

PRE-LEASING

NAI Commercial



FOR LEASE

RENDERING

# Trilogy Professional Building

OFFICE - MEDICAL - RETAIL

5114 - 50 AVENUE, LEDUC, AB

DAN BUDMAN  
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NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1

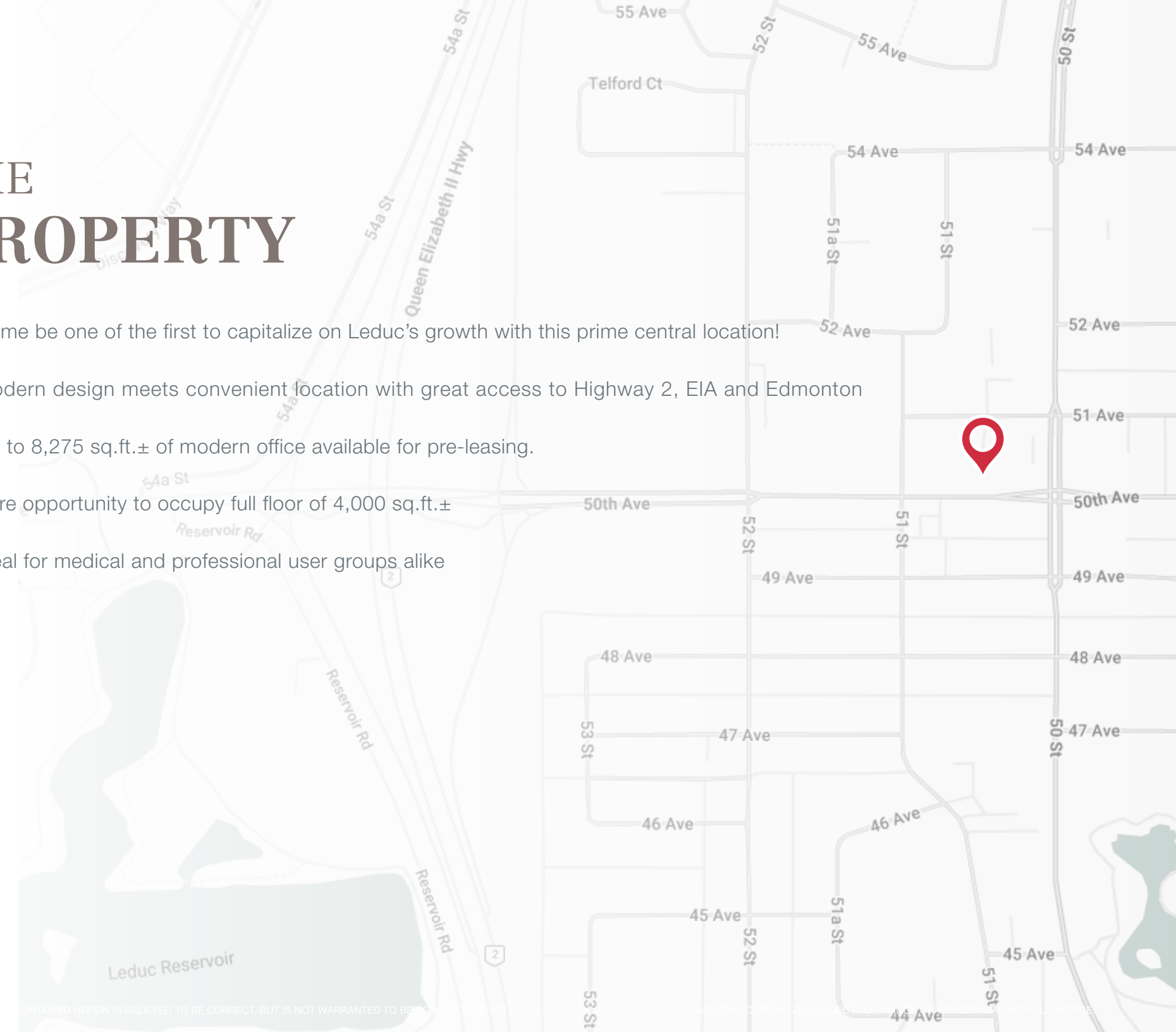
780 436 7410

NAIEDMONTON.COM



# THE PROPERTY

- Come be one of the first to capitalize on Leduc's growth with this prime central location!
- Modern design meets convenient location with great access to Highway 2, EIA and Edmonton
- Up to 8,275 sq.ft.± of modern office available for pre-leasing.
- Rare opportunity to occupy full floor of 4,000 sq.ft.±
- Ideal for medical and professional user groups alike

