



Real Estate
Developments

RE/MAX
COMMERCIAL
RE/MAX EXCELLENCE
COMMERCIAL DIVISION

**Second Floor
Office Space
For Lease**

HUNTINGTON GALLERIA

4604 Calgary Trail, Edmonton, AB



**Second Floor
Office Space
For Lease**

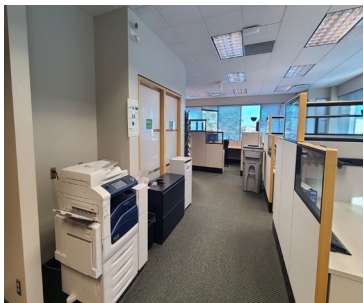
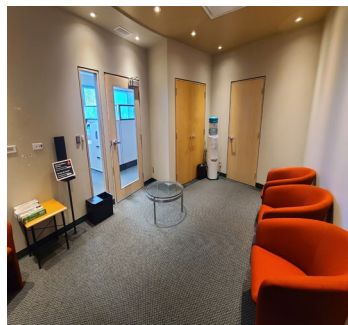
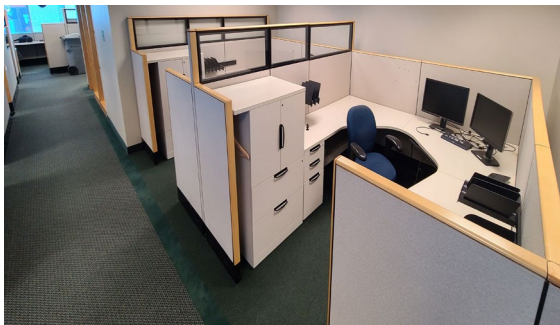


Real Estate
Developments



HUNTINGTON GALLERIA

4604 Calgary Trail, Edmonton, AB



Second Floor Office/Professional Space

Second-floor office space for lease located in Huntington Galleria, a vibrant retail and professional centre on Calgary Trail, seeing over 79,600 VPD. The building is characterized by large windows, exceptional building signage, ample paved parking, and common washrooms. Reserved parking is available.

- Located on Calgary Trail with easy access to Whitemud Drive, 51st Ave, and Gateway Blvd
- Outstanding accessibility to Calgary Trail & Gateway Boulevard, which sees an average of 70,600 vehicles per day.
- Pylon and building signage opportunities
- Southgate LRT transit station is a 10 minute walk or a short bus ride away
- 43% of Edmontonians live within a 15 minute drive (453,978 residents)
- Downtown Edmonton, West Edmonton Mall, University of Alberta, and the Edmonton International Airport can be reached in 15 minutes
- Second floor unit faces Calgary Trail, features South and East facing windows, and has reserved parking spots available

Demographics (2019)



