



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE

RIVIERA PLAZA

5324 Calgary Trail NW,
Edmonton, AB



BUILDING SIGNAGE AVAILABLE

887 SF SHOW SUITE

SECOND FLOOR OFFICE SPACE: 887 SF AND 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

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Partner

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PROPERTY DETAILS

Municipal Address: 5324 Calgary Trail NW
Edmonton, AB

Lease Rate: Market

Operating Costs: \$16.63 per SF (est. 2024)

TI Allowance: Negotiable

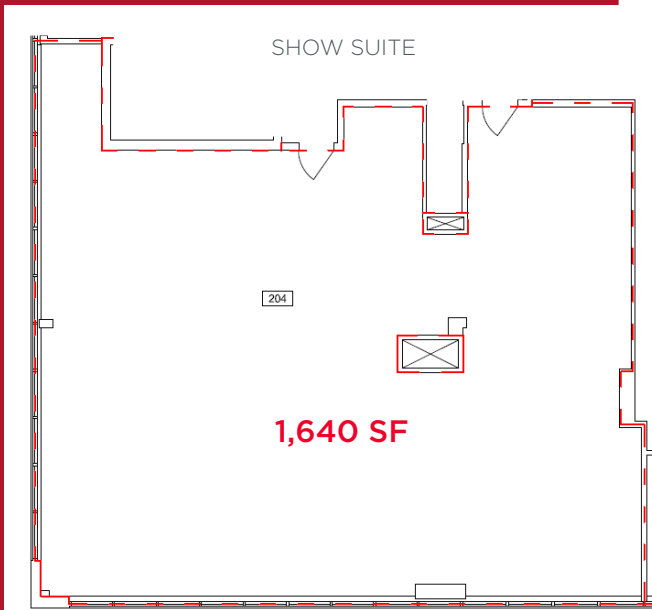
Parking: Ample surface parking at no additional charge

