

| 744 - 5,350 SF |

RETAIL & OFFICE FOR LEASE

UNDER NEW OWNERSHIP



CIRCLE SQUARE 13210 118 Avenue NW, Edmonton, AB

- Medical professional and retail spaces available
- Gastroenterology Clinic and Research Centre, Endoscopy Clinic, Sleep Clinic, and Infusion Clinic coming soon!
- Variety of bay sizes suitable for medical, professional, retail and hospitality uses ranging from 744 – 5,350 SF
- Outstanding accessibility from major commercial corridors including St. Albert Trail, 118 Avenue, and Yellowhead Trail

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PROPERTY FEATURES

Vacancy	744 – 5,350 SF		
Address	13210 118 Avenue NW, Edmonton		
Legal	Plan 1464KS, Block 1, Lot 54, 55U-58U		
Zoning	General Commercial (GC)		
Basic Rent	Negotiable		
Op Costs	Office:	\$17.61 PSF	
	Retail:	\$13.11 PSF	
Utilities	Office:	Included in op costs	
	Retail:	Separately metered	
Parking	±200 surface and ±50 underground		



EXPOSURE TO 59,000 VPD



±200 SURFACE PARKING STALLS

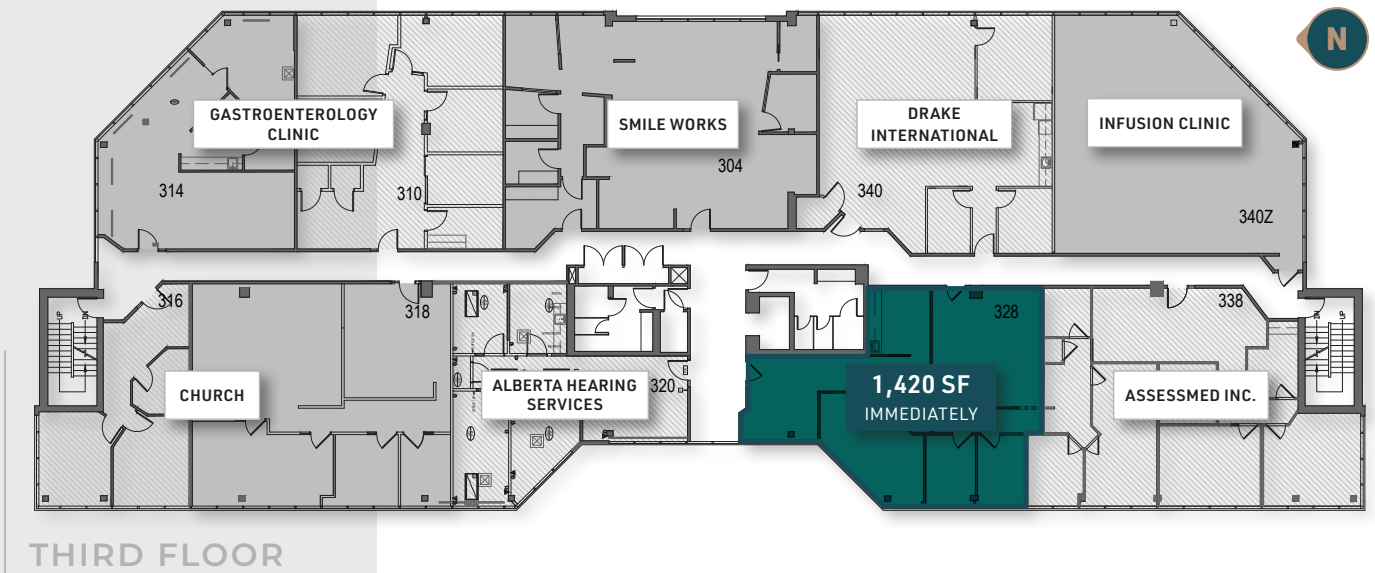
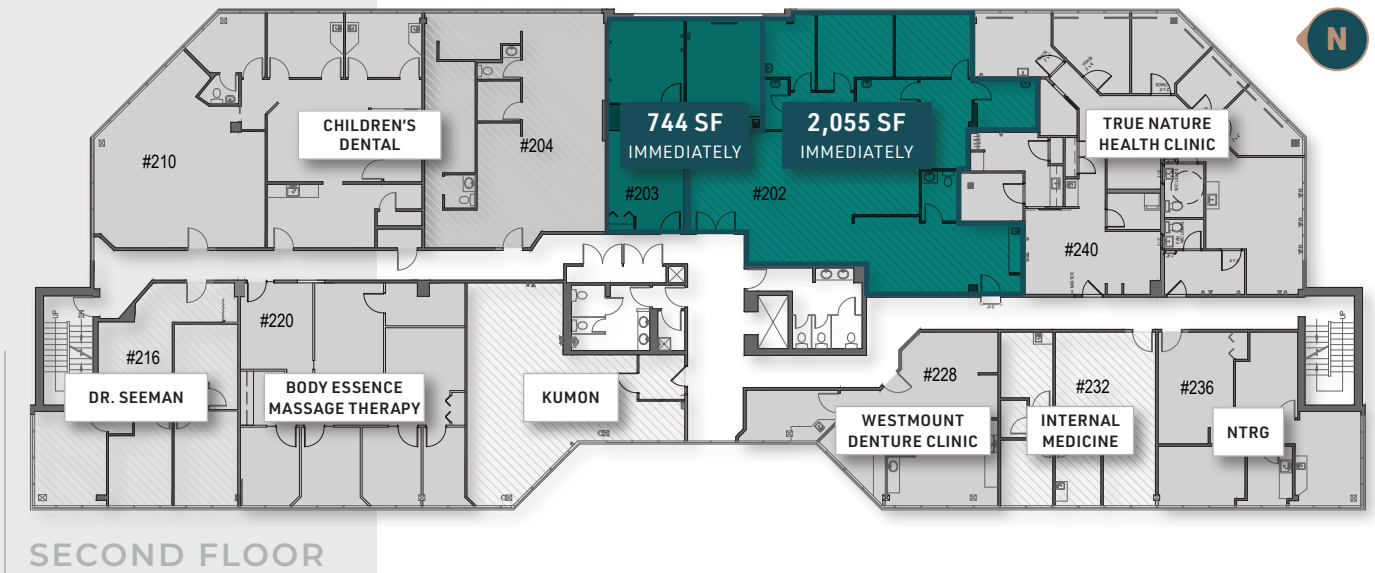
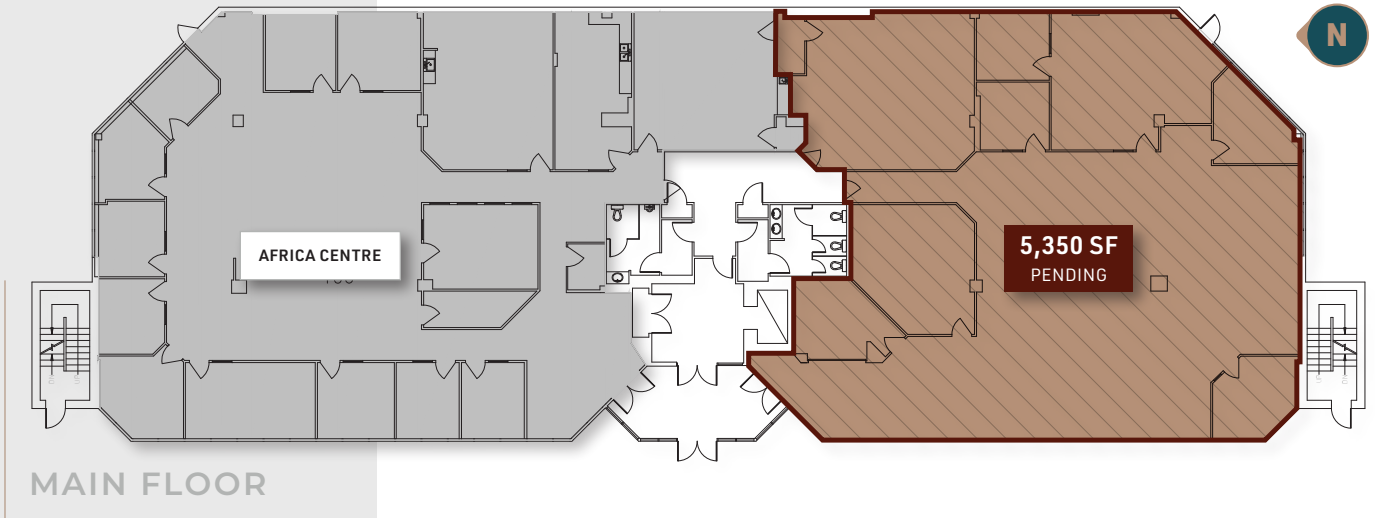


