

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 work stations, private offices, meeting rooms, a kitchenette, a print room, and a storage/mechanical room.

Alexandria Wiemer

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**MARKET
PER SQFT**

\$14.89 (+/-)
1ST FLOOR OP COSTS

\$16.32 (+/-)
2ND FLOOR OP COSTS

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant. *based on commercial commissions 2017, 2018, 2019, 2021 & 2023. Details in the brochure and video tour may be outdated since creation; they should be confirmed with the Listing Agent. Numbers may be rounded.

MAIN FLOOR

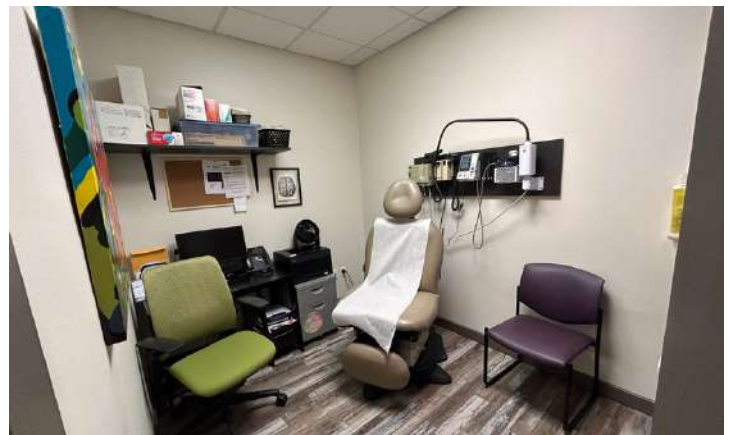
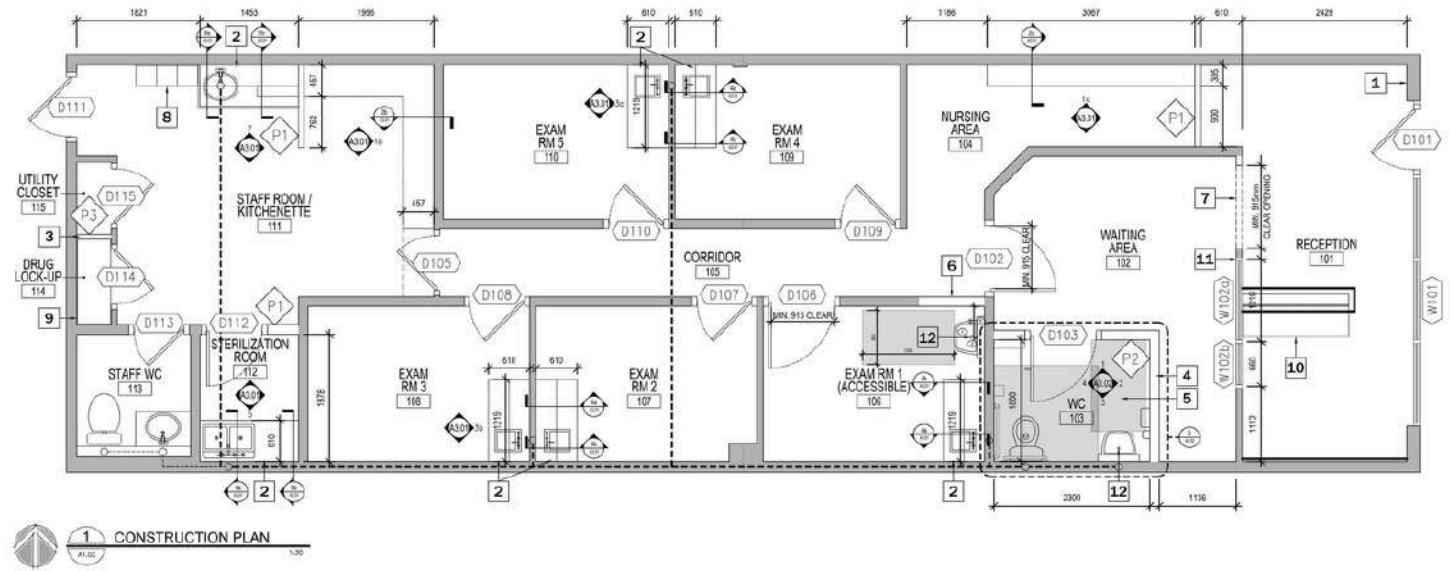
1,284 SF

Market Rate

Available Dec.1/24



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



SECOND FLOOR

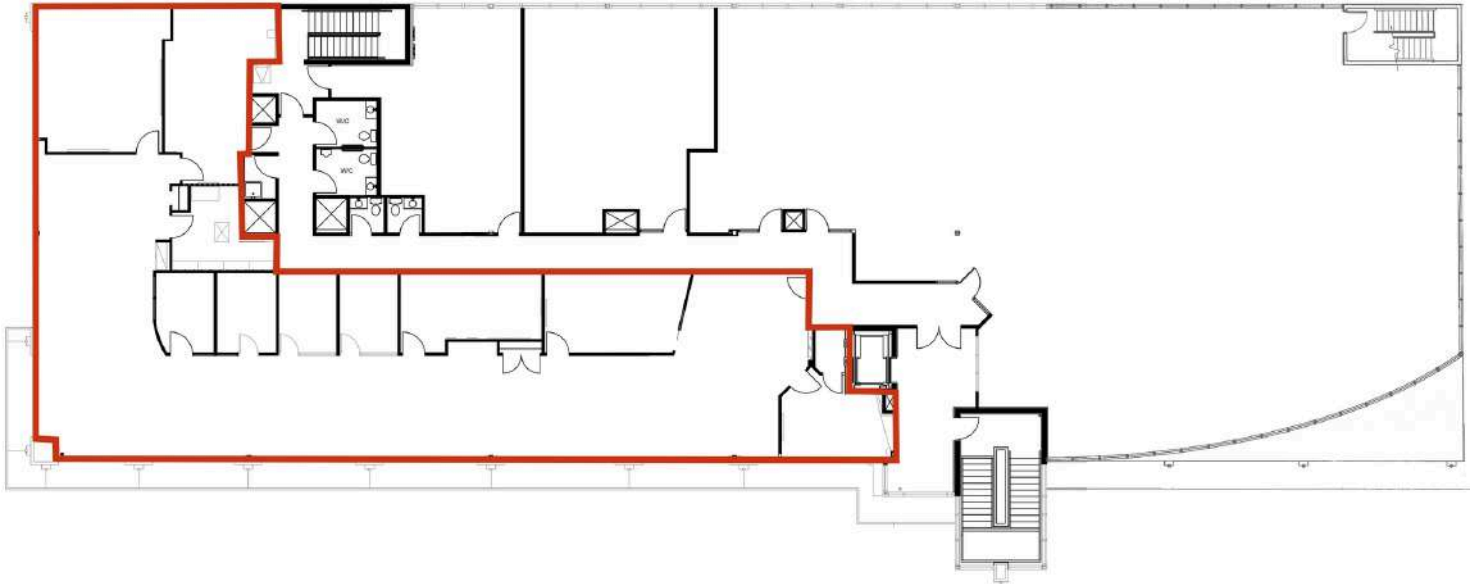


4,409 SF +/-

Market Rate

Available Mar.1/25

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





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