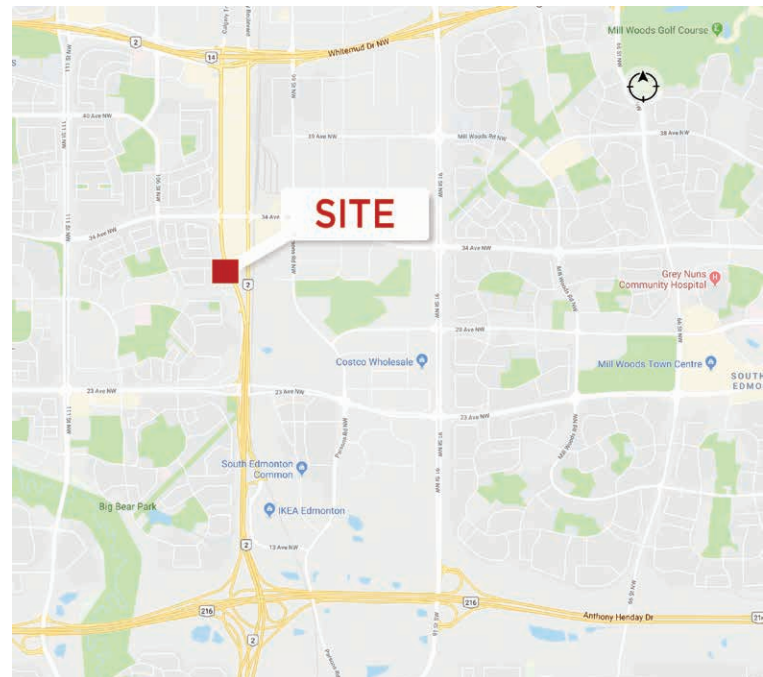




**6,234 SF**  
**Office/Medical/Retail Space Available**

**Property Highlights**

- Strategically located on Calgary Trail South
- Traffic Flow - 40,000 vehicles per day
- Easy access
- Building signage opportunities
- Rental rate: Market
- Operating Costs: \$13.15 per SF (estimated for 2023)
- Building signage opportunities
- Other tenants include Great Expectations Daycare, Royal LePage Real Estate Office, Hong Kong Cafe, and Chevron

