

| 1,480 - 5,350 SF |

RETAIL & OFFICE FOR LEASE



CIRCLE SQUARE 13210 118 Avenue NW, Edmonton, AB

- Fully built out medical and main floor retail spaces available
- Exceptional exposure to over 59,000 vehicles per day at the high-traffic intersection of St. Albert Trail and 118 Avenue
- Variety of bay sizes suitable for medical, professional, retail and hospitality uses ranging from 1,480 – 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	1,480 – 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

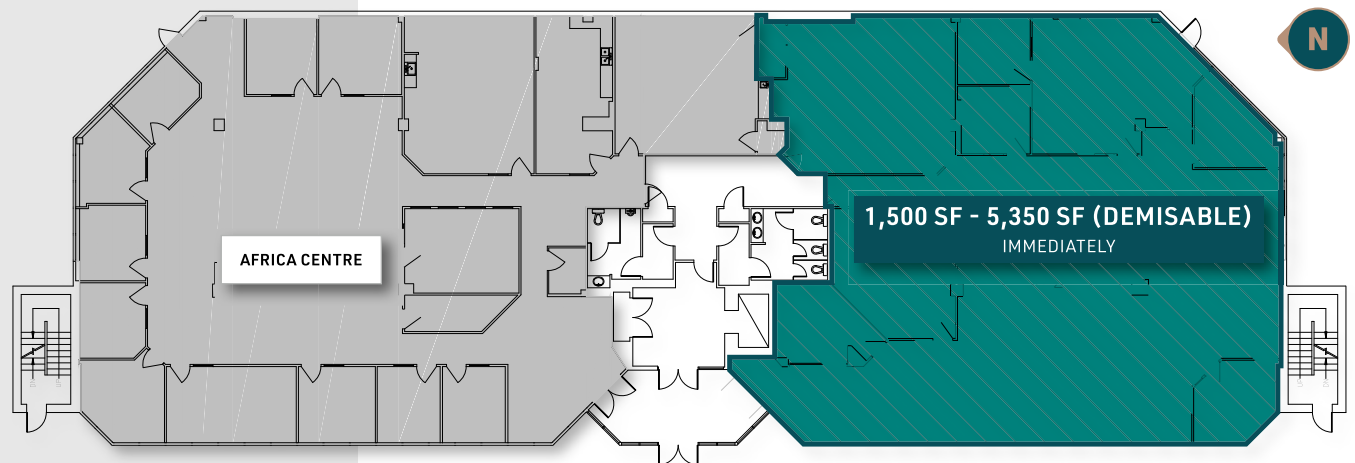


NEW OWNERSHIP & MANAGEMENT

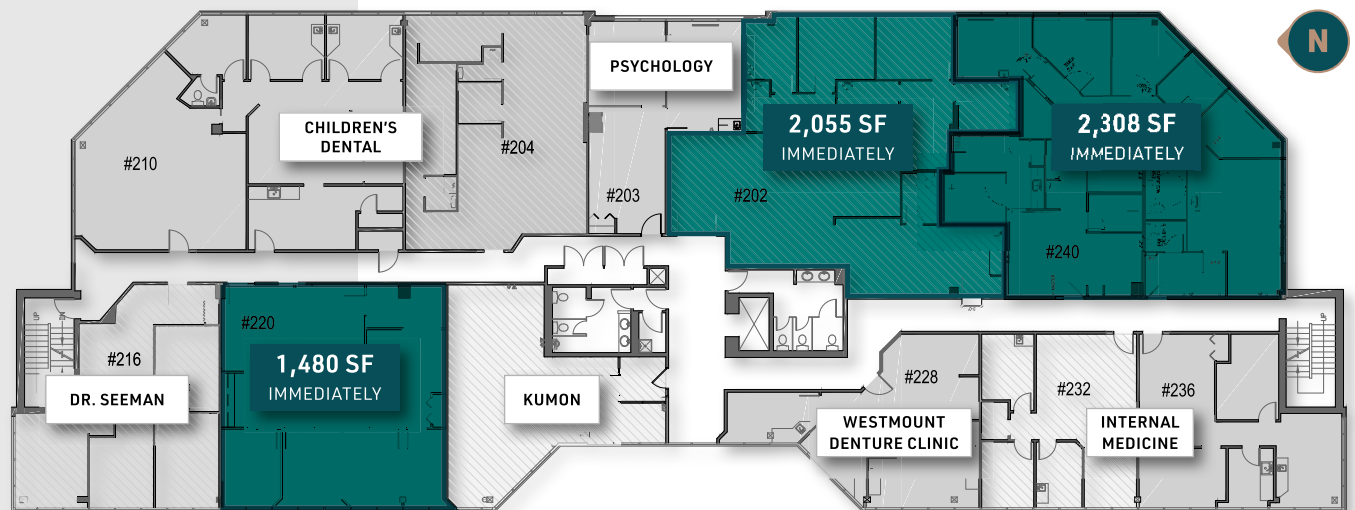
AVAILABLE AREAS

SUITE	AREA	STATUS	NOTES
MEDICAL PROFESSIONAL CENTRE			
102	1,500 SF - 5,350 SF	AVAILABLE	Immediately
202	2,055 SF	AVAILABLE	Immediately
203	744 SF	LEASED	Psychology
220	1,480 SF	AVAILABLE	Immediately
240	2,308 SF	AVAILABLE	Immediately
316	709 SF	LEASED	Alliance Counselling and Assessment
318	1,698 SF	AVAILABLE	Immediately
320	1,014 SF	LEASED	Alberta Hearing Service
328	1,420 SF	LEASED	Infusion Clinic
338	1,794 SF	LEASED	Respiratory Clinic
340Z	1,529 SF	AVAILABLE	Immediately
RETAIL CRU			
11818	1,525 SF	AVAILABLE	Immediately
11820	2,312 SF	LEASED	Psychology

