

FOR LEASE

MEDICAL & OFFICE



HUNTINGTON GALLERIA

4636 Calgary Trail, Edmonton, AB

Property Description

Main and second floor units are available or lease in Huntington Galleria, a vibrant retail and professional centre on Calgary Trail, seeing over 79,600 VPD. Large windows, exceptional building signage and ample paved parking characterize the building. The second floor has common washrooms and is accessed via elevator or stairwell. Reserved parking is available.

- The **main floor unit** is built out as a medical clinic with 4 exam rooms, 1 procedure room, a nurses' station, a sterilization room, a reception area, a kitchenette, and public and staff washrooms.
- The east-facing **second-floor unit** is built out with a reception/waiting area, open workstations, private offices, meeting rooms, a kitchenette, a print room, and a storage/mechanical room.

Alexandria Wiemer

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MARKET
RENT PER SQFT

1st FLOOR OP COST

\$14.89 (+/-)

2nd FLOOR OP COST

\$16.32 (+/-)

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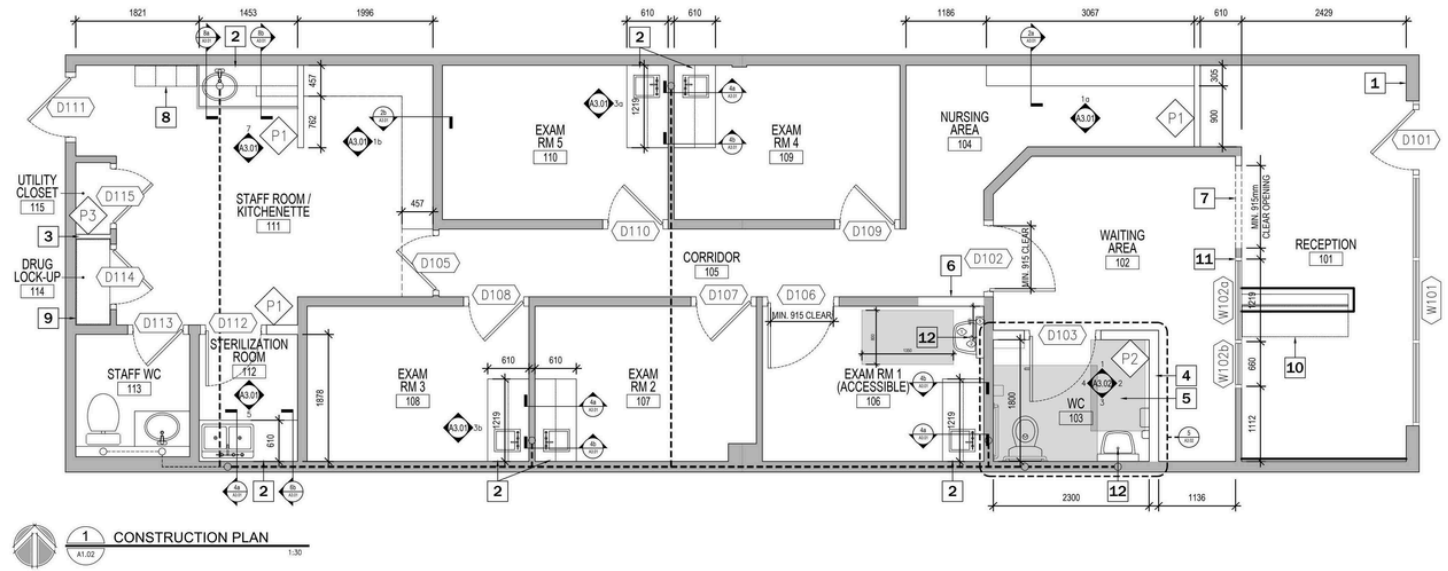
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MAIN FLOOR

± 1,284 SF

Availability: Immediate

**plus Tenant's proportionate share of any common areas of the Building.

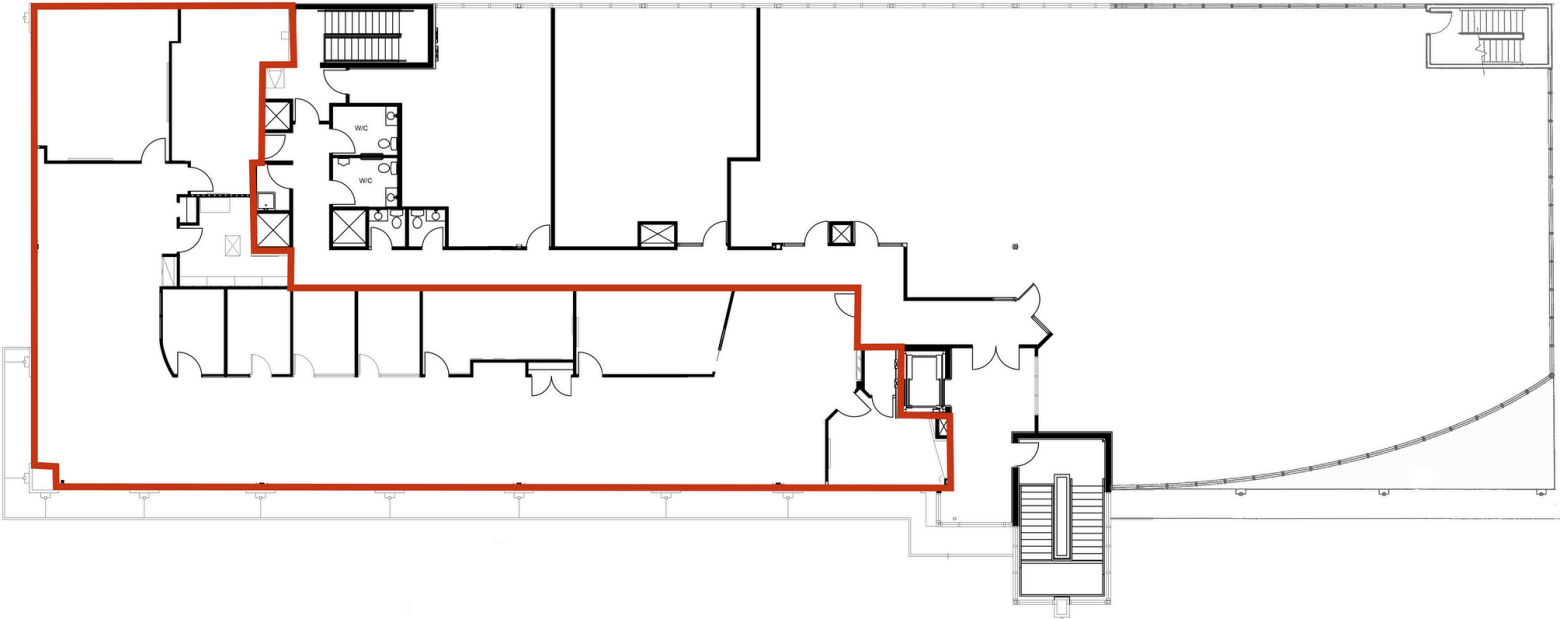


SECOND FLOOR

± 4,409 SF

Availability: April.1/25

**plus Tenant's proportionate share of any common areas of the Building.





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