

| 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

CHRIS KILLINGSWORTH

Associate

780.232.6939

chris.killingsworth@omada-cre.com

BEN ASHWORTH

Associate

780.953.9072

ben.ashworth@omada-cre.com

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

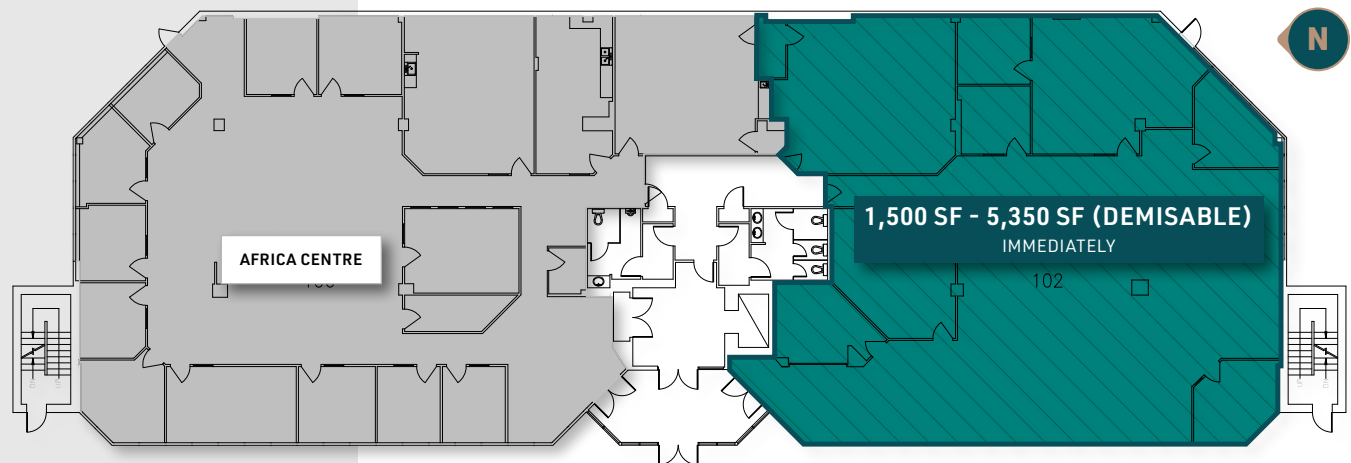


NEW OWNERSHIP & MANAGEMENT

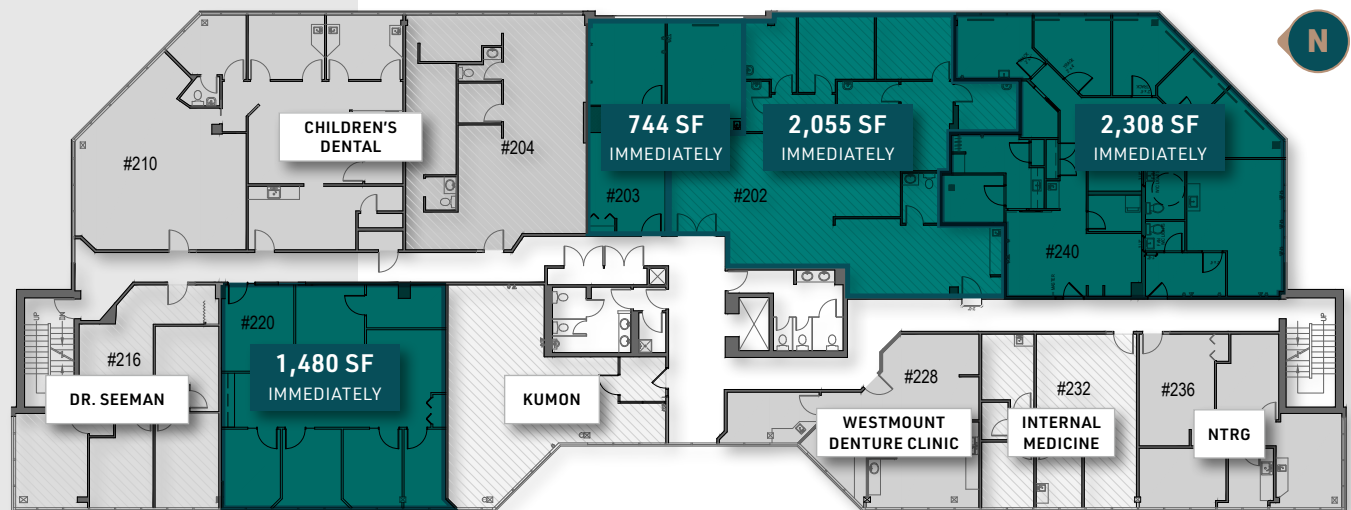
AVAILABLE AREAS

SUITE	AREA	STATUS	NOTES
MEDICAL PROFESSIONAL CENTRE			
102	1,500 SF - 5,350 SF	AVAILABLE	Immediately
202	2,055 SF	AVAILABLE	Immediately
203	744 SF	AVAILABLE	Immediately
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	1,500 SF	LEASED	Optometry Clinic
11820	2,312 SF	AVAILABLE	Immediately