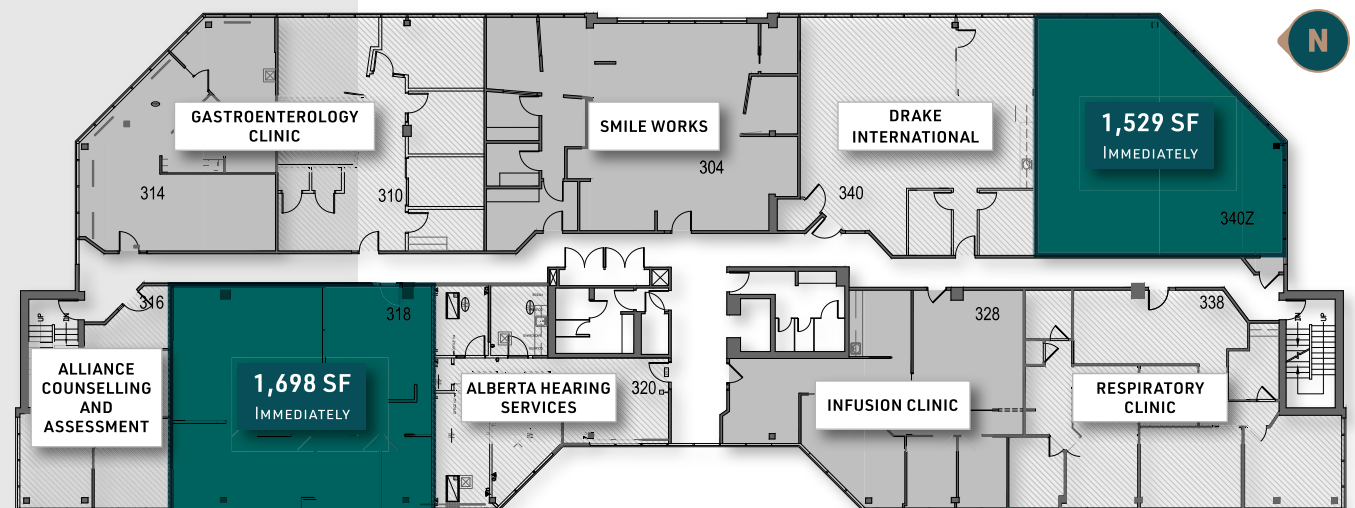
MEDICAL PROFESSIONAL CENTRE



MAIN FLOOR

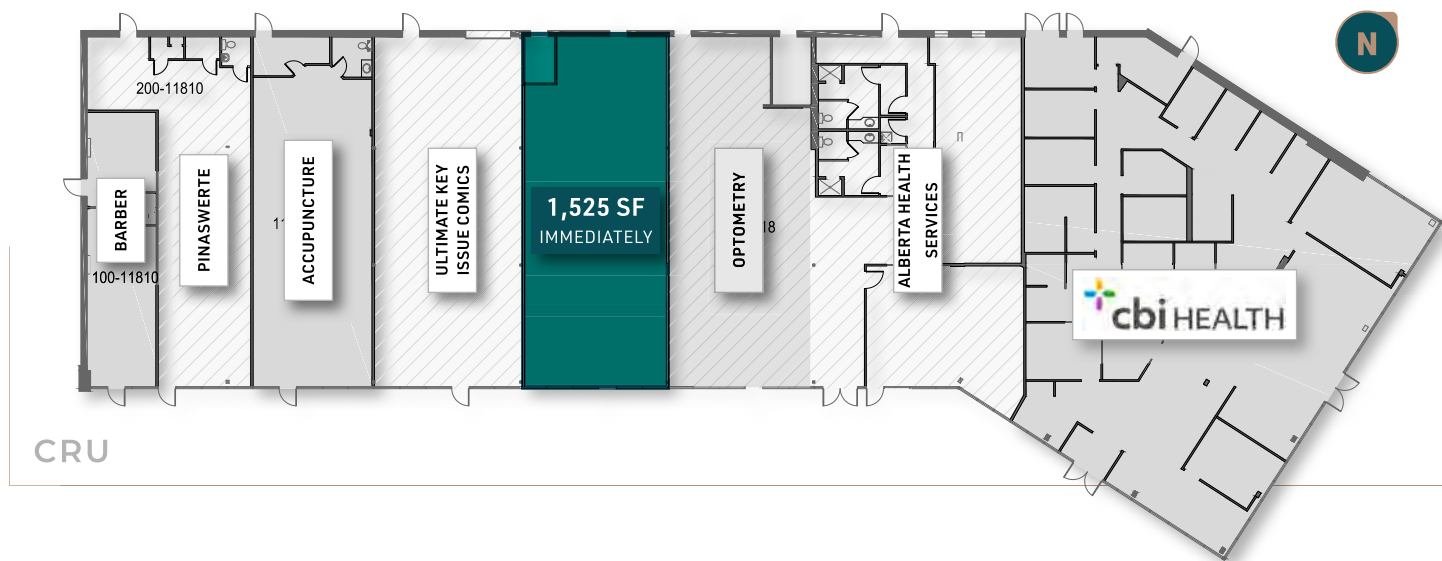


SECOND FLOOR



THIRD FLOOR

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%

