

| 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	<a href="#">General Commercial (GC)</a>		
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

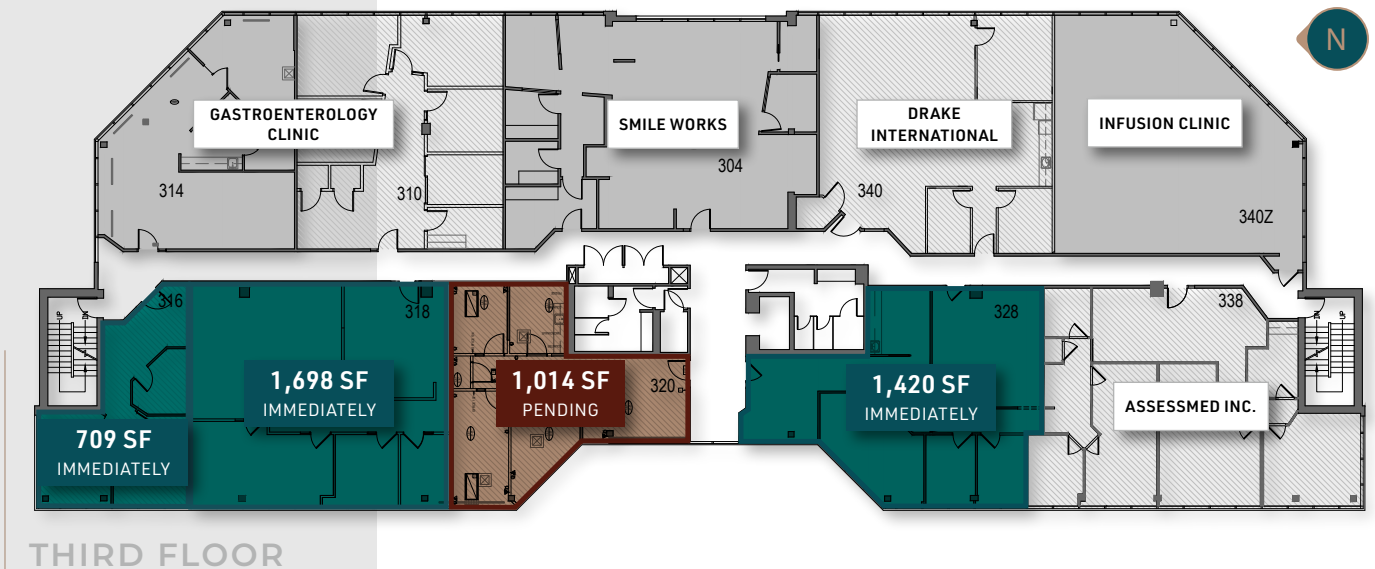
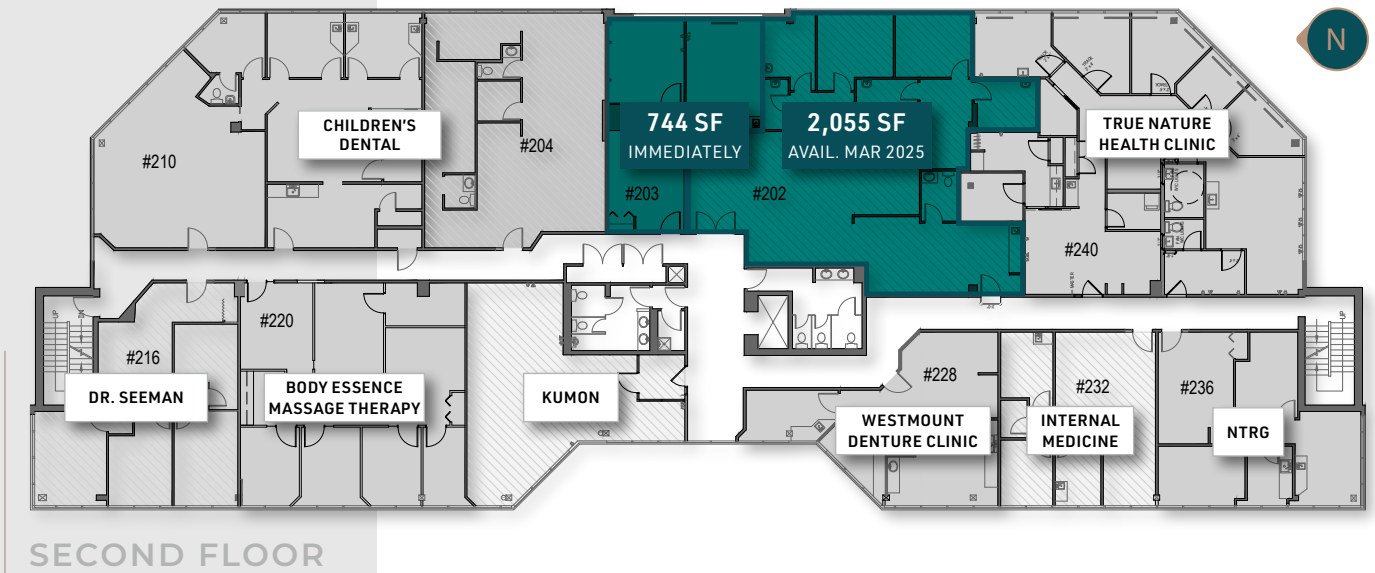
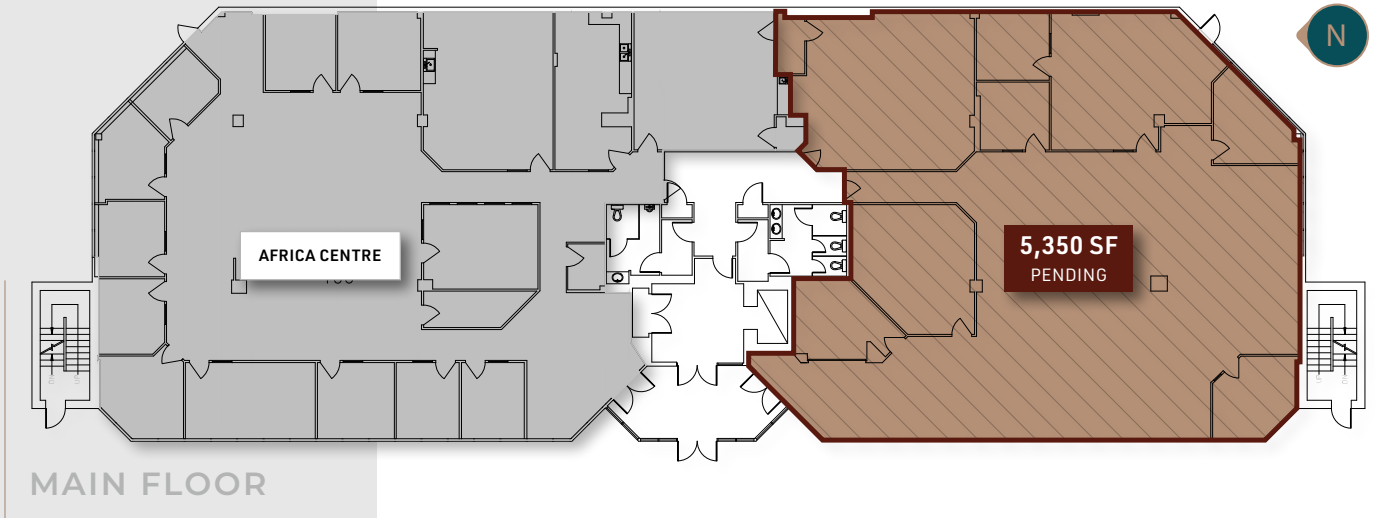


