

n South yr

#### **EXCELLENT SIGNAGE OPPORTUNITY**

EPC

MOVE-IN READY MEDICAL SPACE

FOR LEASE EPC SOUTHTRAIL PLAZA

carepro

4423 Calgary Trail, Edmonton, AB

#### UP TO 5,226 SF OF HIGH-END MEDICAL SPACE ON SECOND FLOOR

### **PROPERTY HIGHLIGHTS**

- Situated just a few blocks from the busy intersection of Whitemud Drive and Calgary Trail South, this location has high traffic and great visibility
- Pylon and building signage options available
- Building has elevator access to second floor and security & after hours access control
- Flexible area available from individual exam room space up to 5,226 SF
- Close amenities include hotels, restaurants and coffee shops, Southgate Shopping Mall, professional offices and more
- Abundance of surface parking stalls at no cost and eletric charging stations on site
- Easy accessibility to major arterial routes and 20 minutes to Edmonton International Airport

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## **PROPERTY DETAILS**

Municipal Address:

Zoning:

Area Available:

**Description:** 

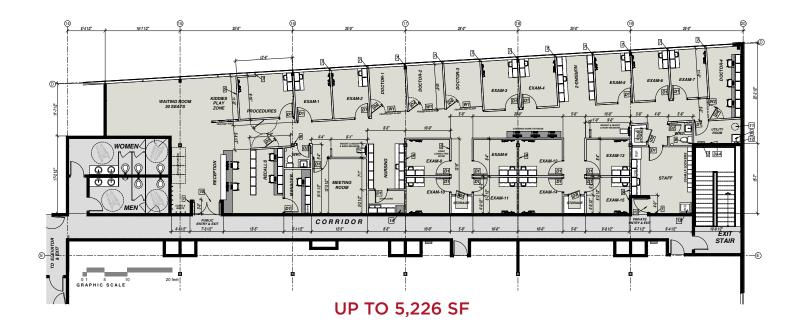
4432 Calgary Trail, Edmonton, AB DC2

Up to 5,226 SF

Well developed medical space with reception and waiting room, 15 examination rooms, meeting room, 2 procedure rooms, 2 nursing stations, shared doctor's office, staff room and washrooms

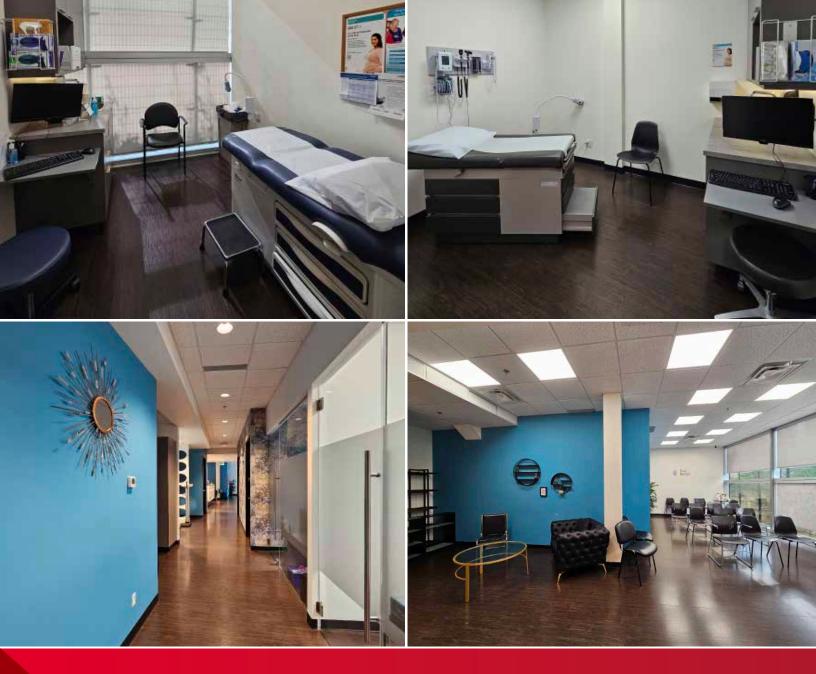
ease Rate:	Up to entire space at \$25.00 PSF
	Individual exam rooms at \$1,675.00 per month per exam room
Additional Rent:	\$18.38/SF, plus in-suite janitorial
TI Allowance:	Negotiable
Parking:	Dedicated doctor parking & patient parking available
Possession Date:	Available upon 60 days notice
Signage	Building signage included
	Pylon signage available at \$350.00 per month

# FLOOR PLAN



## PROPERTY PHOTOS







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