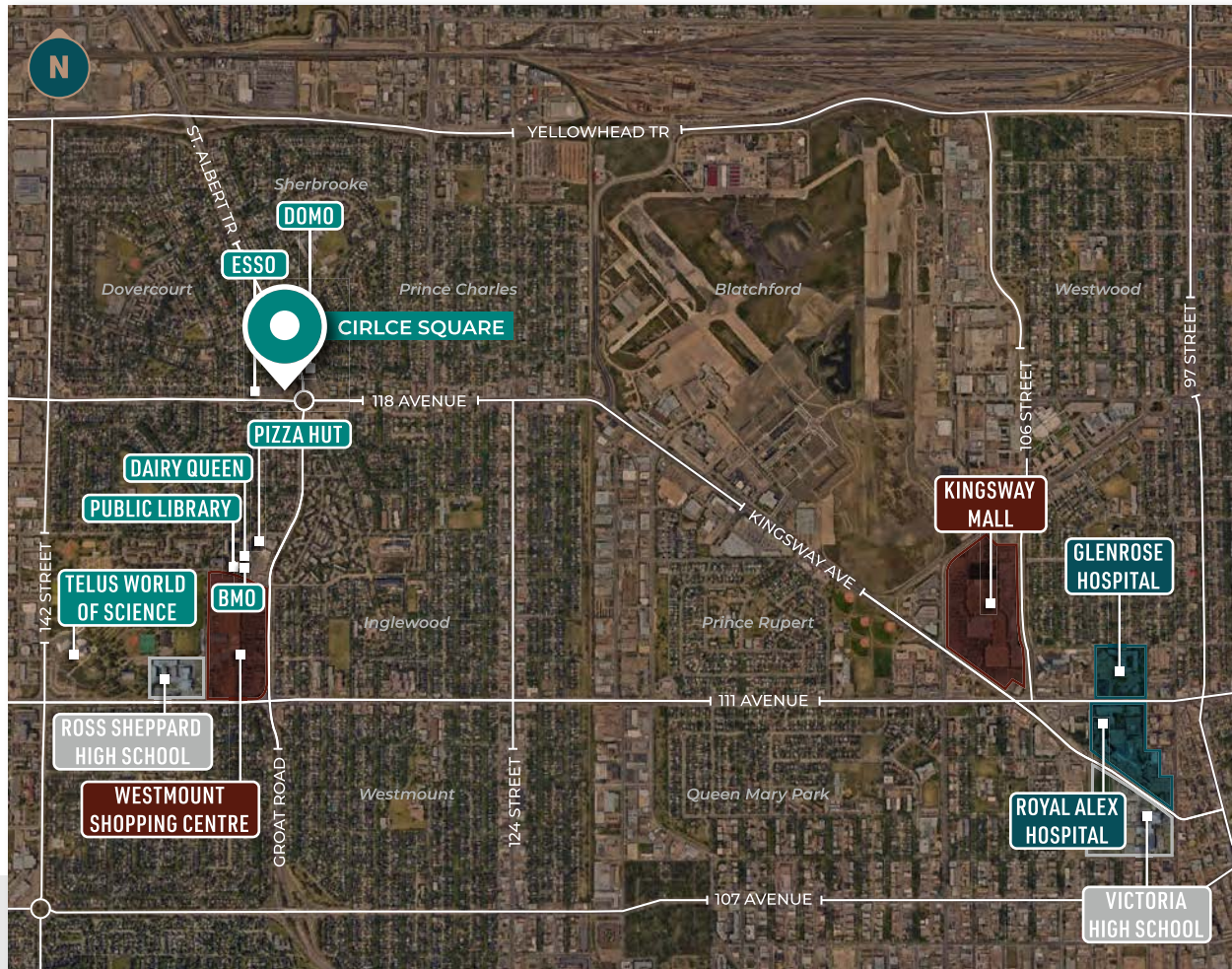
TRAFFIC

+

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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