



Huntington Galleria

High Exposure Southside Office Space on Calgary Trail

4604-4628 Calgary Trail
Edmonton, Alberta T6H 6A1
www.cbre.ca

Property Information

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Building offers exceptional exposure to ~80,000 vehicles per day.
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Elevator access to the second floor.
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Crumb Coffee Bar is located on-site on the main floor.
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Calgary Trail provides easy access to Whitemud Drive and Gateway Blvd.
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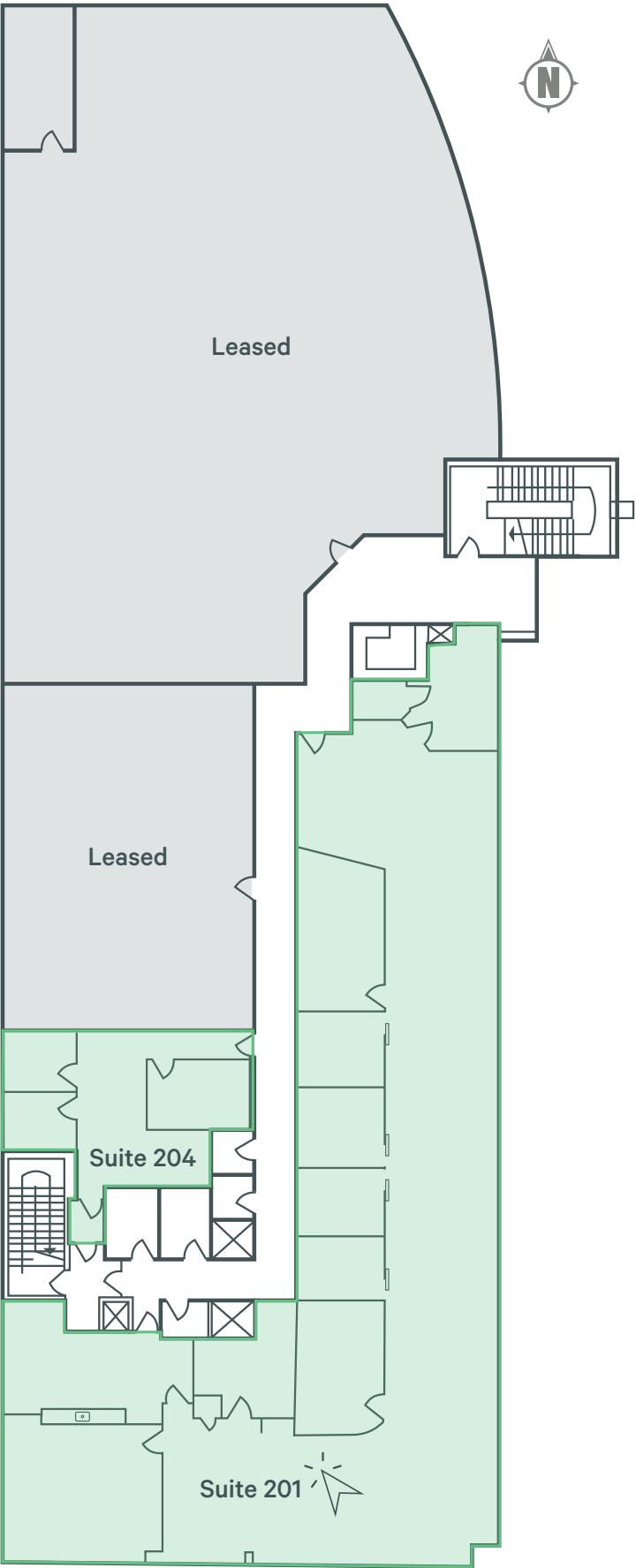
Professionally managed by Canderel.
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Abundance of restaurants and shopping within a 5 minute drive.
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Second floor is handicap accessible with an elevator and handicap washrooms.

Second Floorplan

Building Address:	4604-4628 Calgary Trail	
Available Area:	Suite 201	4,906 SF
	Suite 204	688 SF
Net Rental Rate:	\$17.00 / SF	
Additional Rent: (2026)	\$17.49 PSF + utilities & janitorial	
Pylon Signage:	\$200.00 / Month	
Parking:	Suite 201 - 13 Surface Stalls	
	Suite 204 - 2 Surface Stalls	
	No Additional Charge	



Location

Huntington Galleria offers exceptional exposure and accessibility in Edmonton. Located along one of the city's busiest commercial corridors, it benefits from high daily traffic volumes and direct access to major routes like Whitemud Drive and Gateway Boulevard. Its proximity to both Downtown Edmonton and the Edmonton International Airport makes it a strategic location for businesses seeking visibility and convenience for clients and staff alike.

