



Trail Business Centre

13220 St. Albert Trail Edmonton, AB

Highlights

Excellent exposure to St. Albert Trail

Unique and attractive interior building design

Retail services and transit stops nearby

Amenities

Storage Lockers

Bike Storage

Immediate Availability

Contact: **Nathan Wanchulak**
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MELCOR
melcor.ca

Trail Business Centre

13220 St. Albert Trail, AB



Availabilities

3			2,610 sf
2	6,780 sf +/-		
1		1,991 sf	

Available Leased

Asking Rent	Market Rent
Additional Rent	Retail \$11.91 PSF (2026 est.) Office \$14.65 PSF (2026 est.)
TI	Suite dependent
Amenities	Storage Lockers, Bike Storage
Available Parking	Surface Parking
Parking Ratio	2 : 1,000
Availability	Immediate



Property Details



Asking Rent

Market Rent



On-site, professional building management by Melcor Developments

Additional Rent

Retail \$11.91 PSF (2026 est.)
Office \$14.65 PSF (2026 est.)



Nearby public transportation options

Parking

Adjacent grade parking



Bike infrastructure

TIA

Suite dependent

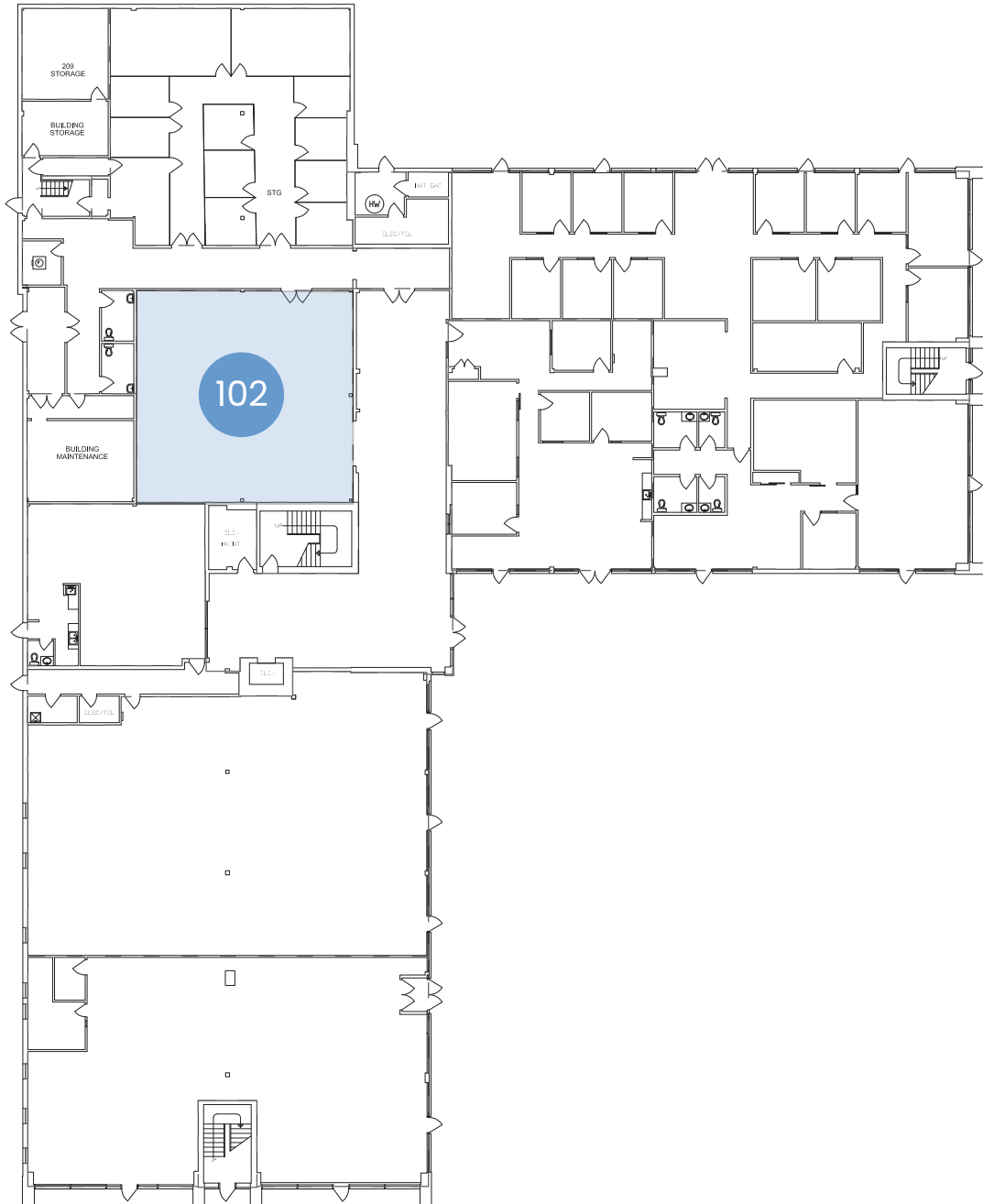


MelCARE: Experience our best-in class property management service

UNIT(S)	AREA (SF)	COMMENTS
102	1,991	Undeveloped space
201	6,780 +/-	Large reception area, 12 private offices, board room, open work space
310	2,610	2 kitchenettes, 2 private offices, board room, open work space.

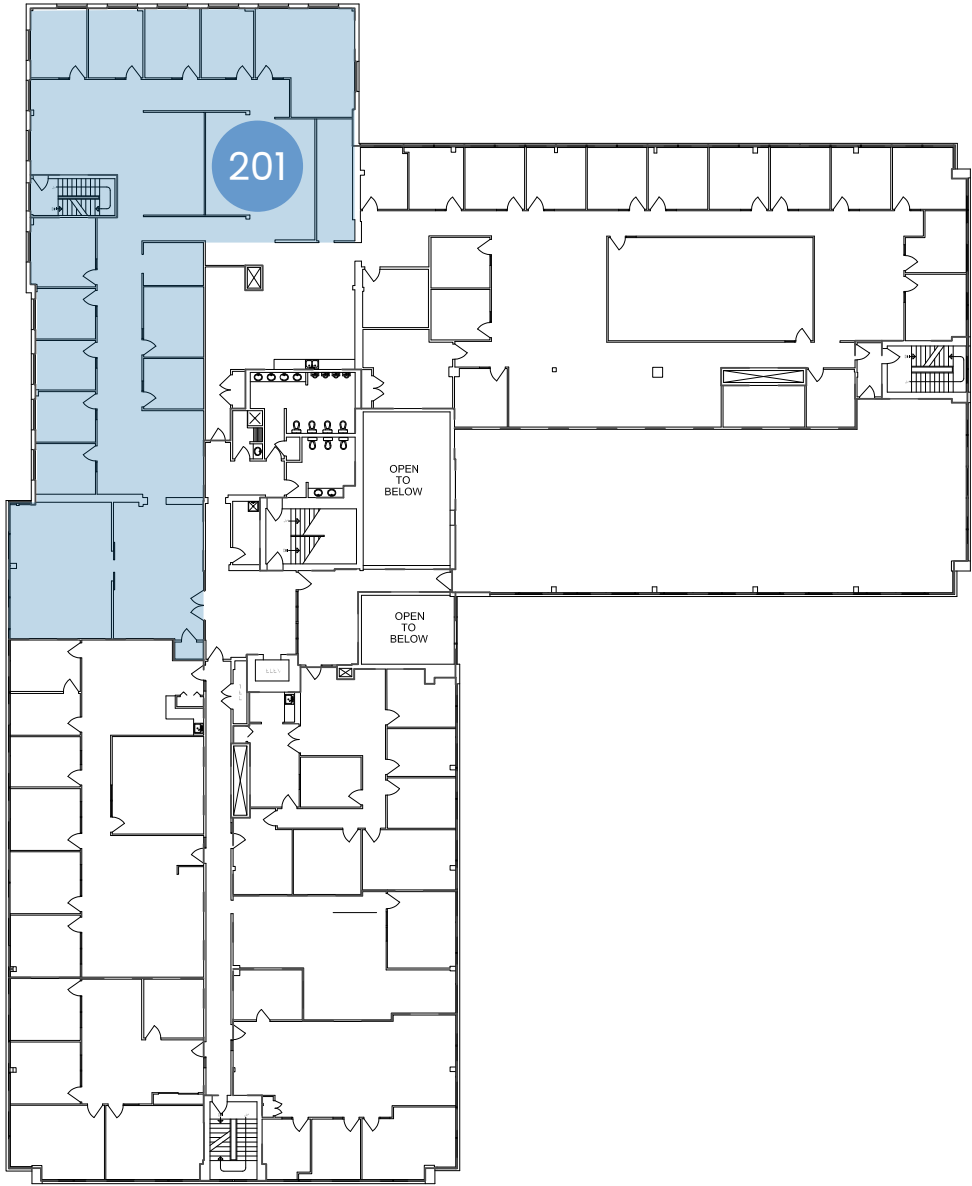
First Floor

SUITE 102 | 1,991 sq. ft.