POPULATION

1KM	3KM	5KM
6,537	55,081	156,546



AVERAGE INCOME

1KM	3KM	5KM
\$94,771	\$103,872	\$114,871



HOUSEHOLDS

1KM	3KM	5KM
1,652	14,810	41,023



VEHICLES PER DAY

Calgary Trail South	Whitemud Drive	Gateway BLVD
89,100 VPD	41,300 VPD	40,900 VPD

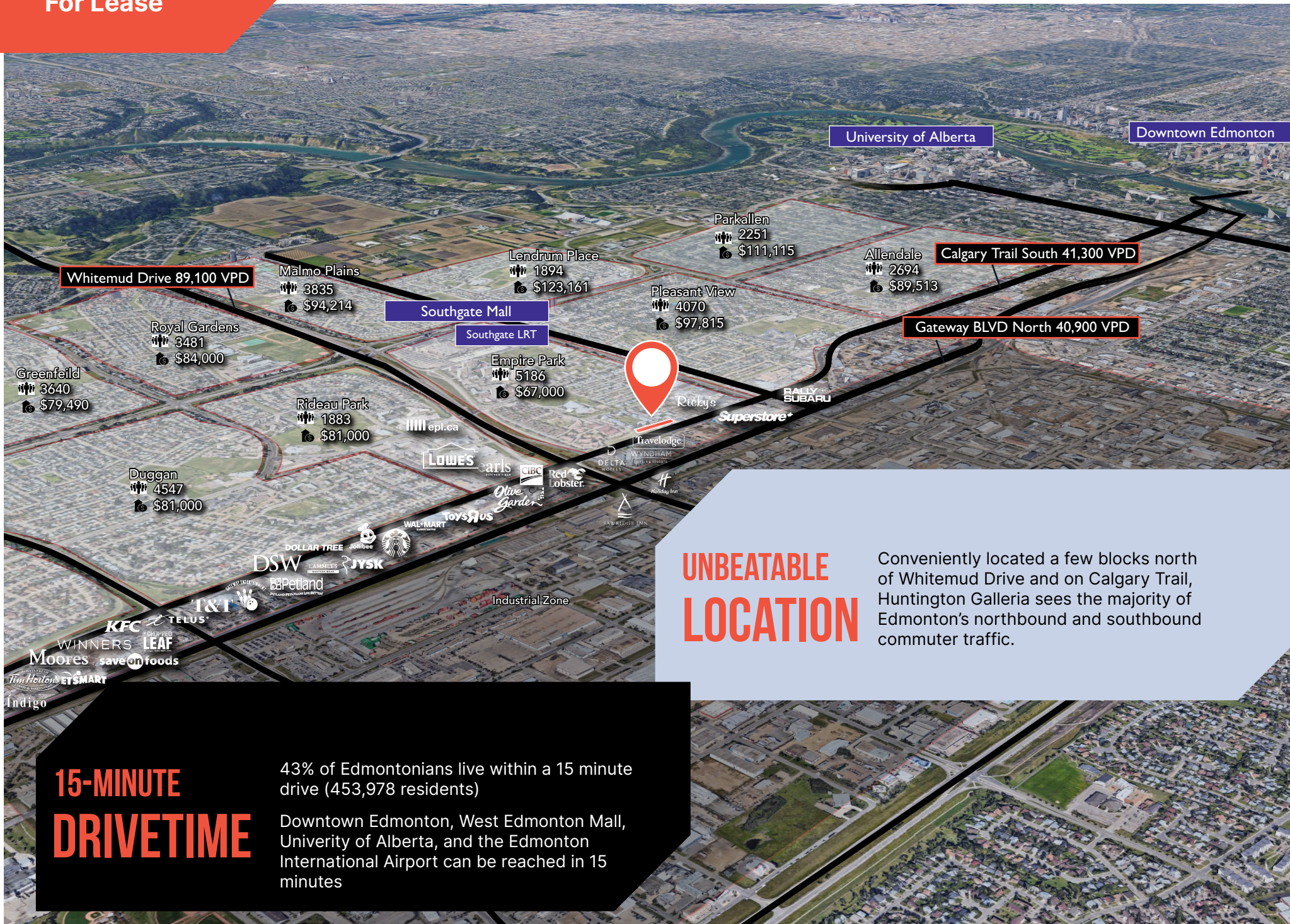


Second Floor Office Space For Lease



Real Estate
Developments

RE/MAX
COMMERCIAL
RE/MAX EXCELLENCE
COMMERCIAL DIVISION



Second Floor Office Space For Lease



Real Estate
Developments



Floor Plan

The space is built out with a reception/waiting area, 1 closed office, 16 workstations, three meeting rooms, a kitchenette, a print room, and a storage room.