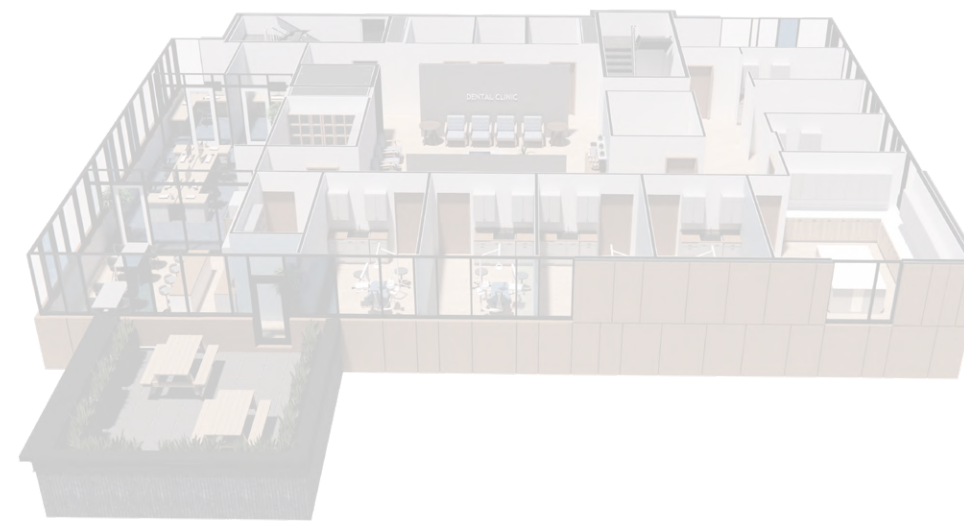
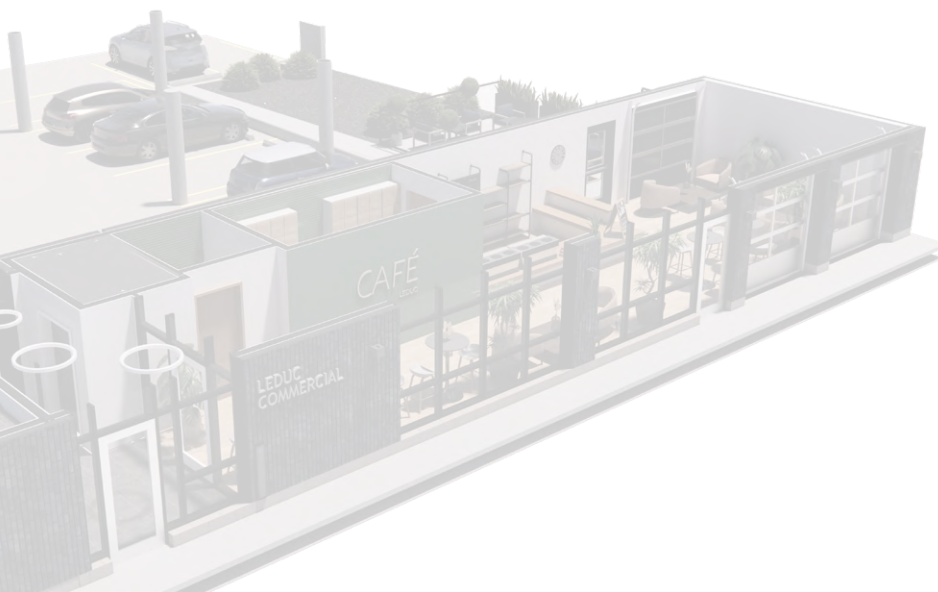
