

For Lease



HIGH-VISIBILITY OFFICE SPACE

213, 14065 VICTORIA TRAIL NW
EDMONTON, ALBERTA



HIGHLIGHTS

- Major office and retail plaza at the intersection of Victoria Trail & 139 Avenue NW
- 957 SF available January 1, 2027
- Tenant improvement allowance negotiable
- Ample free-flow parking with 358 surface stalls
- Established 95,076 SF commercial centre
- High-profile location with convenient access from surrounding communities

BUILDING DETAILS



**Traffic
Count**

15,000 vpd



Parking

358 Stalls



Centre Size

95,076



**Surrounding
Pop. (3km)**

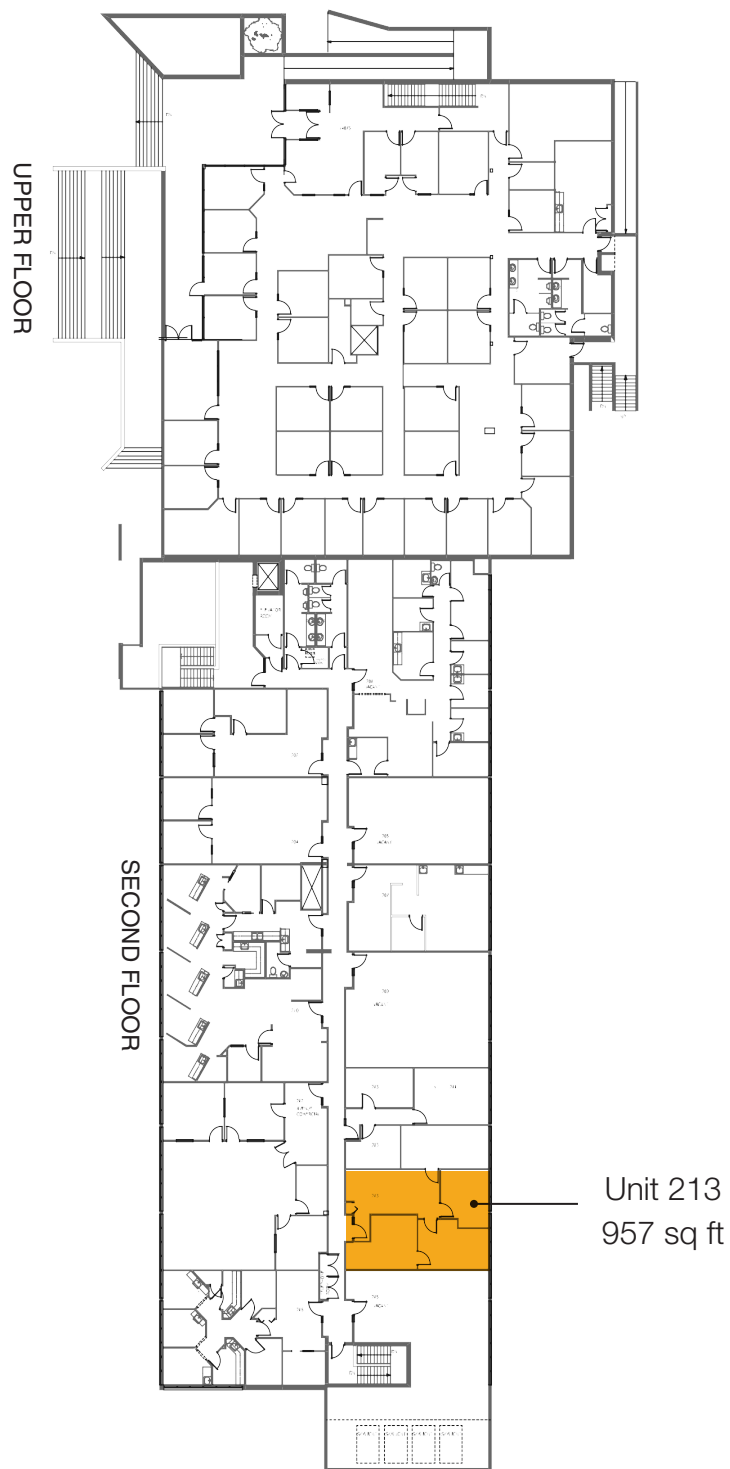
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PROPERTY DESCRIPTION