Businesses in Building

MAIN FLOOR BUSINESSES

CRUM COFFEE BAR
GIBBS FOOT & ANKLE CLINIC
BANZAI RESTAURANT
VISION CENTRE
DERMATOLOGY
EVER SQUARE MEDICAL CLINIC

SECOND FLOOR BUSINESSES

BDC - BUSINESS DEVELOPMENT BANK OF CANADA
KUCEY DENTAL GROUP
FRIES & BAYNES CHARTERED ACCOUNTANTS

LEGAL DESCRIPTION

Plan 0320434; Block 30; Lot 14

LEASE RATE

\$20 PSF

ZONING

DC2

SITE AREA

1.72 Acres

PARKING

106 Stalls

UNIT SIZE

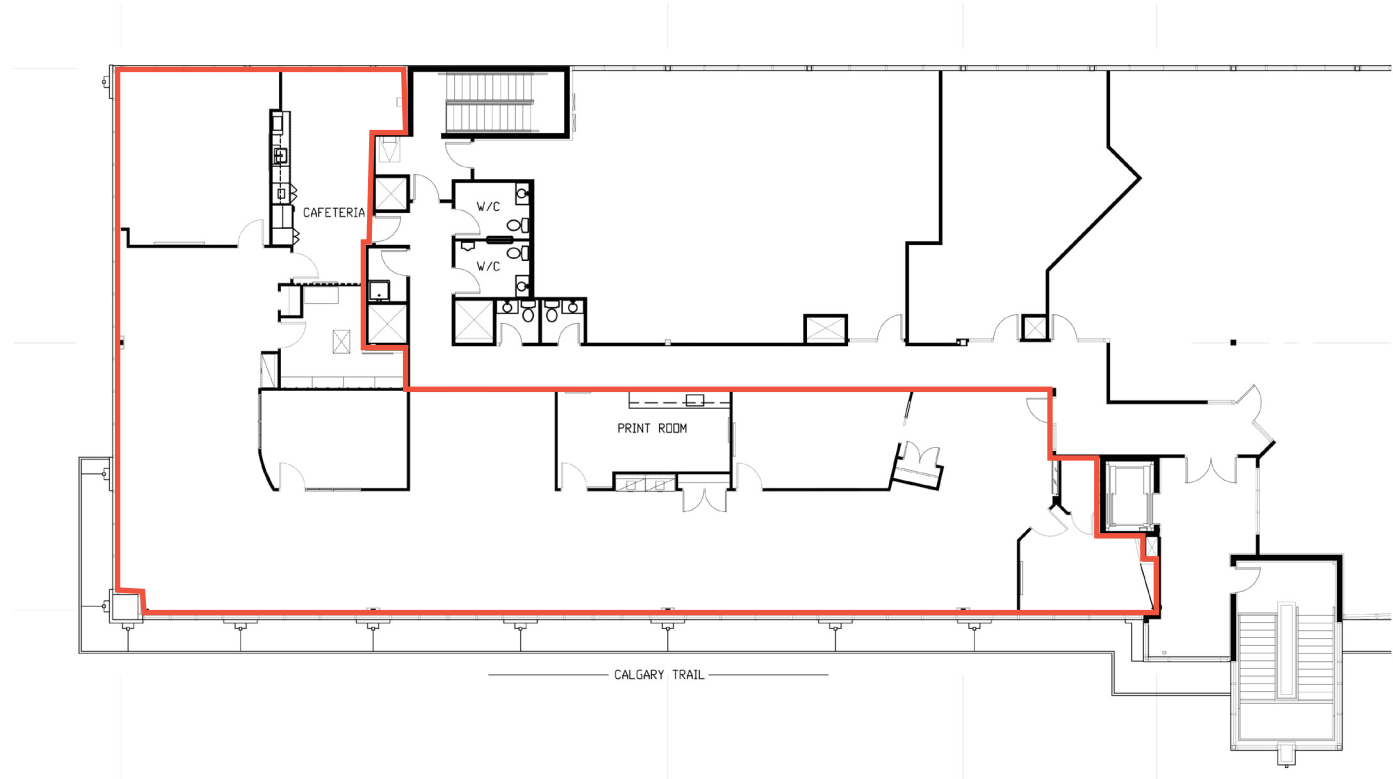
4,409 SF +/-

AVAILABILITY

April 2, 2023/Negotiable

OP COSTS

\$14.40 PSF (2021 est.)



Please contact us for details and build out solutions.
*Marketed with permission of Landlord



Alexandria Wiemer

Sales Manager
Associate, RE/MAX Excellence

E: alex.w@everred.ca

D: 587.635.4203

O: 587.635.4200 TF: 1.800.385.EVER

EVER Real Estate Developments Ltd. Suite 203, 4514 Calgary Trail NW Edmonton