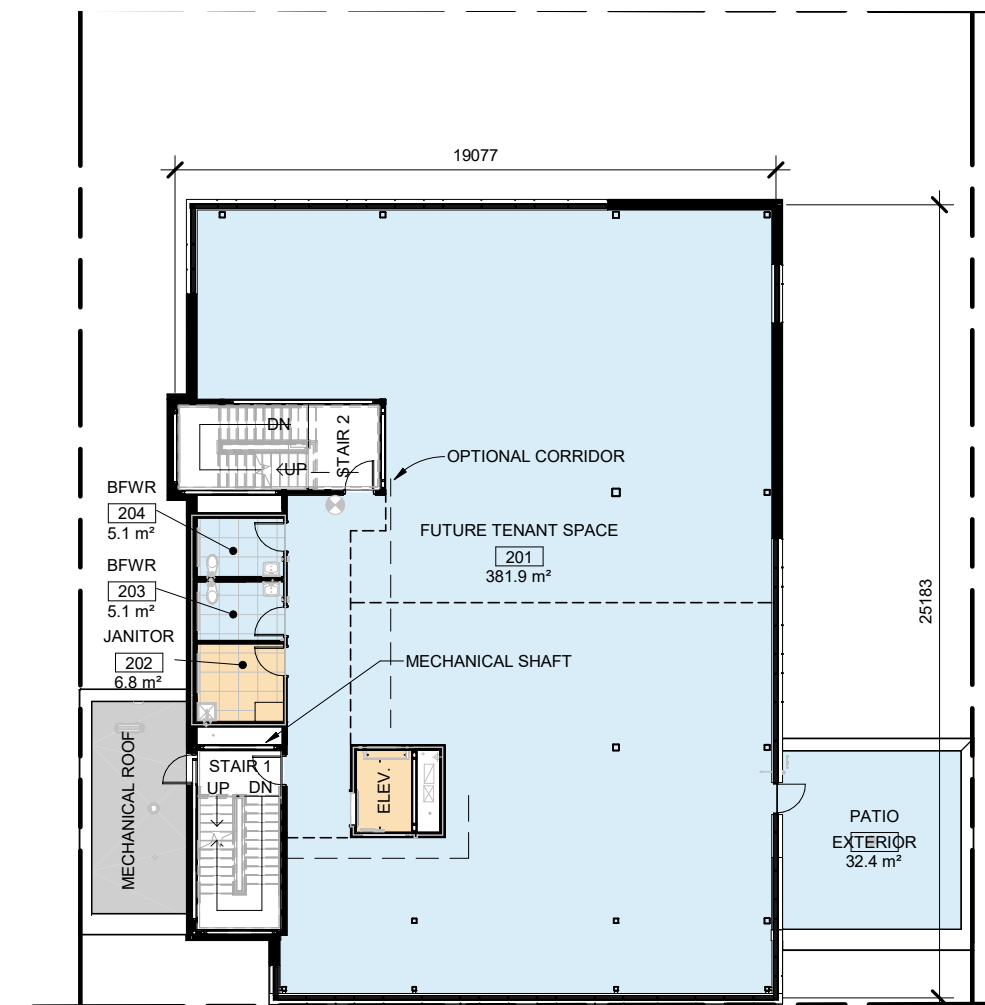


