



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE

RIVIERA PLAZA

5324 Calgary Trail NW,
Edmonton, AB



BUILDING SIGNAGE AVAILABLE

SECOND FLOOR OFFICE SPACE: 1,640 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Outstanding Calgary Trail South exposure
- Signage opportunities available
- Within close proximity to numerous amenities
- Ample surface parking at no additional cost
- Fibre optics available
- New elevator in the building

Dustin Bateyko

Partner

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**CUSHMAN & WAKEFIELD
Edmonton**

Suite 2700, TD Tower

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PROPERTY DETAILS

Municipal Address: 5324 Calgary Trail NW
Edmonton, AB

Lease Rate: Market

Operating Costs: \$16.40 per SF (est. 2024)

TI Allowance: Negotiable

Parking: Ample surface parking at no additional charge

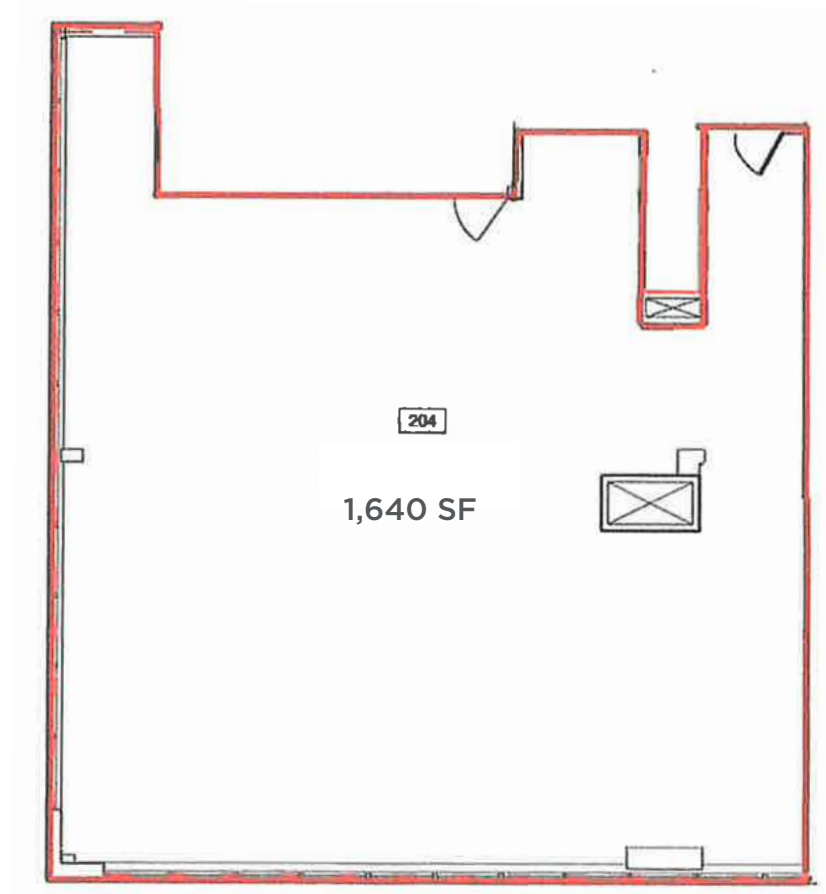
Signage: Great opportunity for signage available

Lease Area: Second Floor: 1,640 SF

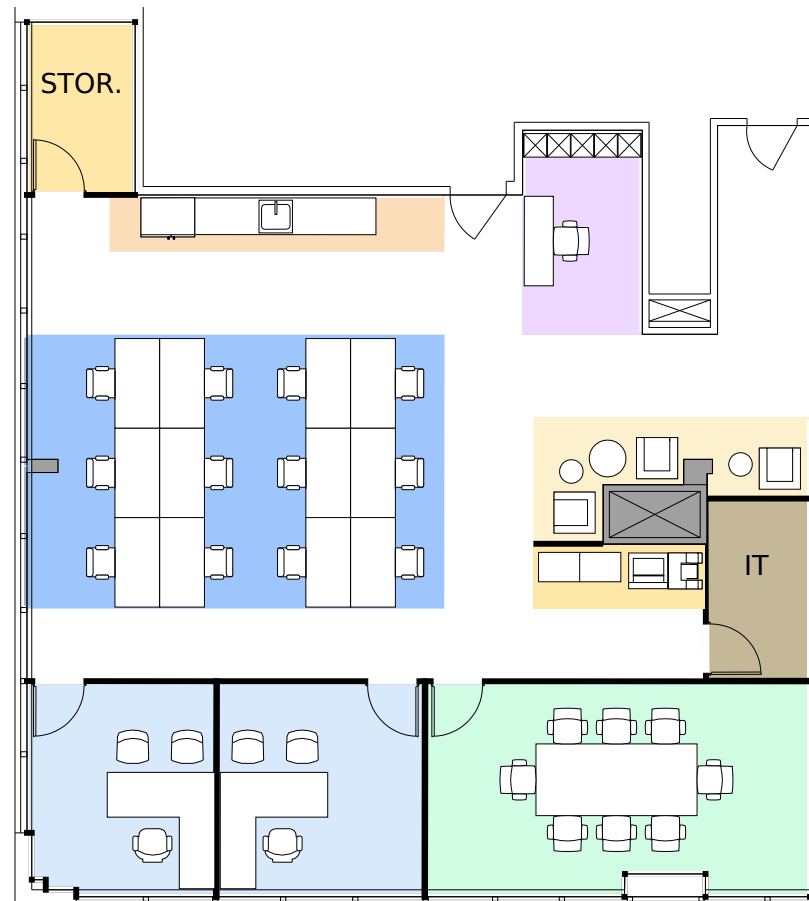
AERIAL



FLOOR PLAN



PROPOSED BUILDOUT



PROPERTY PHOTOS



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