JLL | VITAL INFRASTRUCTURE



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:

Hillary Williams
Associate Vice President
780 993 3135
Hillary.Williams@jll.com



OVERVIEW

Available Space
3,858 SF & 5,493 SF

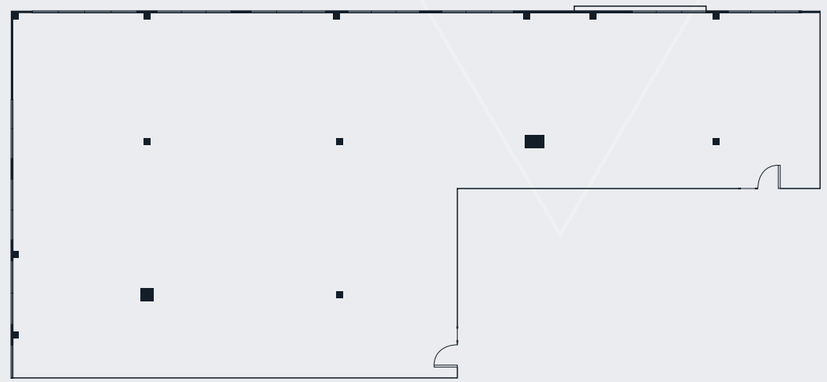
Lease Rate
Starting at $20.00 PSF

Additional Rent
$21.42 PSF Includes utilities & in-suite janitorial

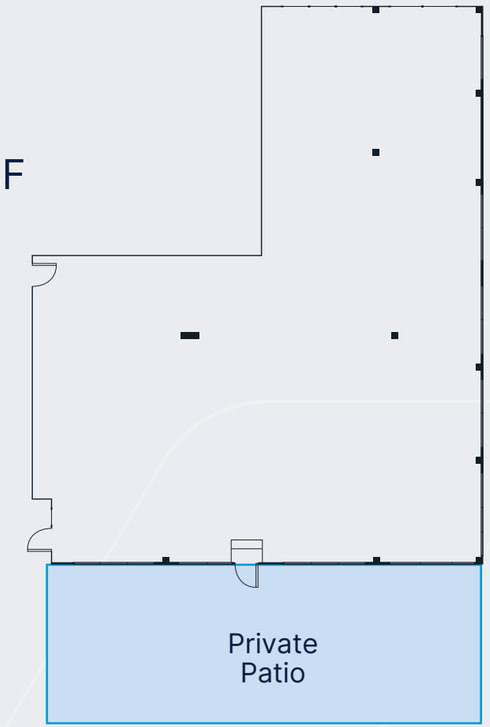
Parking Ratio
3.11/1,000 SF
Surface and underground

Availabilities

Suite 210
5,493 SF



Suite 350
3,858 SF





Existing tenants include

MEDICAL IMAGING · Kepler Academy · ACTIVE PHYSIOWORKS PHYSIOTHERAPY CLINICS · ihear unicare inc. · STURGEON WALK-IN CLINIC & PHARMACY

44K square foot Class A medical building ideally located just steps from the 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

Building hours

Mondays - Fridays:
6:00am - 8:00pm

Saturdays:
7:00am - 7:00pm



Hillary Williams
Associate Vice President
+1 780 993 3135
Hillary.Williams@jll.com

Chad Boddez
Senior Vice President
+1 780 328 2567
Chad.Boddez@jll.com

Rory Wutzke
Associate
+1 780 328 2578
Rory.Wutzke@jll.com

Leonardo Triana
Senior Marketing Associate
+1 587 412 1755
Leonardo.Triana@jll.com

JLL Edmonton Office | National Bank Centre - 3560, 10180 101 Street NW, Edmonton, AB, T5J 3S4

DISCLAIMER: ©2026 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. Jones Lang LaSalle Real Estate Services, Inc.