

EXCELLENT SIGNAGE OPPORTUNITY

MOVE-IN READY OFFICE SPACE

OFFICE SHARE POTENTIAL



FOR LEASE

EPC SOUTHTRAIL PLAZA, BUILDING B

4514 Calgary Trail NW,
Edmonton, AB

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Shane Asbell

Partner

780 917 8346

shane.asbell@cwedm.com

Scott Vreeland

Associate Partner

780 702 9477

scott.vreeland@cwedm.com

Jacob Dykstra

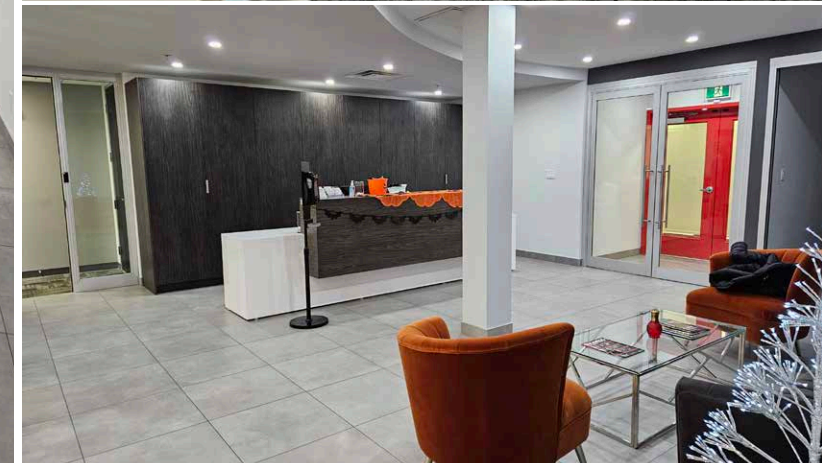
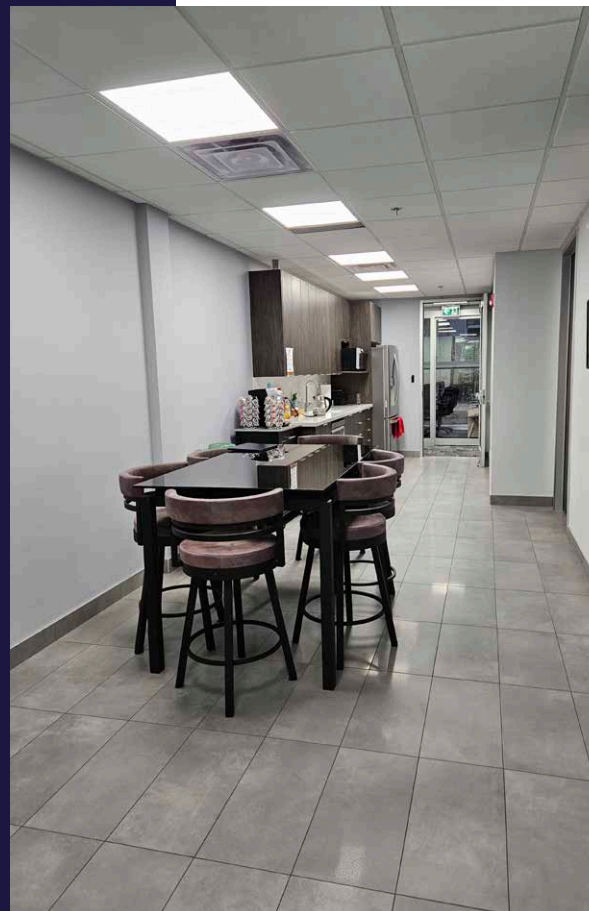
Senior Associate

