



For Lease

Sturgeon Medical Centre

625 St. Albert Trail | St. Albert, Alberta

Class A medical outpatient building steps from Sturgeon Hospital

Corner suites available with ample natural light and private tenant patio

For more info contact:

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Associate Vice President

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OVERVIEW

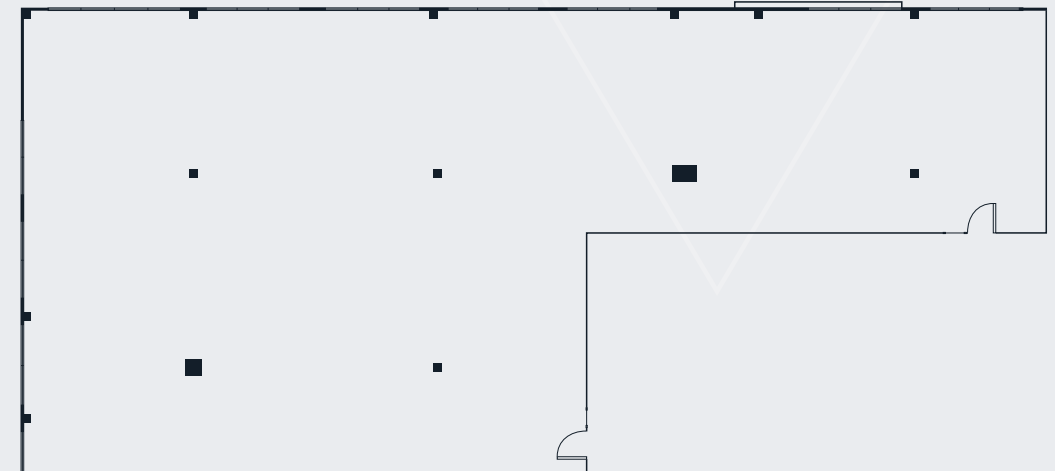
Available Space
3,858 & 5,493 SF

Lease Rate
\$20.00 PSF

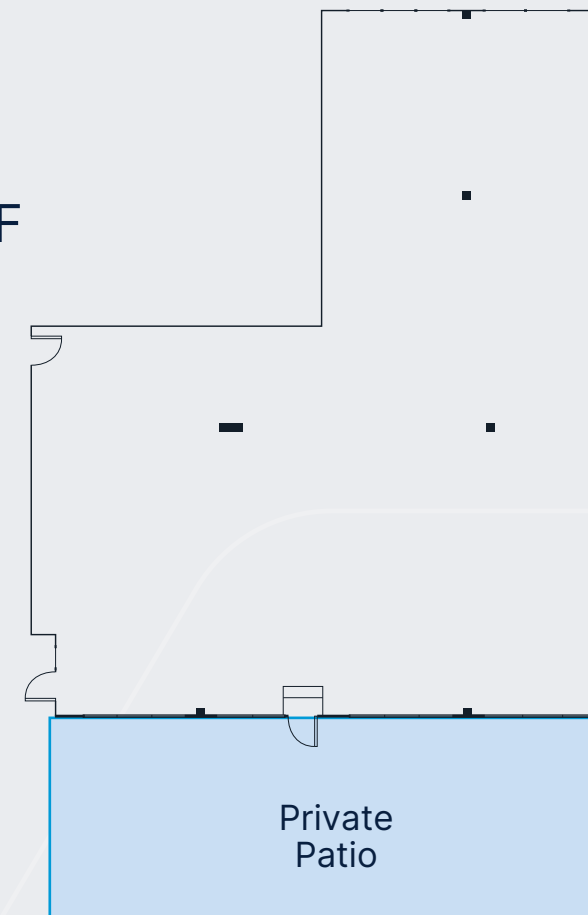
Additional Rent
\$21.42 PSF

Tenant Parking Ratio
2.86/1,000 SF
Surface and underground

Suite 210
5,493 SF



Suite 350
3,858 SF





Existing tenants



Ideally located Class A medical building just steps from Sturgeon Hospital

Ample natural light with rare private patio included with third floor suite

Raw space ready for custom tenant improvements

Underground tenant parking available in addition to ample surface tenant and visitor parking

Strong medical tenant mix on site including a walk-in clinic, diagnostic imaging centre, physiotherapy, and pharmacy.

Building hours

Mondays - Fridays:
6:00am - 9:00pm

Saturdays:
7:00am - 2:00pm



Sturgeon Hospital

St Albert Trail

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