



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**
Leasing Manager
+1.780.945.4657
Nwanchulak@melcor.ca

Shauna Hazlett
Senior Leasing Manager
+1.780.945.2797
Shazlett@melcor.ca

MELCOR
melcor.ca

Trail Business Centre

13220 St. Albert Trail, AB



Availabilities

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

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

Additional Rent

Retail \$11.91 PSF (2026 est.)

Office \$14.65 PSF (2026 est.)

Parking

Adjacent grade parking

TIA

Suite dependent



On-site, professional building management by Melcor Developments



Nearby public transportation options



Bike infrastructure



MelCARE: Experience our best-in class property management service

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

Second Floor

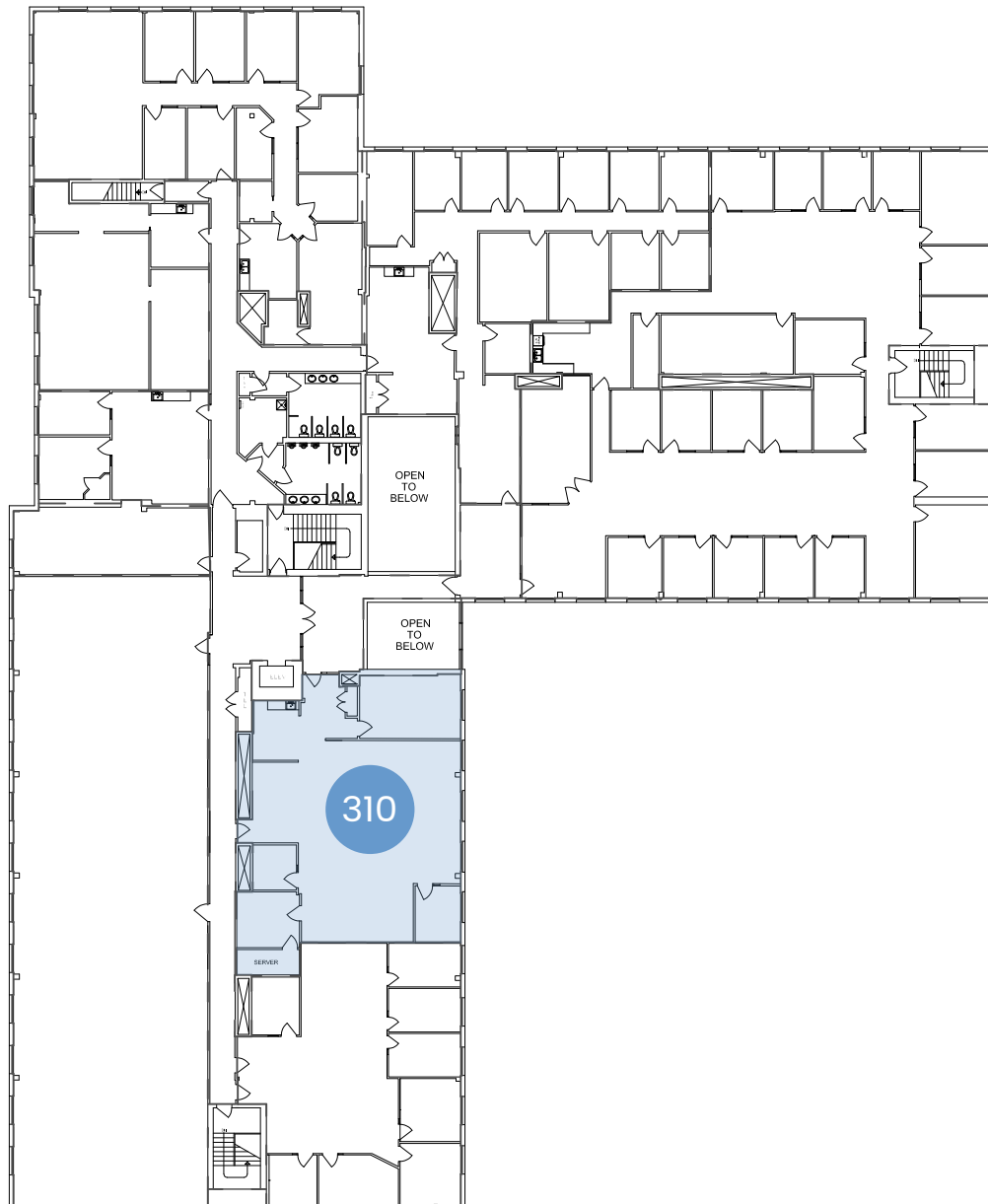
SUITE 201 | 6,780 +/- sq. ft.



Office | For Lease

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

Nathan Wanchulak

Leasing Manager

+1.780.945.4657

Nwanchulak@melcor.ca

Shauna Hazlett

Senior Leasing Manager

+1.780.945.2797

Shazlett@melcor.ca

melcor.ca

MELCOR