

EXCELLENT SIGNAGE OPPORTUNITY

MOVE-IN READY MEDICAL SPACE

FOR LEASE

EPC SOUTHTRAIL PLAZA

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 electric charging stations on site
- Easy accessibility to major arterial routes and 20 minutes to Edmonton International Airport

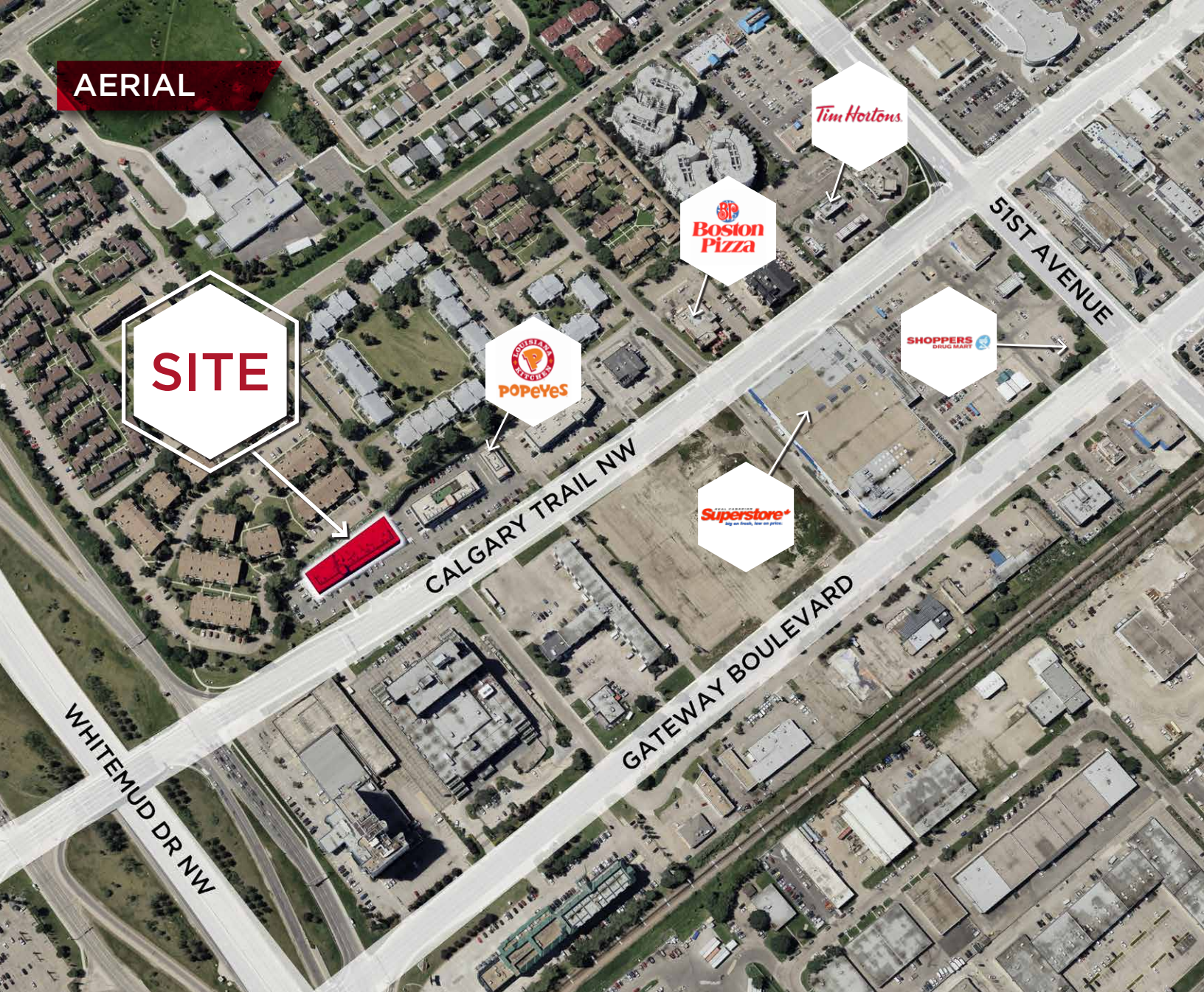
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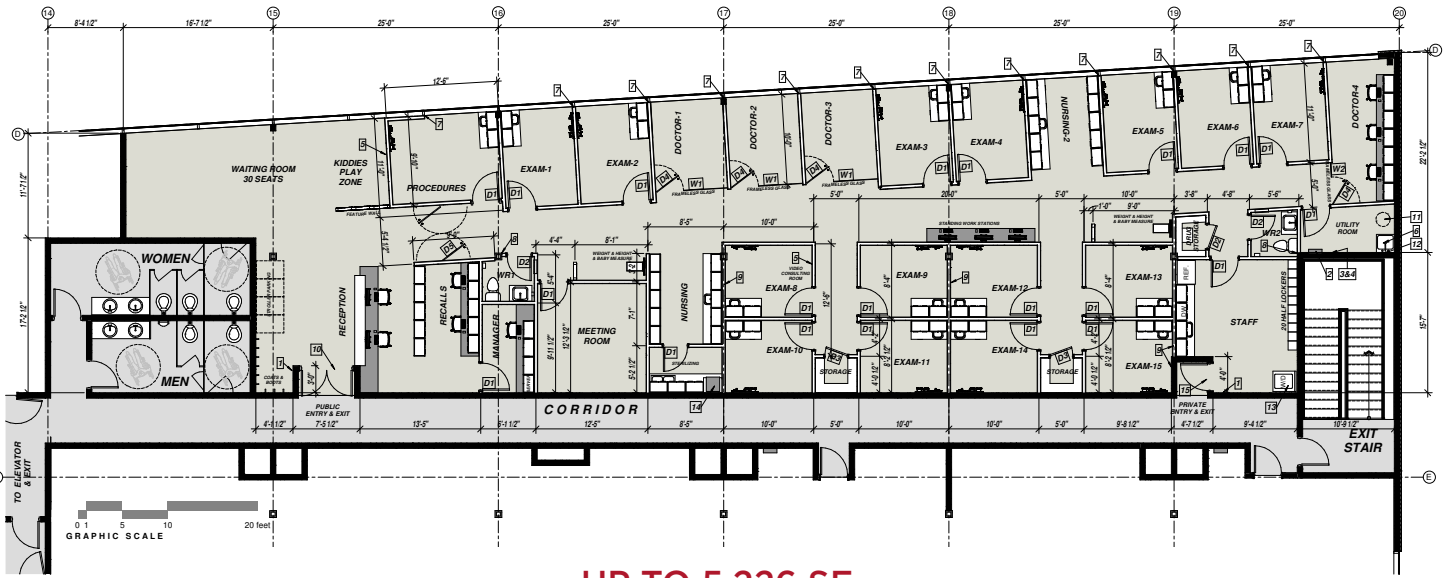
AERIAL