780 702 5825

jacob.dykstra@cwedm.com

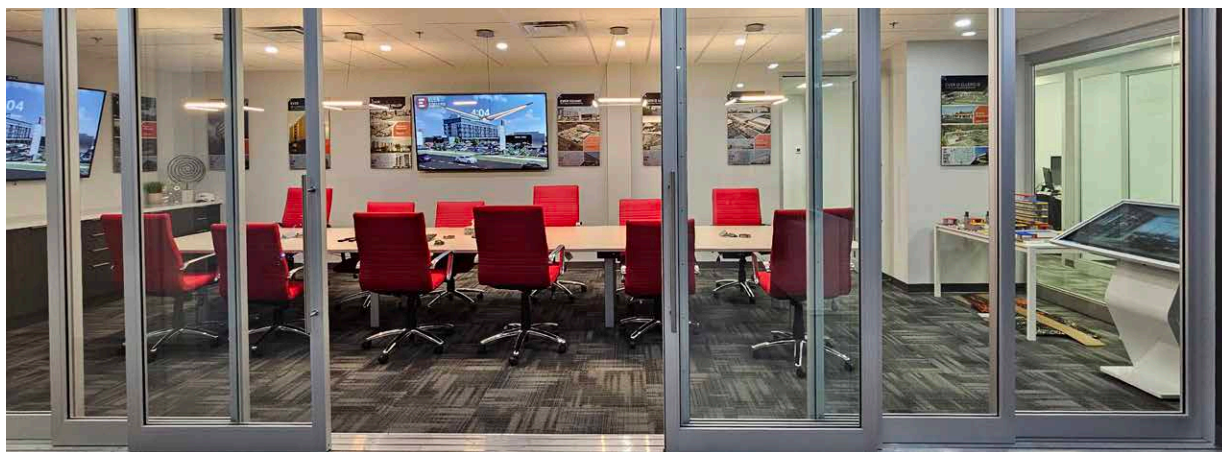
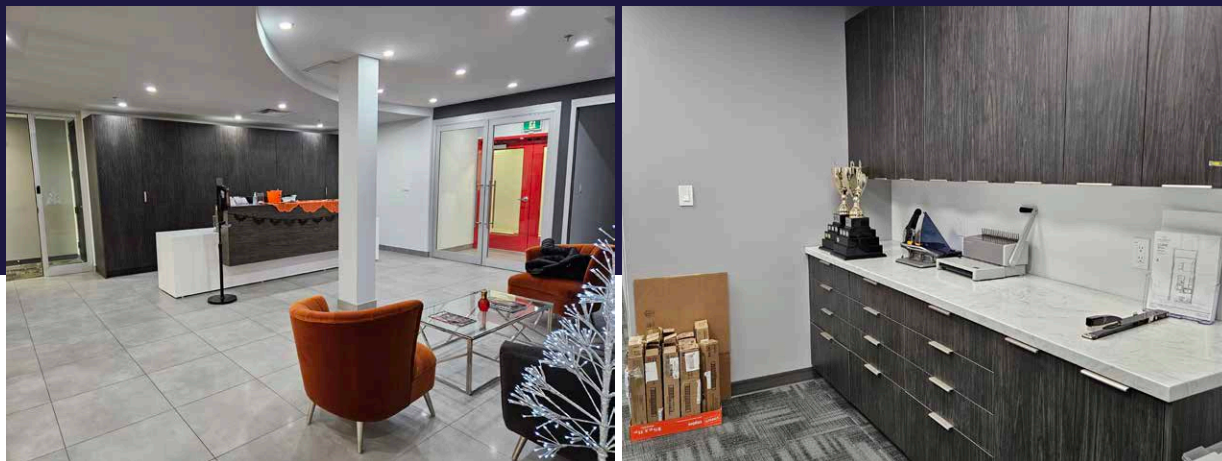
PROPERTY HIGHLIGHTS

- Situated just a few blocks from the busy intersection of Whitemud Drive and Calgary Trail South, this location has high traffic and great visibility with over 37,000 vehicles per day
- High-end and attractively appointed office space with reception area, large boardroom, kitchen, smaller meeting room, 22 private offices, washrooms and large storage room
- Building has elevator access to second floor and security and afterhours access control
- Pylon and building signage options available
- Close amenities include hotels, restaurants and coffee shops, Southgate Shopping Mall, professional offices and more
- Abundance of surface parking stalls at no cost
- Space can be subdivided, shared and or individuals can be rented



PROPERTY DETAILS

Municipal Address:	4514 Calgary Trail NW, Edmonton, AB
Zoning:	DC2
Neighbourhood:	Empire Park
Description:	Surface parking stalls at no additional cost
Area Available:	Suite B203: Up to 5,923 SF (Can be subdivided or shared)
Lease Rate:	\$25.00 PSF
Additional Rent:	\$20.50 PSF
TI Allowance :	Negotiable
Parking:	Surface parking stalls at no additional cost
Possession Date:	April 1, 2025