NEW OWNERSHIP & MANAGEMENT

## AVAILABLE AREAS

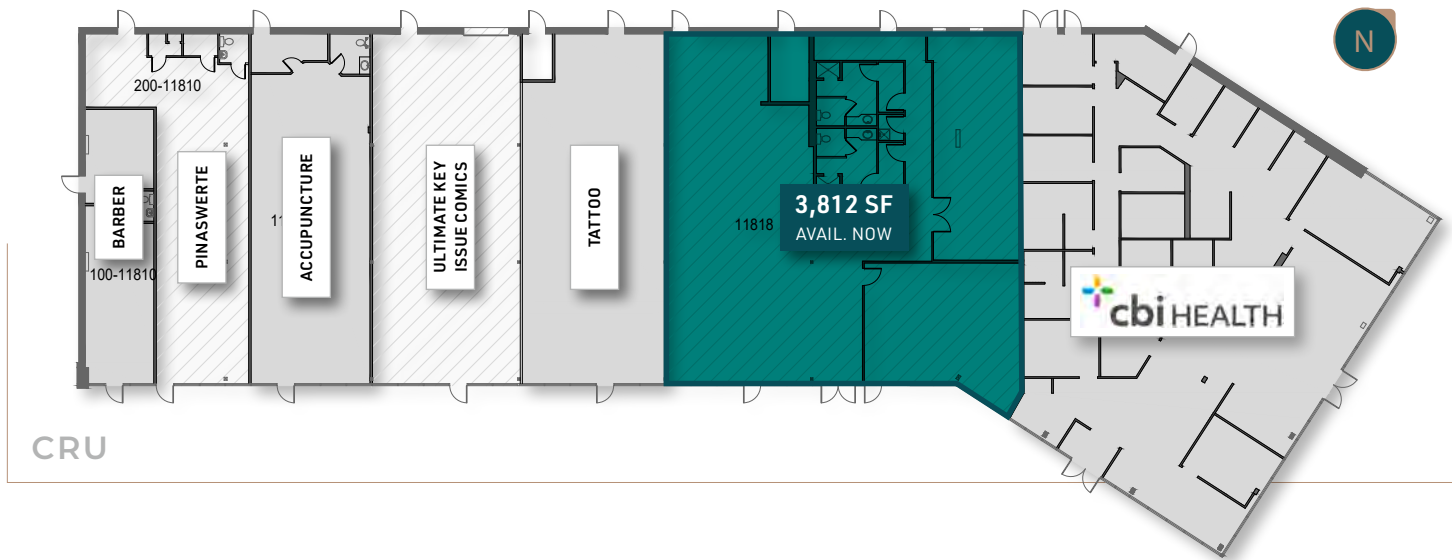
SUITE	AREA	STATUS	NOTES
<b>MEDICAL PROFESSIONAL CENTRE</b>			
102	5,350 SF	<b>PENDING</b>	Endoscopy, Research, and Sleep Clinic
202	2,055 SF	<b>AVAILABLE</b>	March 1, 2025
203	755 SF	<b>AVAILABLE</b>	Immediately
314	1022 SF	LEASED	Gastroenterology Clinic
310	1425 SF	LEASED	Gastroenterology Clinic
316	709 SF	<b>AVAILABLE</b>	Immediately
318	1698 SF	<b>AVAILABLE</b>	Immediately
320	1014 SF	<b>PENDING</b>	N/A
328	1420 SF	<b>AVAILABLE</b>	Immediately
338	1794 SF	LEASED	Respiratory Clinic
340Z	1529 SF	LEASED	Infusion Clinic
<b>RETAIL CRU</b>			
11818	3,812 SF	<b>AVAILABLE</b>	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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