PROPERTY DETAILS

| | | | |
|---------------------------|---|-------------------------|--|
| Municipal Address: | 4432 Calgary Trail, Edmonton, AB | Lease Rate: | Up to entire space at \$25.00 PSF Individual exam rooms at \$1,675.00 per month per exam room |
| Zoning: | DC2 | Additional Rent: | \$18.38/SF, plus in-suite janitorial |
| Area Available: | Up to 5,226 SF | TI Allowance: | Negotiable |
| Description: | 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 | 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 |

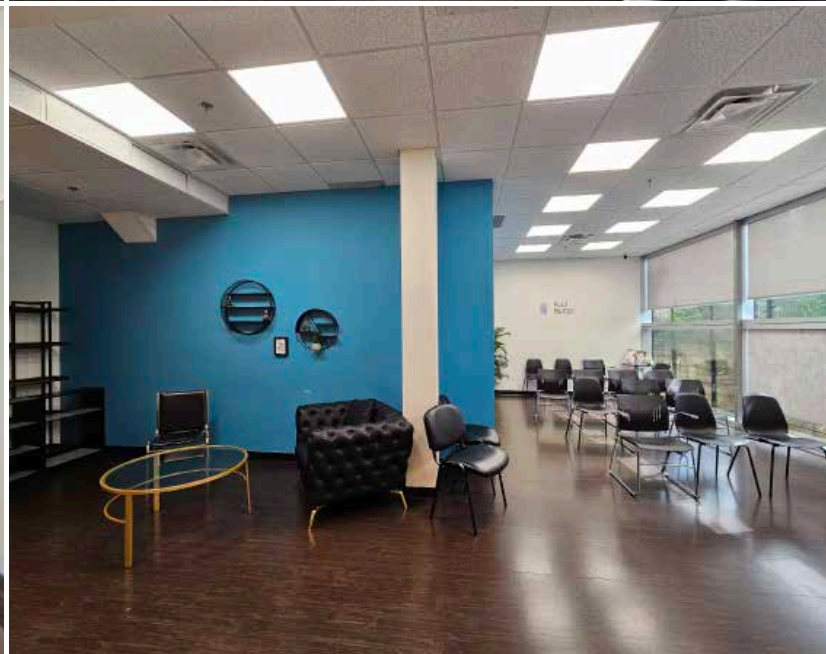
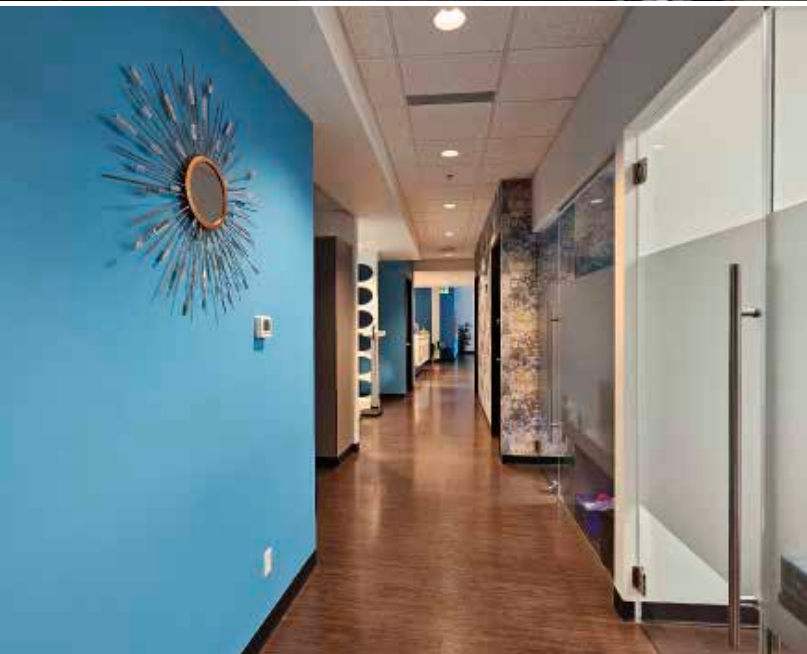
FLOOR PLAN



UP TO 5,226 SF

PROPERTY PHOTOS





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