Market Rates:	Market
Op Costs & Taxes:	\$19.42 psf est.
Size:	957 sq ft
Available:	January 1, 2027
Centre Size	95,076 sq ft
Parking:	358 surface stalls

HEAD OFFICE
Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
AvenueCommercial.com

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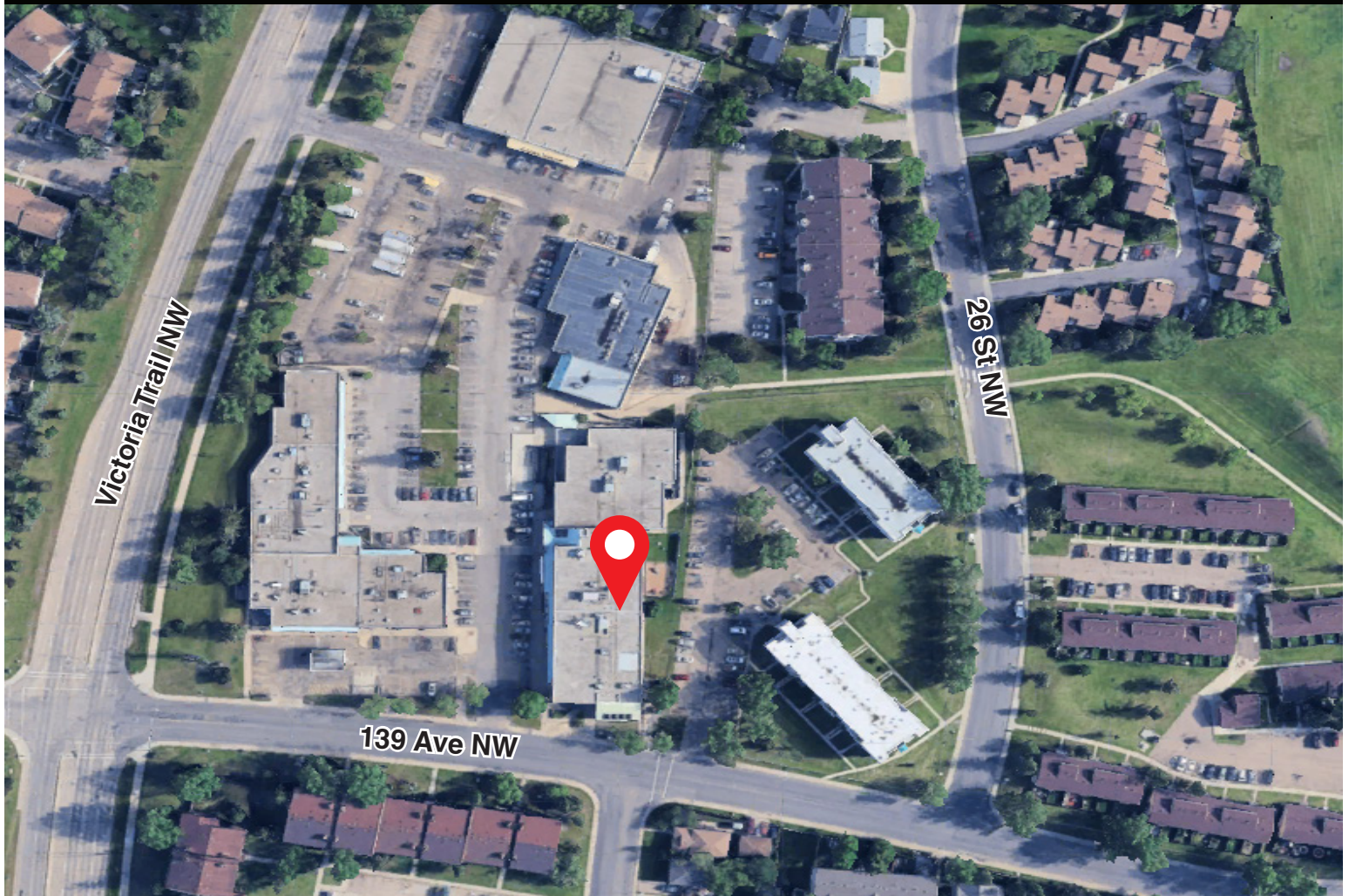
Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6

Main 403.802.6766

Toll Free 800.750.6766

LOCATION

14065 Victoria Trail NW, Edmonton, Alberta



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Steven Butt

President

403.802.6766

sbutt@avenuecommercial.com

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