



**CUSHMAN &  
WAKEFIELD**  
Edmonton

**FURNITURE NEGOTIABLE**

**FUNCTIONAL LAYOUT**

**FOR SUBLEASE**

# **TERRACE OFFICE TOWER**

#870, 4445 Calgary Trail,  
Edmonton, AB

**MOVE-IN READY OFFICE SPACE AVAILABLE**

## **PROPERTY HIGHLIGHTS**

- Ample nearby amenities
- Ideally located along major arterial roadways
- Abundant natural light
- Furniture available
- Underground parking available
- Sublease expires June 30, 2027

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# PROPERTY DETAILS

Municipal Address: #870, 4445 Calgary Trail NW  
Edmonton, AB

Available Area: 1,039 SF

Parking: 2 underground stalls  
available

Sublease Area: Market

Operating Cost: \$14.95 (TBC)

Sublease Expiry: June 30, 2027



STARTUP COMPANIES



FINANCIAL/IT



ENGINEERING

## AERIAL



# PROPERTY PHOTOS





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