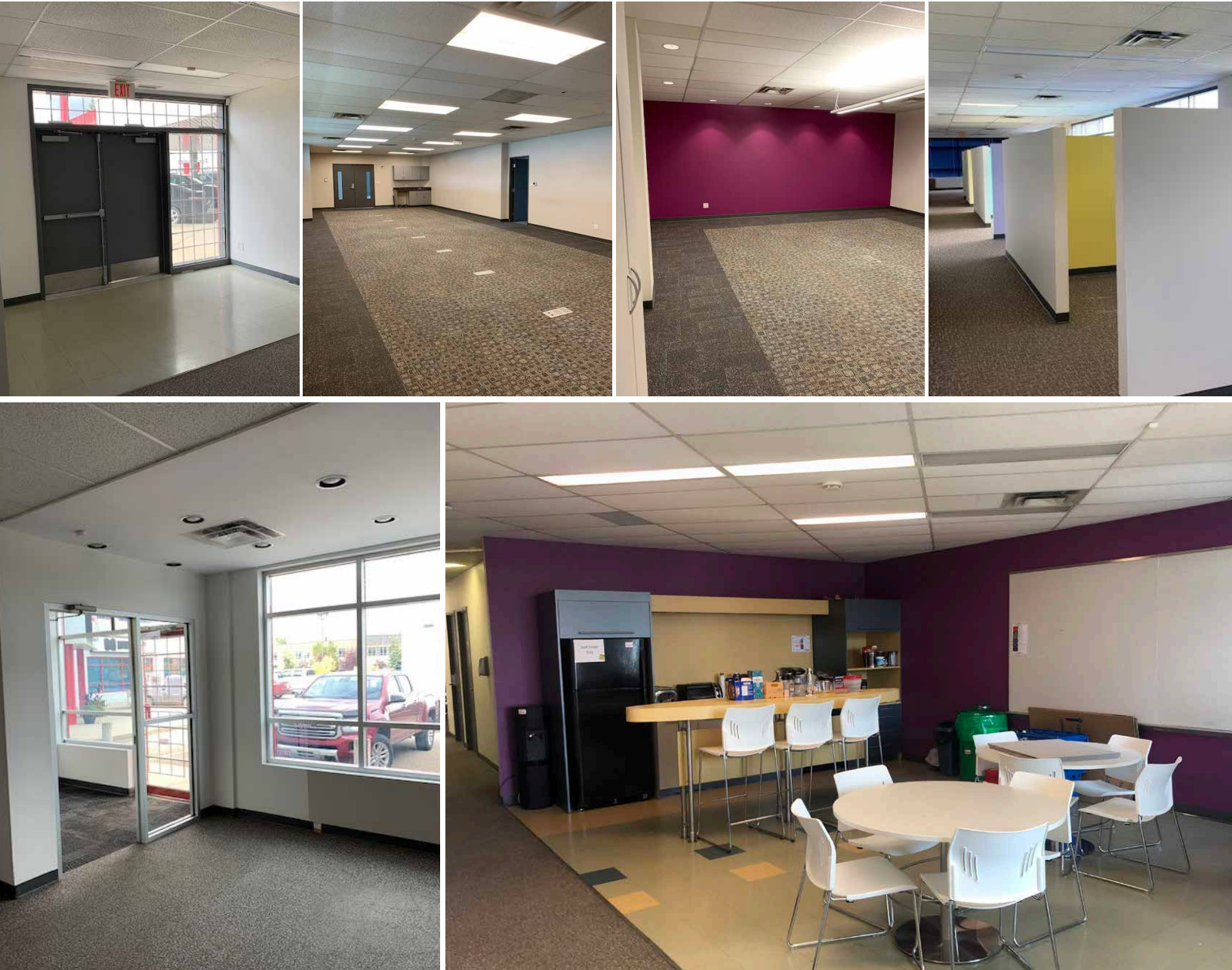


**David Cooney**  
Partner  
780 917 8327  
david.cooney@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. April 11, 2023

**CUSHMAN & WAKEFIELD**  
**Edmonton**  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

## Property Photos



**David Cooney**  
Partner  
780 917 8327  
david.cooney@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. April 11, 2023

**CUSHMAN & WAKEFIELD**  
**Edmonton**  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)





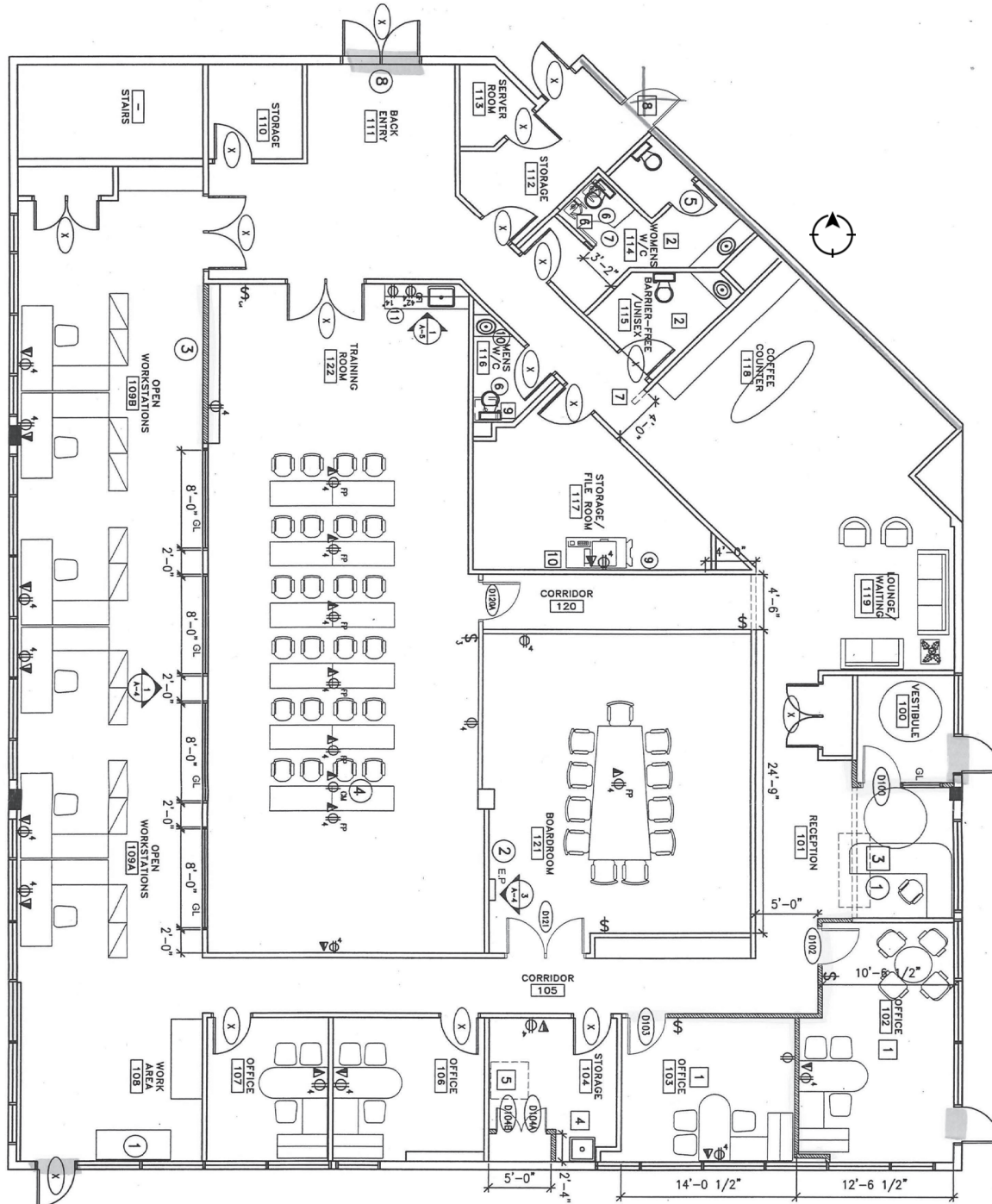
**CUSHMAN &  
WAKEFIELD**  
Edmonton

FOR LEASE

# Calgary Trail South

3010 Calgary Trail, Edmonton, AB

## Floor plan



### David Cooney

Partner

780 917 8327

david.cooney@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. April 11, 2023

### CUSHMAN & WAKEFIELD Edmonton

Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1

[www.cwedm.com](http://www.cwedm.com)