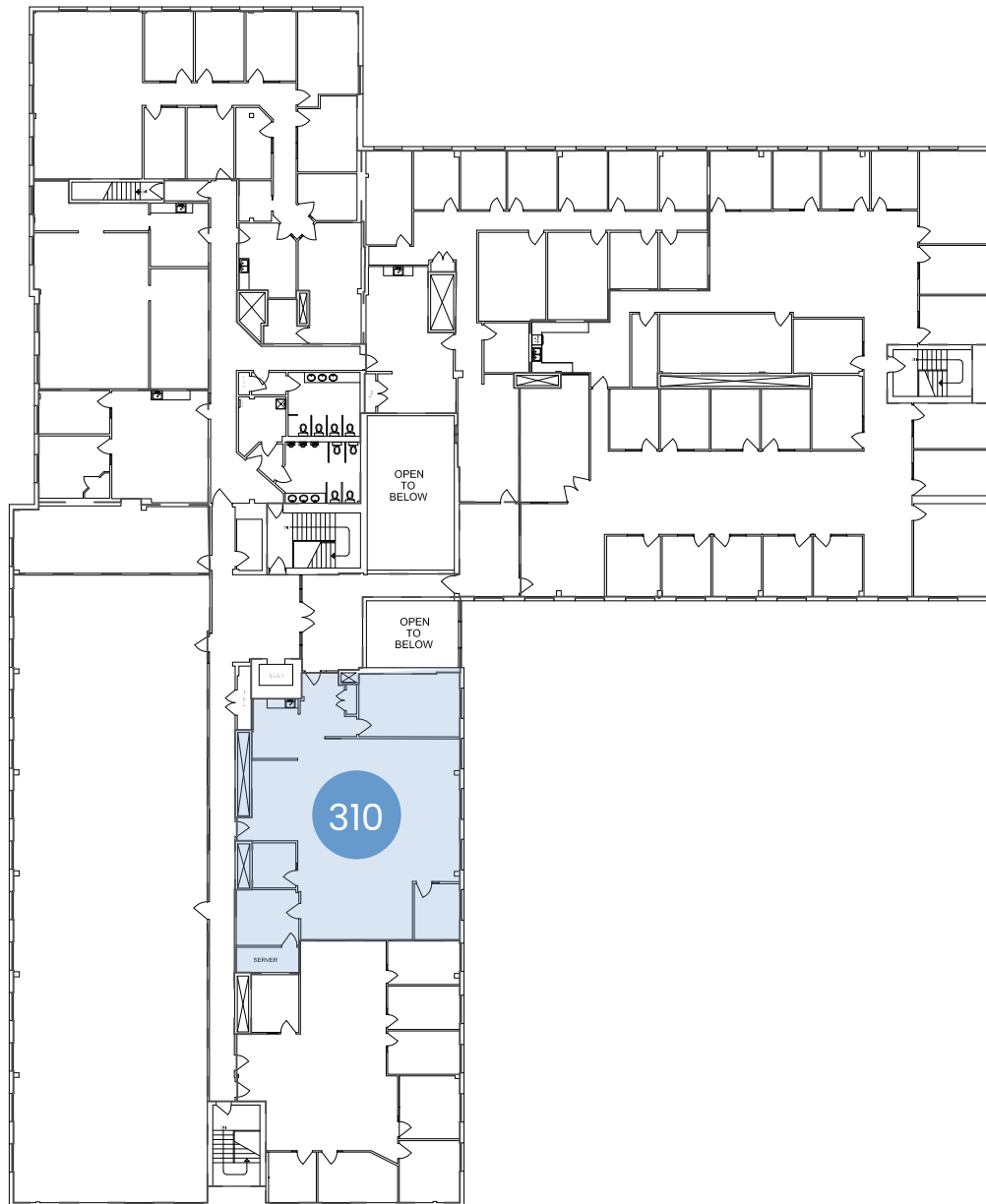
Second Floor

SUITE 201 | 6,780 sq. ft.



Third Floor

SUITE 310 | 2,610 sq. ft .



TRAIL BUSINESS CENTRE

13220 St. Albert Trail, AB

Office | For Lease



ETS Stops

5 min walk



Christy's Corner

11 min walk (Cineplex, Moxies, Splitsville)



Northwest Crossing

4 min walk (A&W, Popeye's, Oodle Noodle)

Contact Us

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