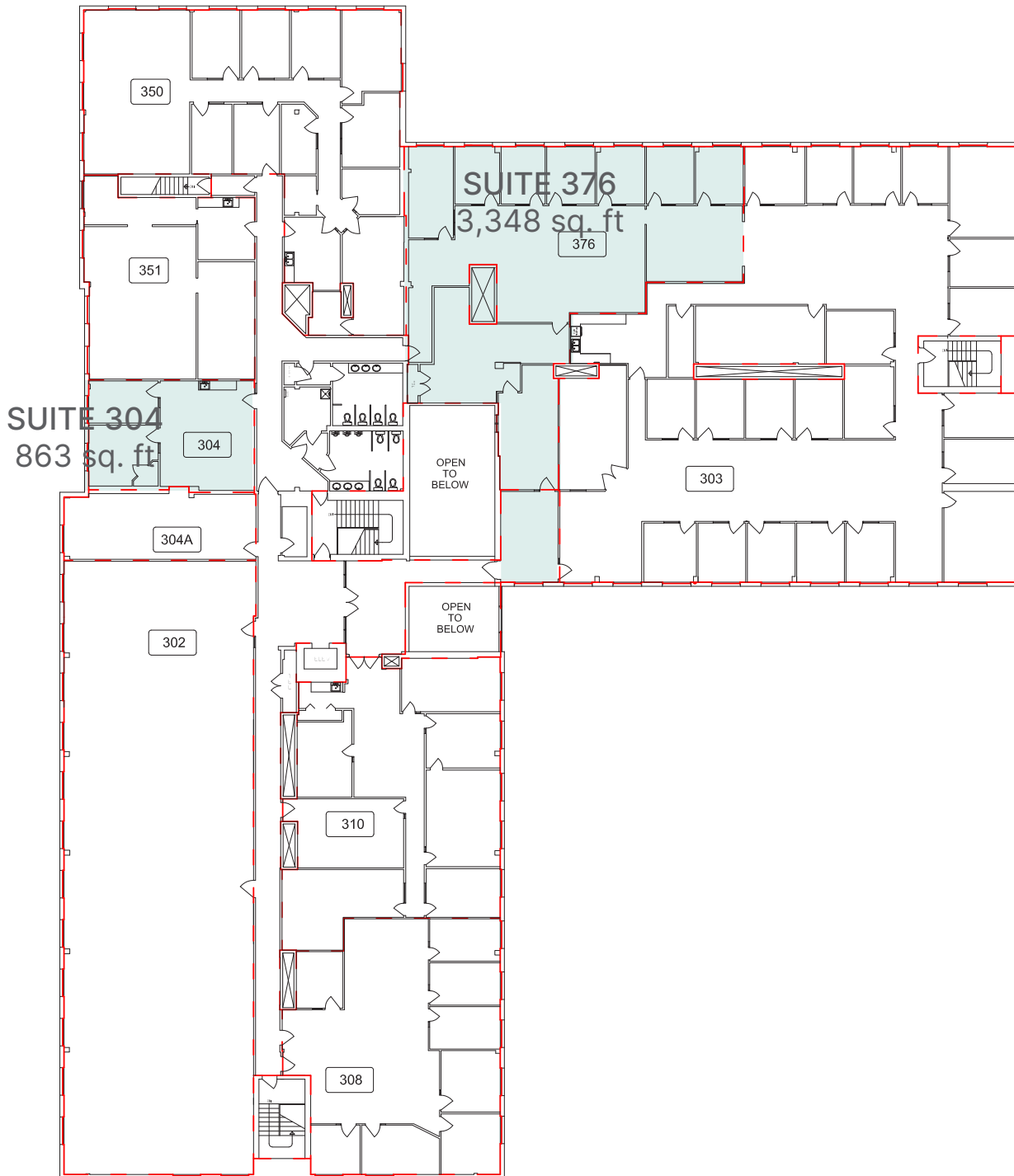
# Second Floor

SUITE 201/202 | 14,445 sq. ft.



# Third Floor

SUITE 304 | 863 sq. ft.  
SUITE 376 | 3,348 sq. ft.



# TRAIL BUSINESS CENTRE

13220 St. Albert Trail, AB

Office | For Lease



## ETS Stops

5 min walk



## Christy's Corner

11 min walk (Cineplex, Moxies,  
Louisiana Purchase)



## Northwest Crossing

4 min walk (A&W, Popeye's,  
Oodle Noodle)

## Contact Us

### Charnpreet Bhullar

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