NEW OWNERSHIP & MANAGEMENT

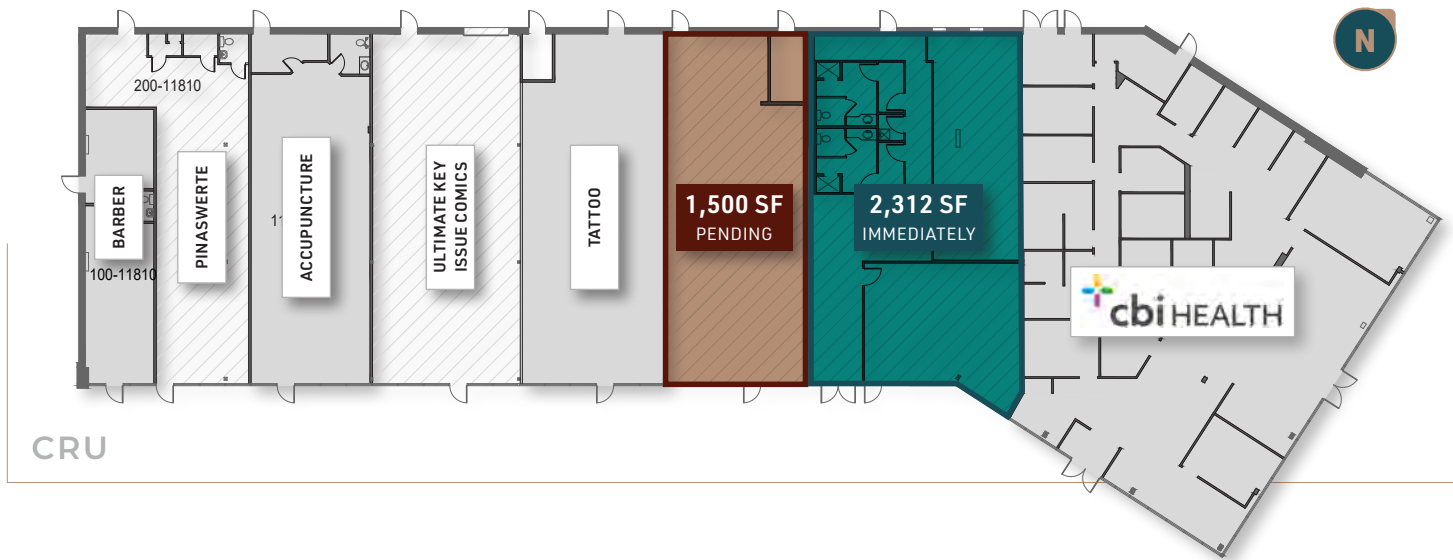
AVAILABLE AREAS

SUITE	AREA	STATUS	NOTES
MEDICAL PROFESSIONAL CENTRE			
102	5,350 SF	PENDING	Endoscopy, Research, and Sleep Clinic
202	2,055 SF	AVAILABLE	Immediately
203	755 SF	AVAILABLE	Immediately
314	1022 SF	LEASED	Gastroenterology Clinic
310	1425 SF	LEASED	Gastroenterology Clinic
316	709 SF	LEASED	Church
318	1698 SF	LEASED	Church
320	1014 SF	LEASED	Alberta Hearing Service
328	1420 SF	AVAILABLE	Immediately
338	1794 SF	LEASED	Respiratory Clinic
340Z	1529 SF	LEASED	Infusion Clinic
RETAIL CRU			
11818	1,500 SF	PENDING	Optometry Clinic
11820	2,312 SF	AVAILABLE	Immediately

MEDICAL PROFESSIONAL CENTRE



RETAIL UNITS



DEMOGRAPHICS

38,185

DAYTIME POPULATION

23,338 residents
 3.0% growth (2018-2023)
 3.1% projected growth (2023-2028)

\$99,697

AVERAGE HOUSEHOLD INCOME

25.0% earn \$60-100,000
 38.7% earn \$100,000+

30.1%

20-39 YRS

0-19 yrs = 21.1%
 40-59 yrs = 26.9%
 60+ yrs = 22.0%

TRAFFIC

+

36,100 VPD

ST. ALBERT TRAIL

+

23,000 VPD

118 AVENUE



CIRCLE SQUARE REPOSITIONED AS MEDICAL PROFESSIONAL HUB

Circle Square is now under new ownership and is being strategically repositioned as a Medical Professional Centre to meet changing community needs. Surrounded by mature residential, the property enjoys exposure to over 59,000 vehicles daily and serves a daytime population of 38,185 people within a 2 km radius. With a significant presence of medical professionals

on-site, it creates a synergistic environment for health-related businesses. The facility also provides underground parking, ensuring convenience for both tenants and visitors. Its high visibility and easy access make it an ideal location for businesses looking to benefit from maximum exposure in a highly accessible area.

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IDEALLY
SITUATED



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