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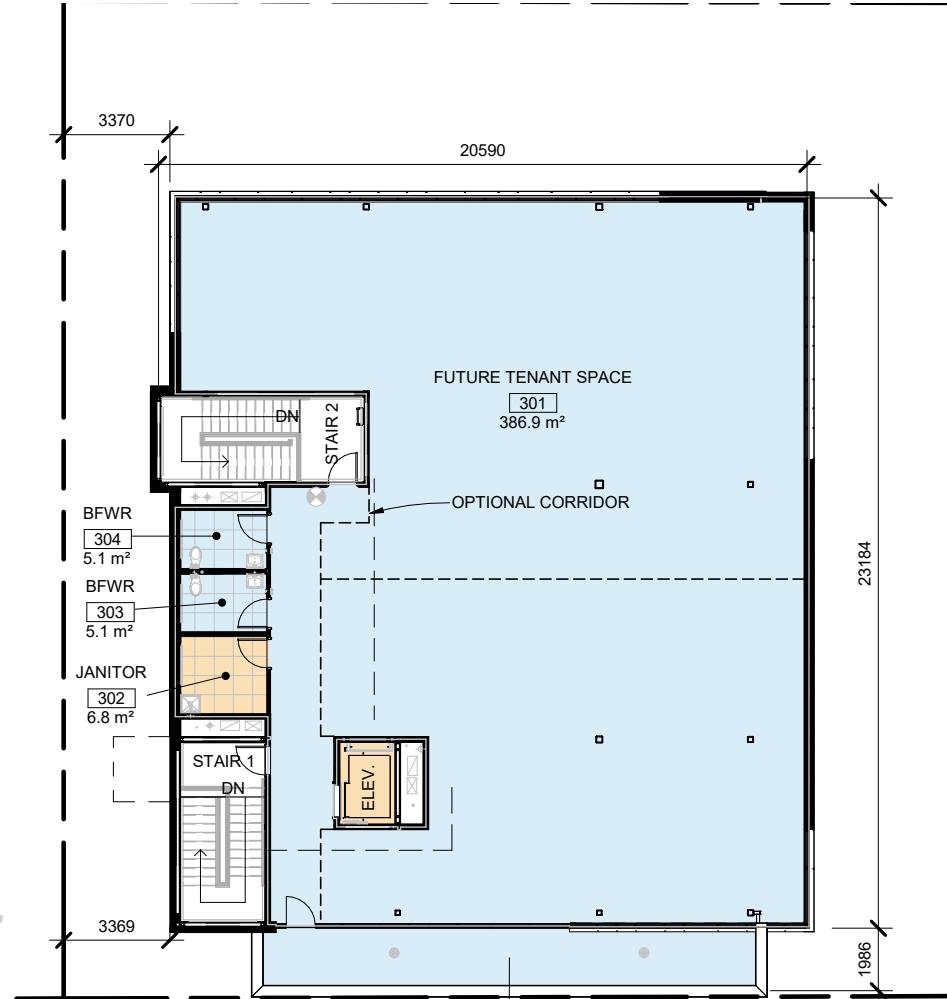
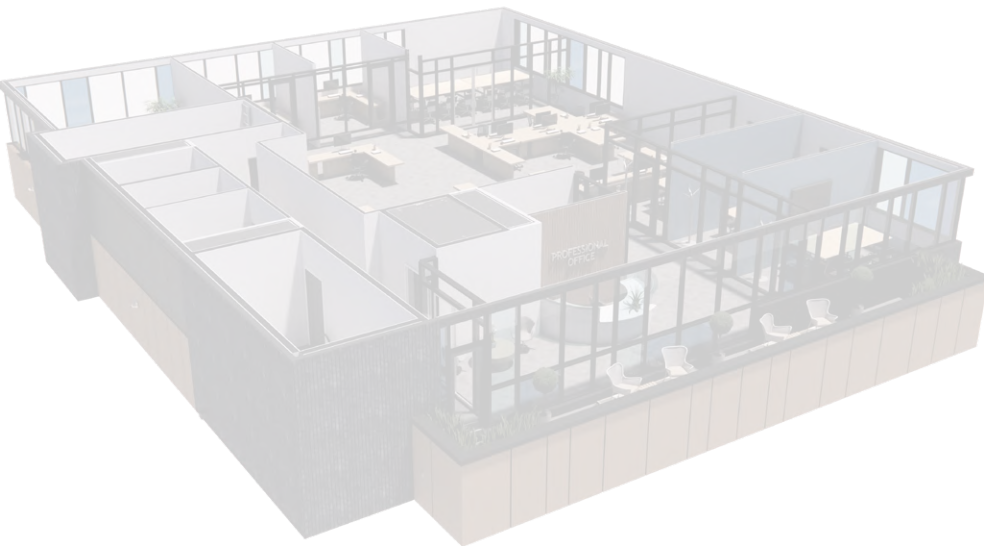
MAIN FLOOR  
1,096 SF±