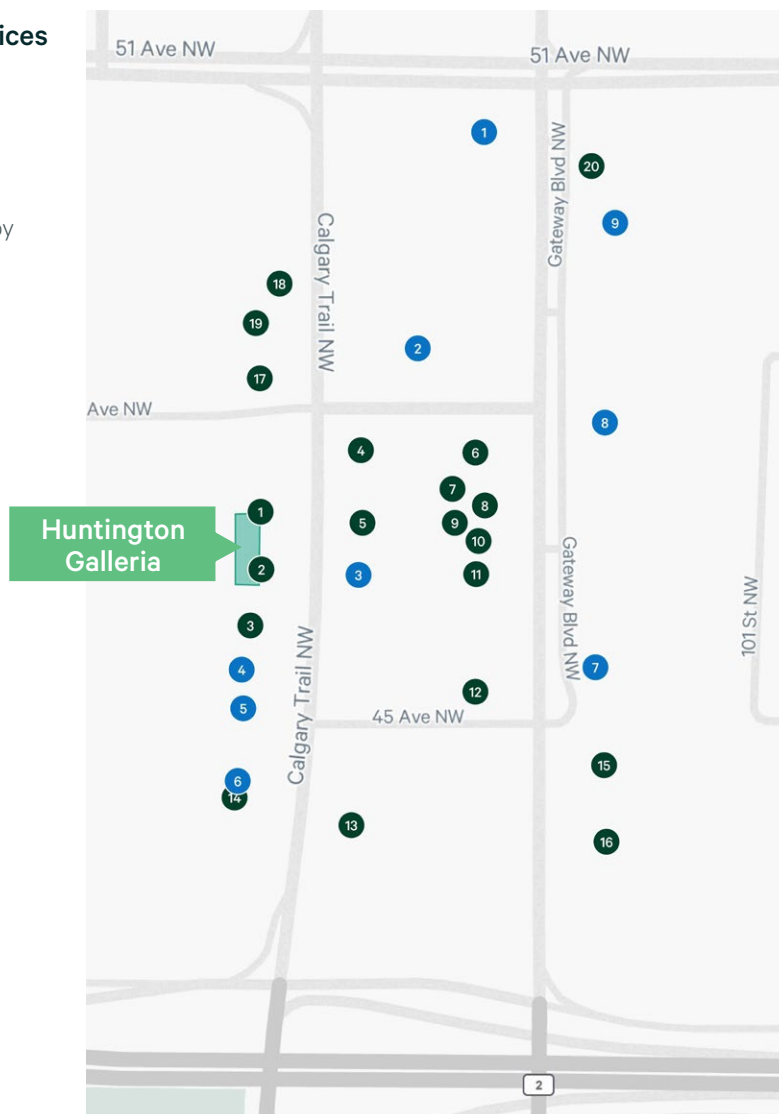


Food Service



Shopping & Services

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|---------------------------------|-------------------------------|
| 1 Crumb Coffee | 1 Shopper's Drug Mart |
| 2 Banzai Japanese | 2 Superstore |
| 3 Popeye's Chicken | 3 Great Canadian Oil Change |
| 4 Chipotle | 4 Healing Haven Physiotherapy |
| 5 Starbucks | 5 Zia Pharmacy |
| 6 Carl's Jr. | 6 CarePros |
| 7 Stacked Breakfast | 7 Speedy Auto Services |
| 8 Osmow's Shwarma | 8 Sundance Ski & Snowboard |
| 9 Wing Snob | 9 Fisher Periodontics |
| 10 Firehouse Subs | |
| 11 Krispy Kreme | |
| 12 Vaticano Cucina | |
| 13 Sushi Toshi | |
| 14 Red Swan Pizza | |
| 15 Ricky's All Day Grill | |
| 16 Monsoon Bistro & Bar | |
| 17 Boston Pizza | |
| 18 The Mill Craft Bar & Kitchen | |
| 19 Sawmill Steak House | |
| 20 A&W | |



Contact Us

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