

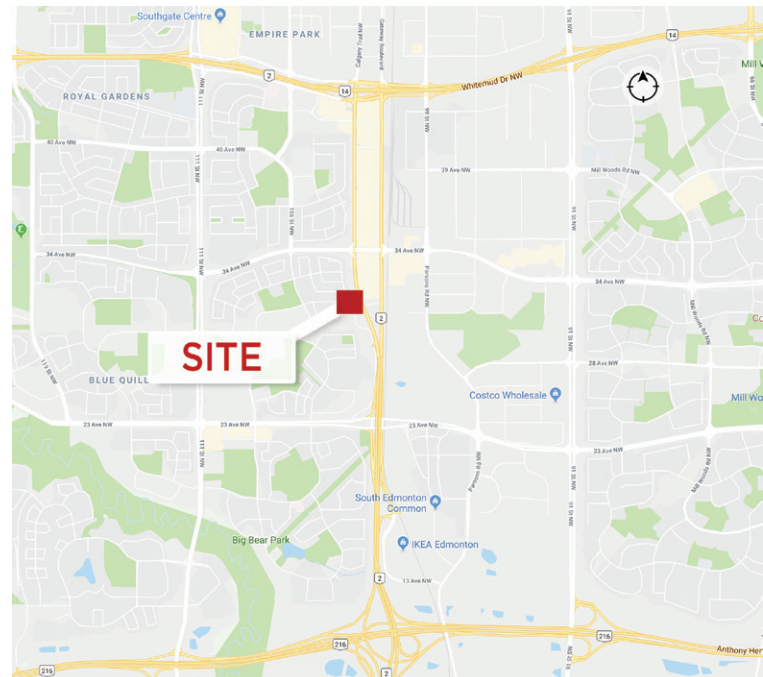
78% LEASED



7,313 SF Office Space For Lease

Property Highlights

- 7,313 SF available on the 2nd floor
- Traffic flow over 38,000 vehicles per day
- Trade area of over 300,000 people
- Easy access to Anthony Henday Drive & Whitemud Drive
- Just 3 minutes to South Edmonton Common, 12 minutes to Downtown Edmonton, and 15 minutes to the Edmonton International Airport
- Incredible amenities close by including 60 restaurants and 4,000,000 SF of shopping centre
- Available now!



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CUSHMAN & WAKEFIELD
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Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Property Details

Available Area: 7,313 SF - 2nd Floor

Cam & Taxes: \$14.05 per SF, excluding in-suite janitorial

Rates: \$18.00 per SF net with a negotiable allowance

Zoning: DC2 - allowing a wide range of office and retail uses



Marquee signage opportunity



Unique high profile building with excellent exposure



Major building upgrades including: new roof, HVAC systems, windows, elevator, common area upgrade, new washrooms and exterior facade



Ample surface parking

Aerial



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Property Photos



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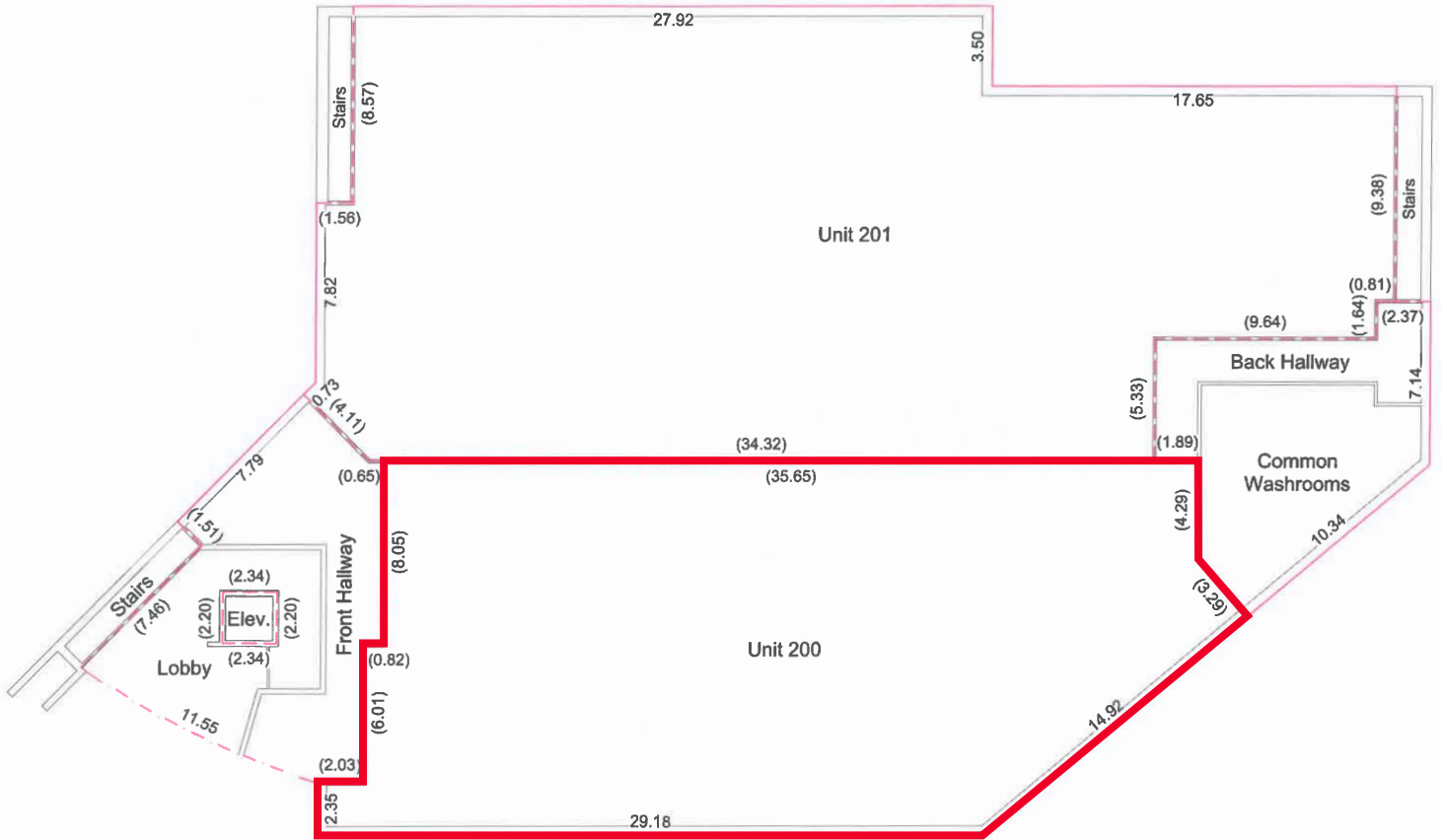
**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE

Free Standing Building

3114 Calgary Trail, Edmonton, AB

2nd Floor Plan



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