SECOND FLOOR  
4,110 SF±



THIRD FLOOR  
4,165 SF±



## PROPERTY DETAILS

Areas Available

Main Floor Retail: 1,096 SF±  
Second Floor Office: 4,110 SF±  
Third floor Office: 4,165 SF±

*Subject to final measurement and potential gross up factor*

Net Rental Rate

Market

Additional Rent

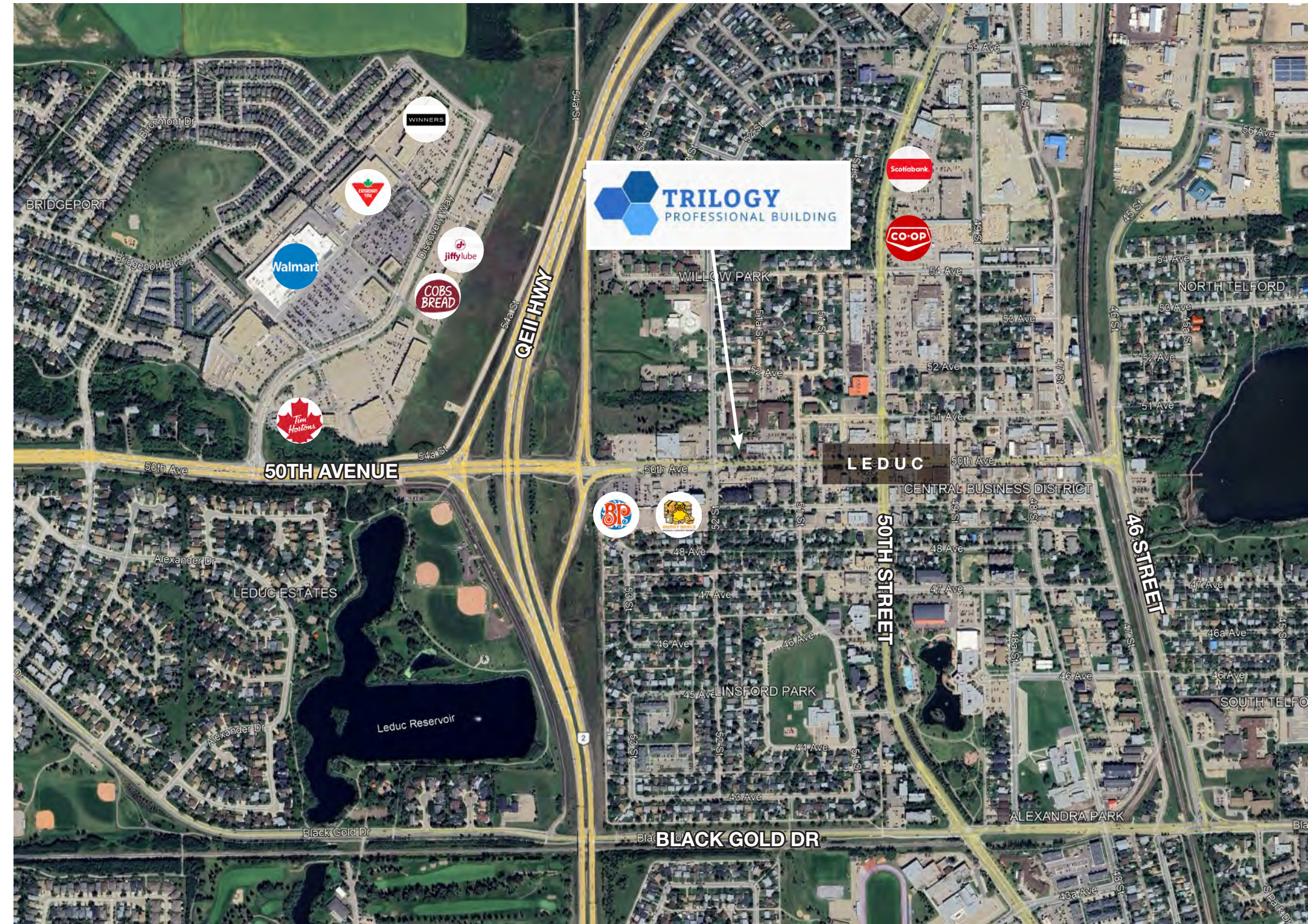
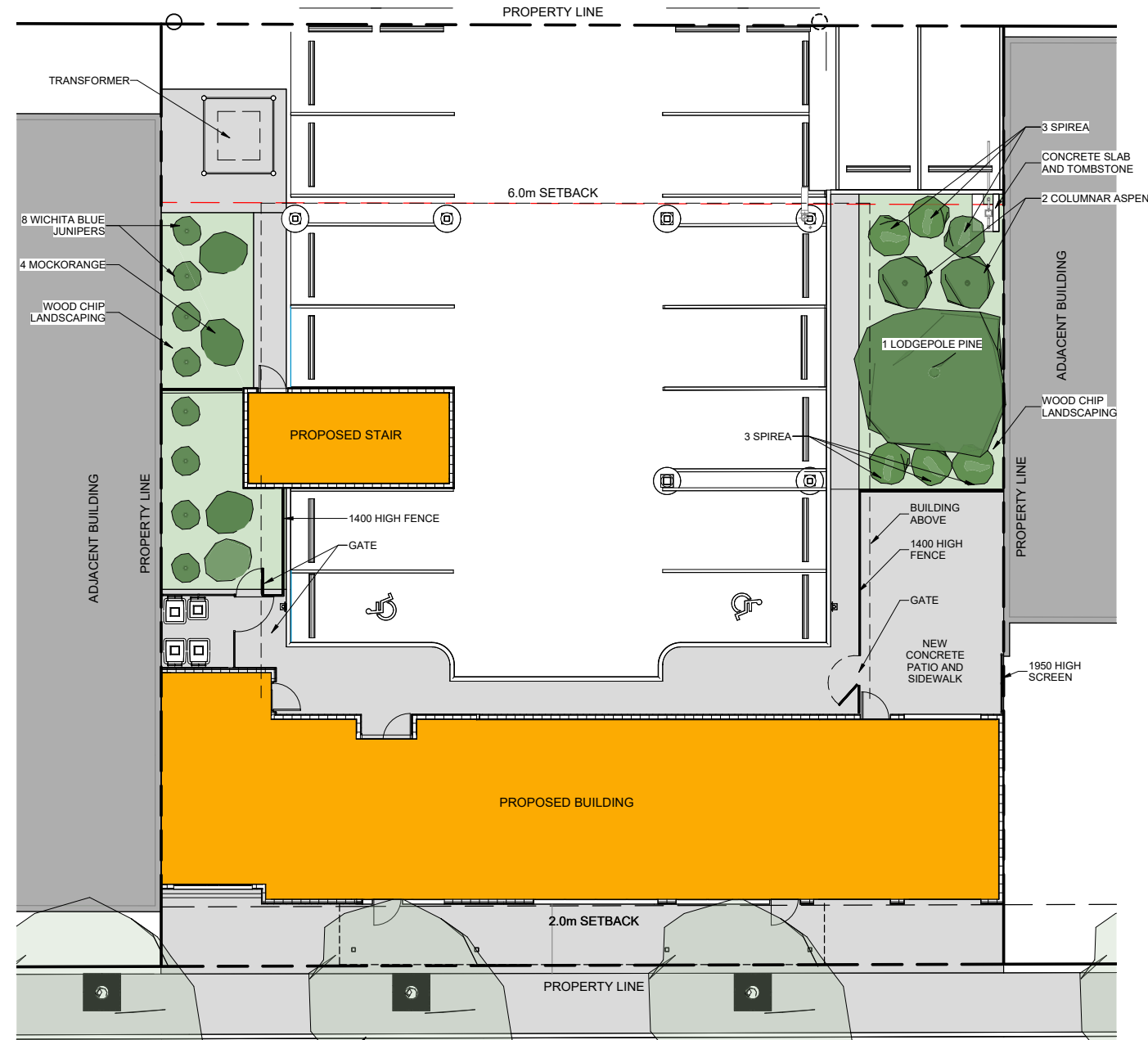
TBD

Parking

Surface and covered parkade  
Additional street parking available



# SITE PLAN



# DEMOGRAPHICS

2026 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



**35,468**  
DAYTIME  
POPULATION



**3.2%**  
ANNUAL  
GROWTH  
2023-2028



**13,073**  
HOUSEHOLDS

**\$115,925**  
AVERAGE  
HOUSEHOLD  
INCOME



**15,095**  
EMPLOYEES

**1,196**  
BUSINESSES



**\$1.04B**  
TOTAL  
CONSUMER  
SPENDING

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