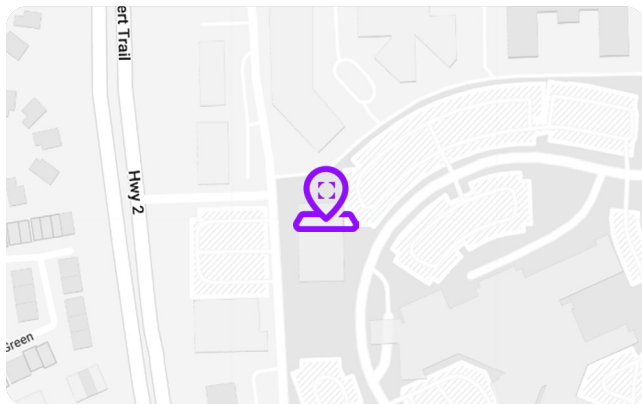




# Sturgeon Medical Centre

625 St. Albert Trail, St. Albert, Alberta



## Location Highlights



### Major Intersection

St. Albert Trail and Boudreau Road



### Nearest Hospital

<1 km Sturgeon Community Hospital



### Public Transit Access

Bus Routes 201, 202, 203, 205, 208, A7-9, A14

## Leasing Inquiries



**Richie Lipton**  
Leasing Manager

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# Sturgeon Medical Centre

625 St. Albert Trail, St. Albert, Alberta



## Property Description

Sturgeon Medical Centre is a three-storey, 43,696 square foot medical office building located directly adjacent to the Sturgeon Community Hospital. The recently constructed building offers excellent visibility along St. Albert Trail and features a diversified tenant mix that includes a walk-in clinic, diagnostic imaging, and a pharmacy. The property is easily accessed by car or public transportation, and provides abundant free parking for patients and visitors. The building features a modern and efficient design, prominent exterior signage opportunities, and an underground parkade.

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## Property Highlights

<b>Building Size</b>	43,696 sq.ft.
<b>Floors</b>	3
<b>Asking Rent</b>	Market
<b>Additional Rent (2024 est.)</b>	
Operating Costs	\$14.68
Realty Taxes	\$5.21
In Suite Cleaning Costs	\$2.63
<b>Total</b>	\$22.52 psf
<b>Bike Storage</b>	Indoor and Outdoor
<b>Parking</b>	Surface and Underground
<b>Electric Vehicle Chargers</b>	No
<b>Wired Score</b>	Certified

### General Information

Number of Floors	3
Year Built	2019
Year(s) of Expansion(s)	N/A
Building Modernizations/Upgrades	N/A
Building Size (sq. ft.)	43,673
Floor Plate (sq. ft.)	14,558
Additional Rent Total (p.s.f.)	\$22.52
Realty Taxes (p.s.f.)	\$5.21
Operating Costs (p.s.f.)	\$14.68
In-Suite Cleaning Costs (p.s.f.)	\$2.63
Building Access Points	3 (west, east, via parkade)
Heating, Ventilation & Air Conditioning (HVAC)	Natural gas-fired boilers, MUA unit, AHUs, unit heaters
HVAC Hours	Mon-Fri: 5:00 am - 9:00 pm; Sat: 7:00 am - 6:00 pm; Sun: Off
After-Hours HVAC Operation Fee	Starting at \$25.00/hour
Building Security Information	Paladin Security, 24/7 CCTV, mobile patrols, card-key access
Total Number of Public Washrooms	6 (multi-stall)
Washrooms per Floor	2 (one male, one female)
Anchor Tenants	Sturgeon Medical Walk-in Clinic, MIC Medical Imaging, Sturgeon Medical Pharmacy, Sturgeon Women's Health Clinic, Active Physio Works
Fire & Life Safety Information	Mircom FX-2000 fire panel; full building sprinkler system. AED in main floor lobby.
Building Automation System	ESC Automation

### Electricity

General Information	600V, 1200A, 3-phase
Building Emergency Power	Battery packs for emergency lighting
Tenant Emergency Power	No
Base Building Lights	LED
Lighting Control	Timer control, photocell, dimmable
Electrical Rooms	2 base building + one per tenant premises
Telecommunications Rooms	1 base building + one per tenant premises

### Elevators

Number of Passenger Elevators	2
Freight Elevator	0
Elevator Modernization Year(s)	N/A
Elevator Type	Hydraulic
Elevator Speed	N/A
Passenger Cab Capacity	1,360 kg

### Parking

Parking Ratio	3.09/1,000 sf
Total Number of Parking Stalls	135
Number of Accessible Stalls	3
Parking Lot Type	Underground & surface
Parking System	Free visitor parking
Parking Stall Allocation	73 tenant, 62 visitor
Parkade (if applicable) - year built	2019
Number of Parkade Levels	1

#### Amenities

Fitness Centre	No
Bicycle Storage	Indoor & Outdoor
Shipping & Receiving	N/A
Common Area Meeting Room	No
Meeting Room Cost	N/A
Shared Social Space	No
Food Service / Café	Perks Coffee House
Public Transit Information	Bus Routes A7, A8, A14
NWHP Online Service Request System	Yes
NWHP On-site Office	No

#### Environmental

Energy Savings Initiatives	Dimmable and timer-controlled lights, photocells, LED lighting
Environmental & Sustainability Initiatives	Lighting control
Conservation & Carbon Footprint Initiatives	Bicycle storage provided
Recycling Programs	Single-stream recycling and composting Electronic equipment recycling
Electric Vehicle Charging Stations	No

#### Additional Information

Hospital Proximity	< 1 km
Hospital Name	Sturgeon Community Hospital
WiredScore Certification	Certified
Building Hours	Mon-Fri: 7:00 am - 9:00 pm Sat: 8:00 am - 2:00 pm Sun: Closed