PROPERTY PHOTOS

AERIAL



DEMOGRAPHICS



POPULATION

1KM	3KM	5KM
5,944	49,475	151,510



AVERAGE INCOME

1KM	3KM	5KM
\$82,692	\$120,186	\$126,518



HOUSEHOLD

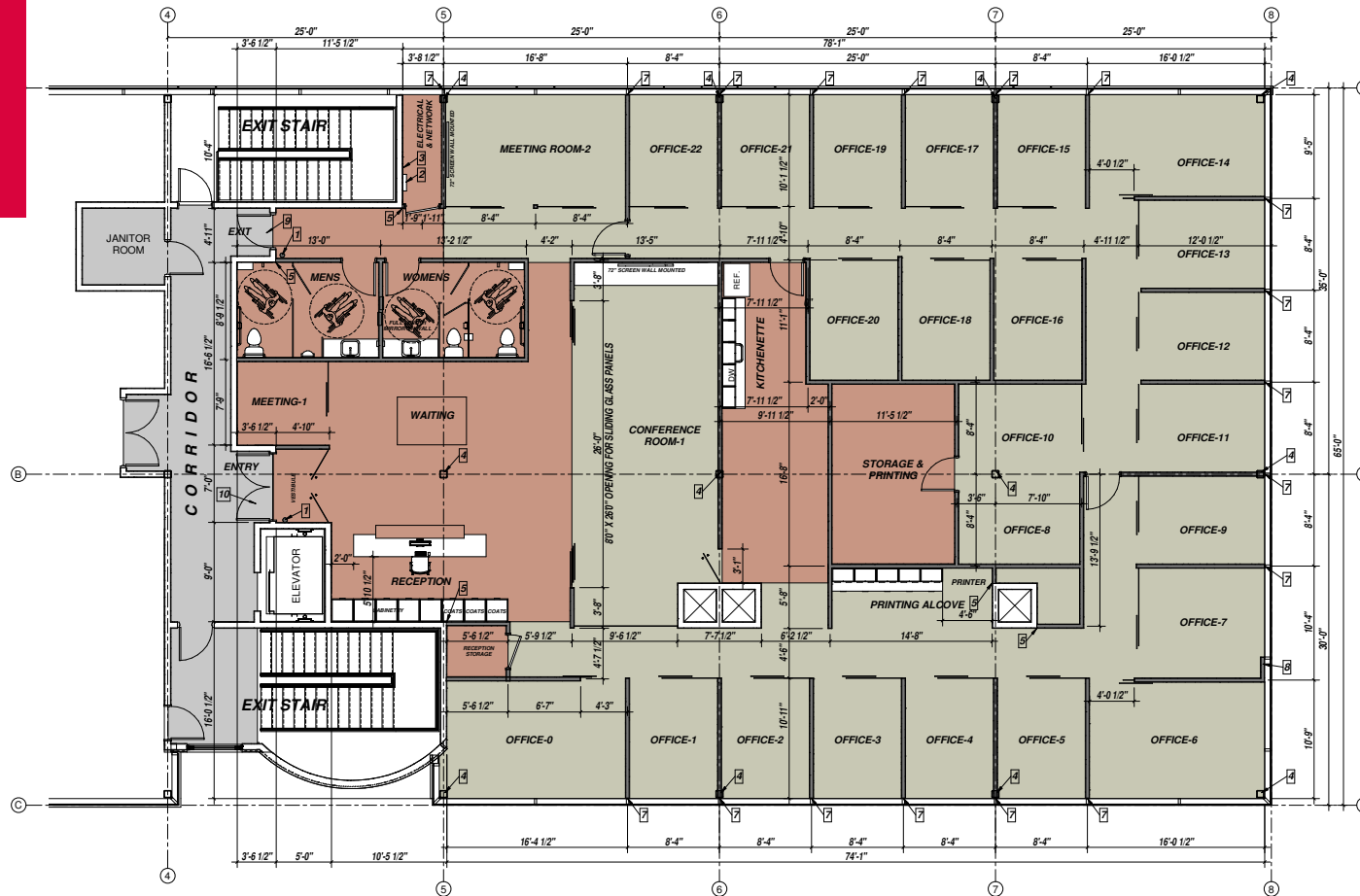
1KM	3KM	5KM
2,538	19,491	62,679



VEHICLES PER DAY

92,000 VPD on Whitemud Drive, and 37,900 VPD on Calgary Trail

FLOOR PLAN



OFFICES AT SOUTHTRAIL PLAZA
SOUTHTRAIL PLAZA - BUILDING-B SUITE - B203



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