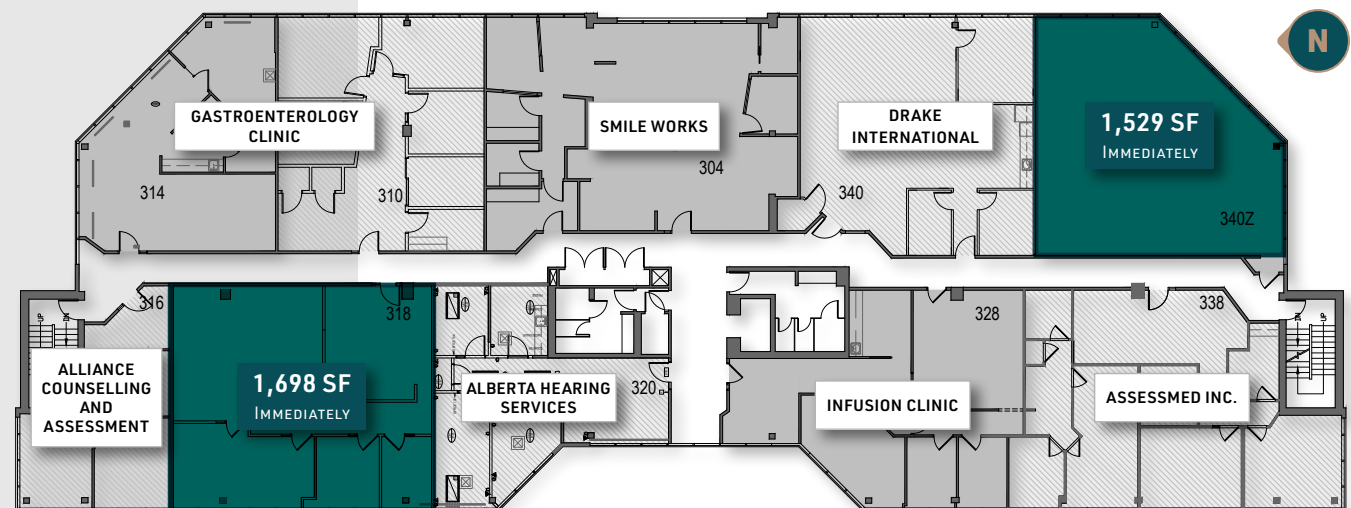
MEDICAL PROFESSIONAL CENTRE



MAIN FLOOR

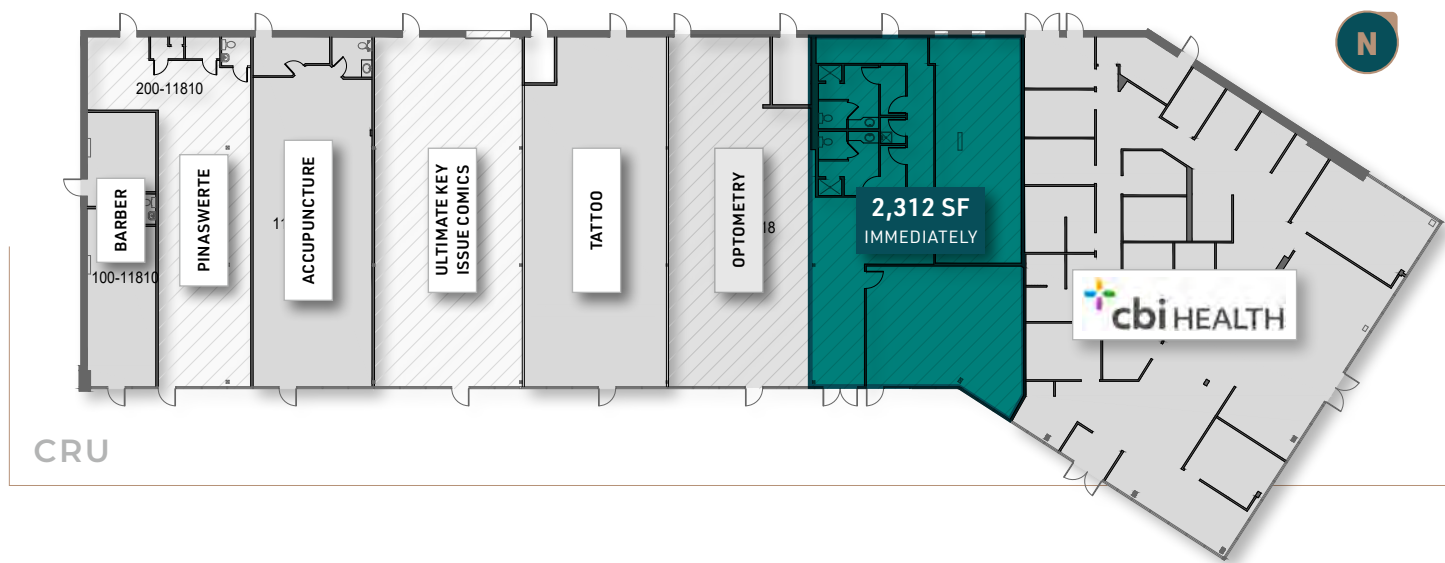


SECOND FLOOR



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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OMADA-CRE.COM

780.540.5320

OMADA COMMERCIAL
1400 Connect Tower
10020 101A Avenue NW
Edmonton, AB T5J 3G2

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