

FOR LEASE

MEDICAL & OFFICE



HUNTINGTON GALLERIA

4636 Calgary Trail, Edmonton, AB

Property Description

Second floor units are available for 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 PENDING.
- **The east-facing second-floor unit is built out with a reception/waiting area, open workstations, private offices, meeting rooms, a kitchenette, a print room, and a storage/mechanical room.**

**MARKET
PER SQFT**

2nd FLOOR
Immediate Possession

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

Alexandria Wiemer

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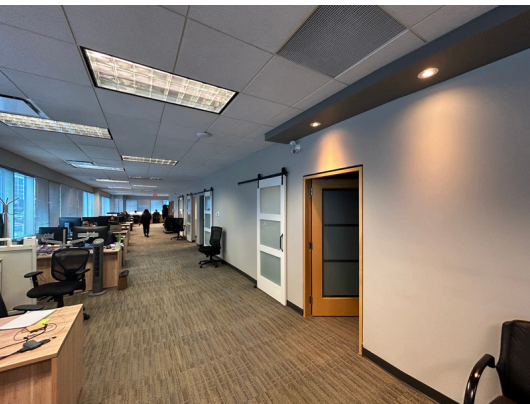
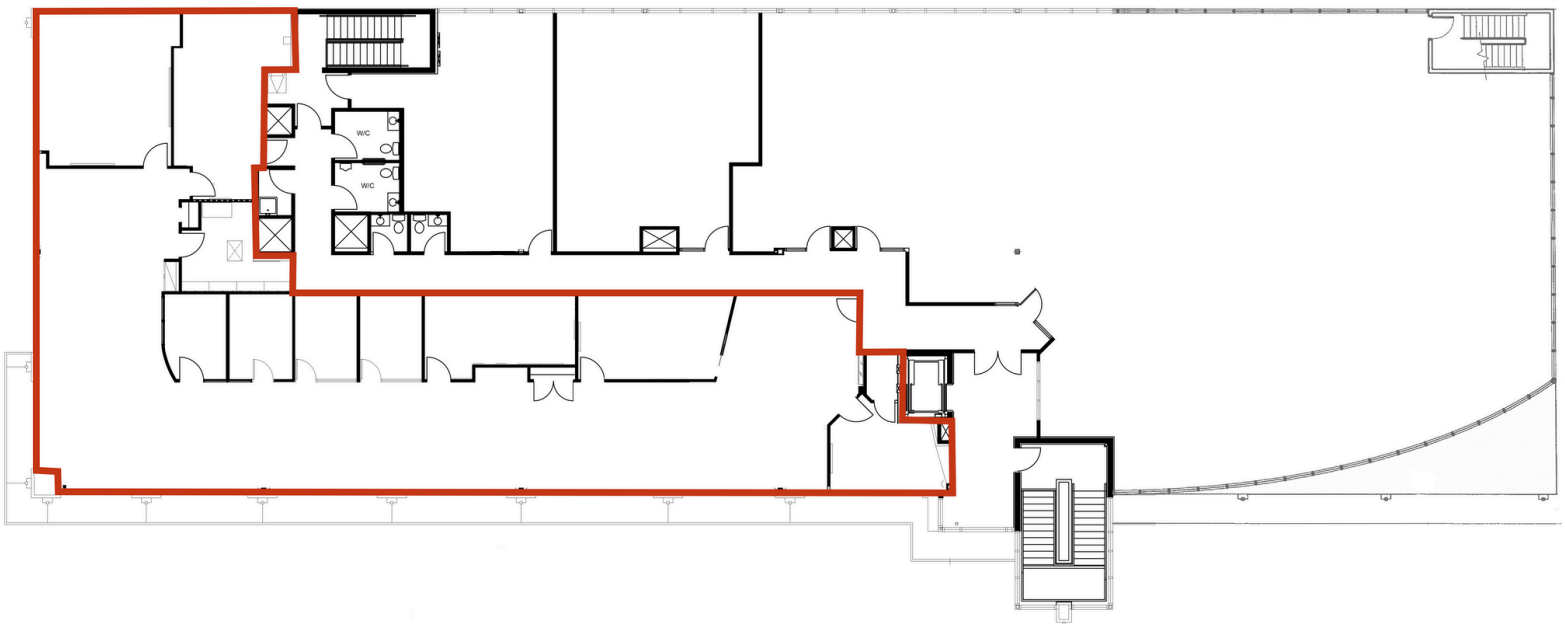
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SECOND FLOOR

± 4,409 SF

Availability: April.1/25

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



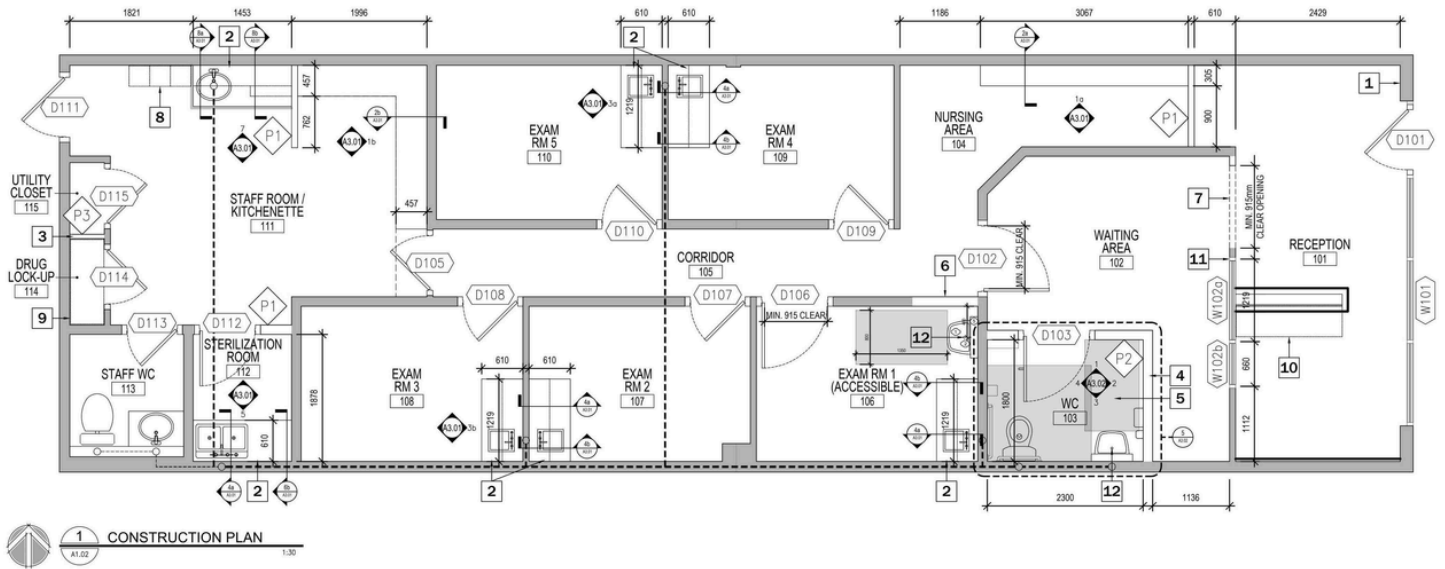
MAIN FLOOR

1,284 SF

Availability: PENDING

PENDING

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





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