Signage: Great opportunity for signage available

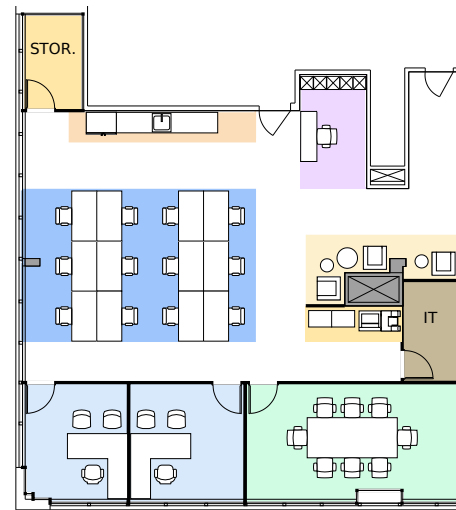
Lease Area: 887 SF and 1,640 SF

#204 UNIT

FLOOR PLAN



PROPOSED BUILDOUT

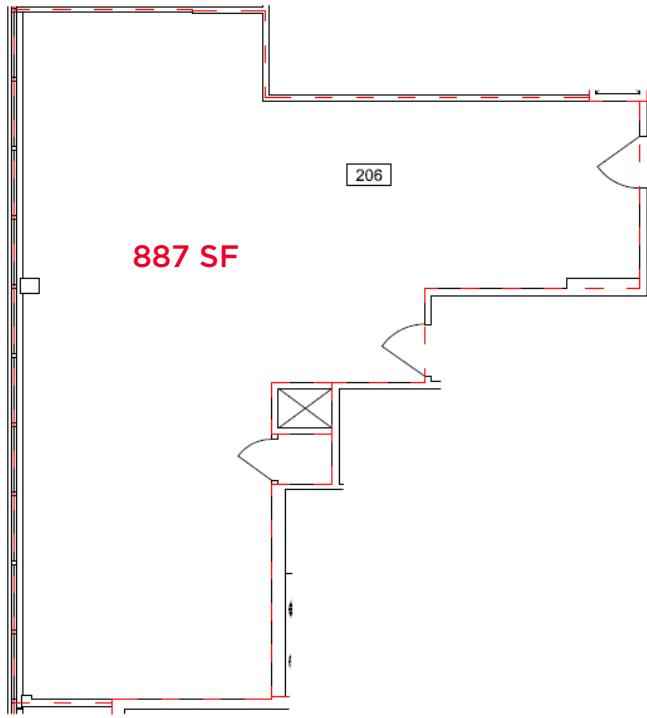


INTERIOR PHOTO



#206 UNIT

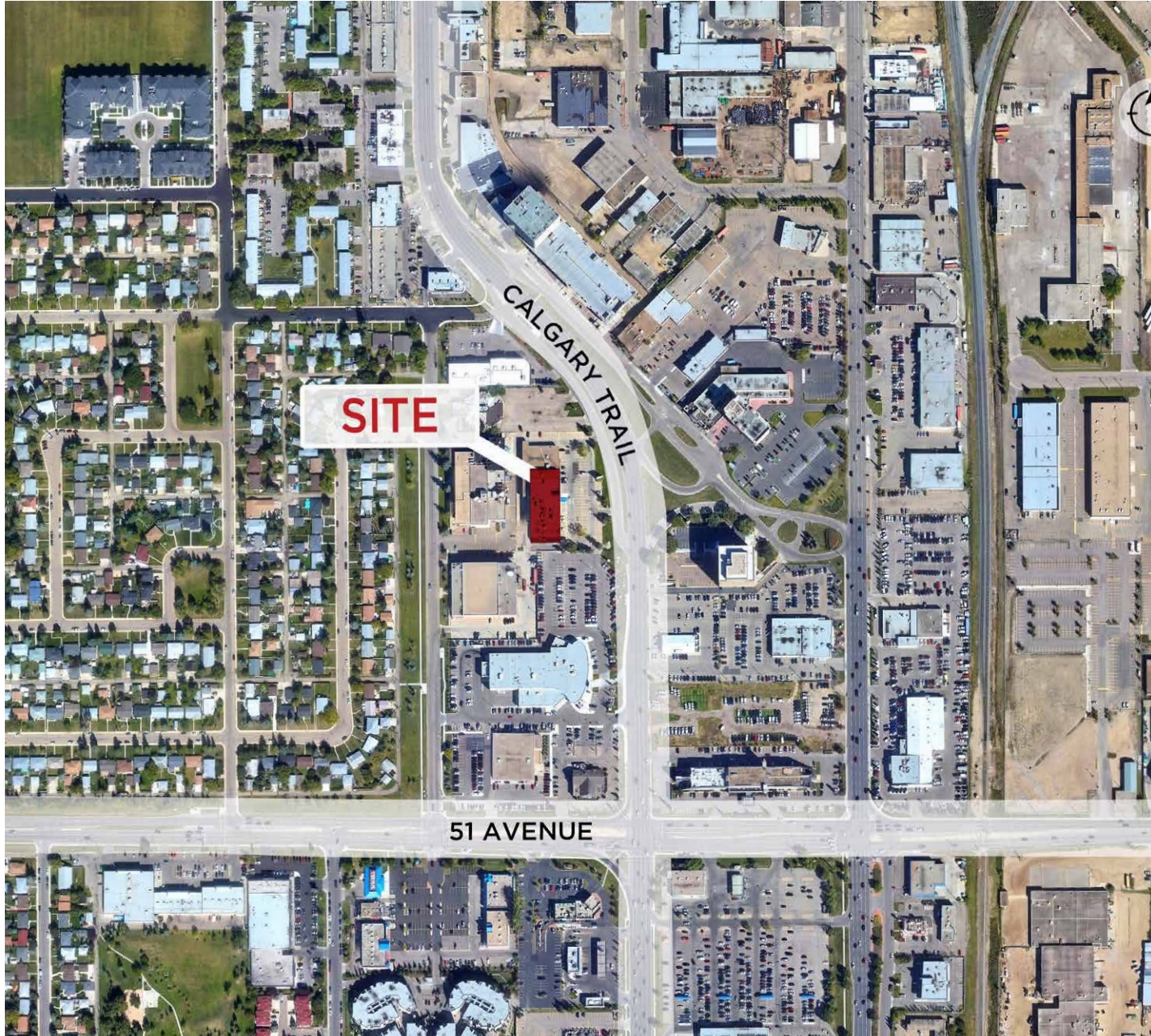
FLOOR PLAN



INTERIOR PHOTOS



AERIAL



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