

EXCELLENT SIGNAGE OPPORTUNITY

MOVE-IN READY MEDICAL SPACE

FOR LEASE

EPC SOUTHTRAIL PLAZA

4432 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, this location has high traffic counts with 40,500 vehicles per weekday average, and great visibility along Calgary Trail.
- 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

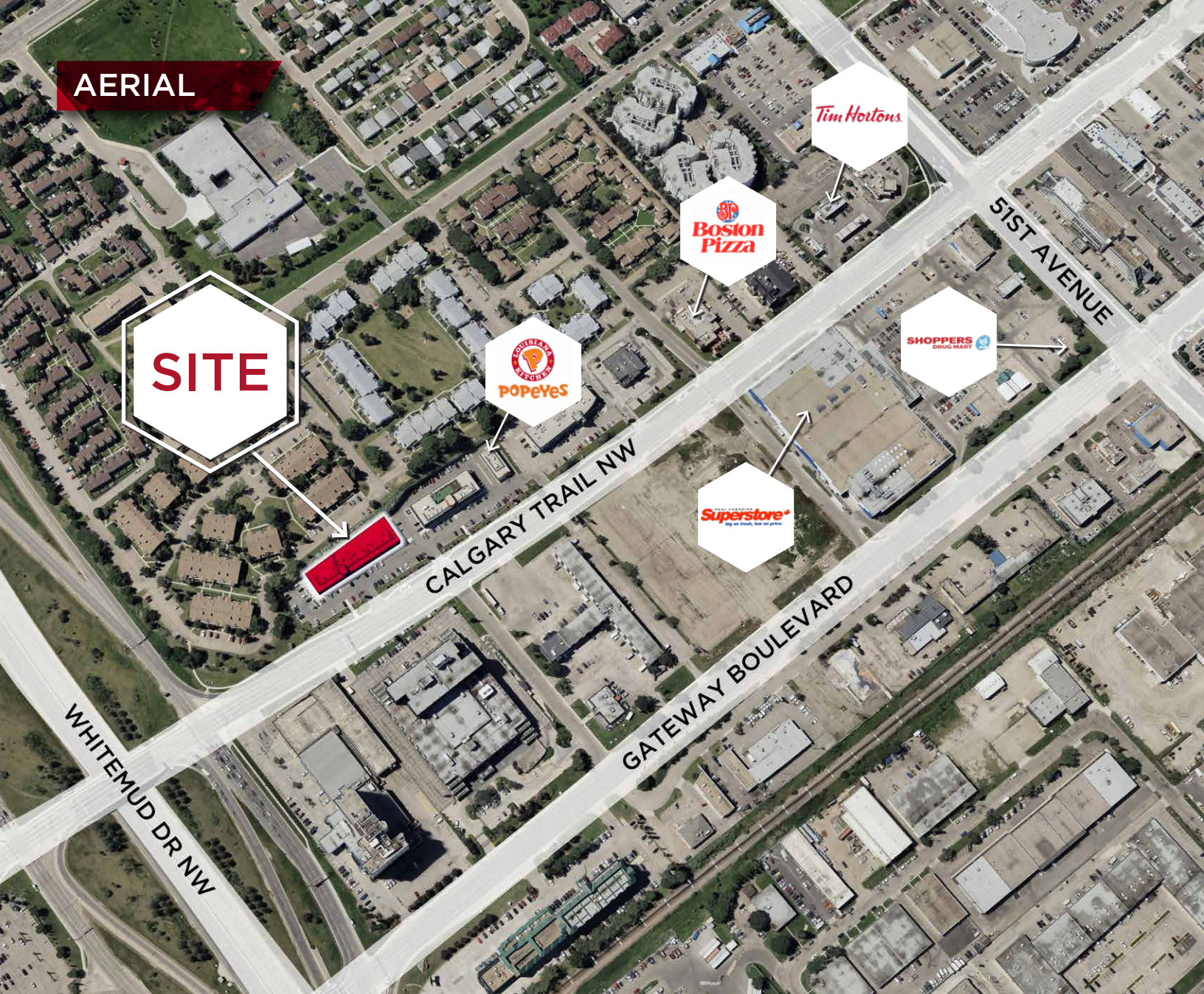
CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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

AERIAL



PROPERTY DETAILS

Municipal Address: 4432 Calgary Trail, Edmonton, AB

Zoning: DC2

Area Available: Up to 5,226 SF

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

Lease Rate:

- Option 1: Up to entire space at \$25.00 PSF
- Option 2: Individual exam rooms at \$1,675.00 per month gross

Additional Rent: \$20.50/SF, plus in-suite janitorial

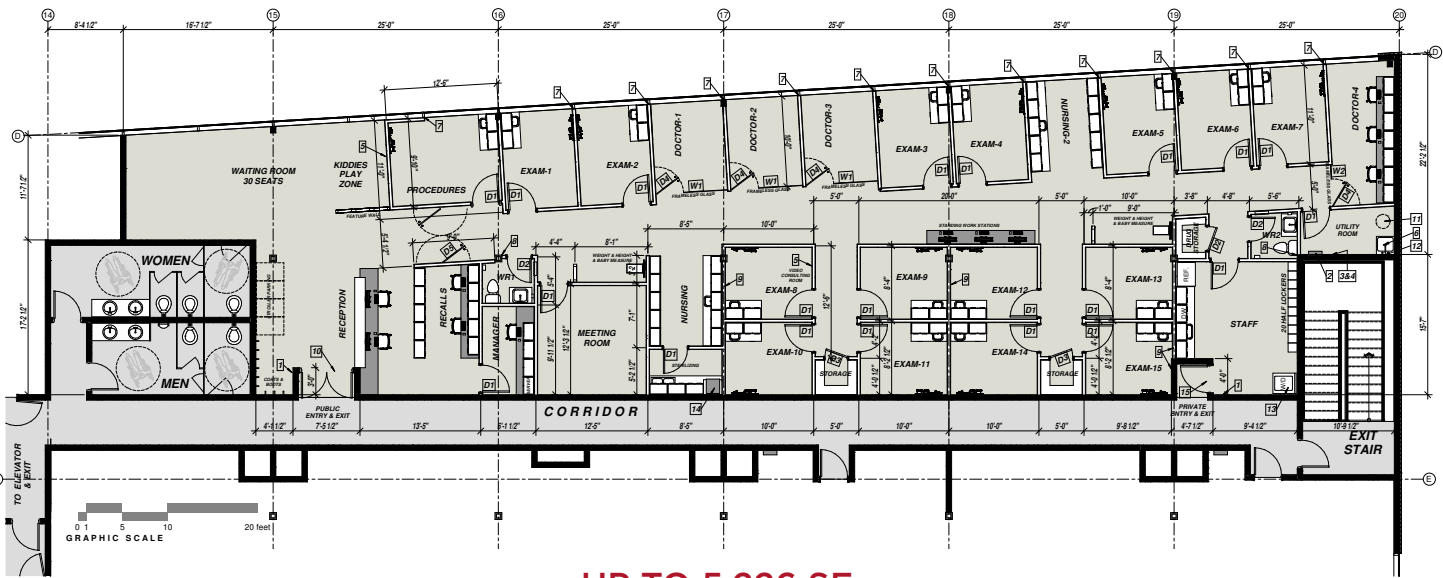
TI Allowance: Negotiable

Parking: Dedicated doctor parking & patient parking available

Possession Date: Available upon 60 days notice

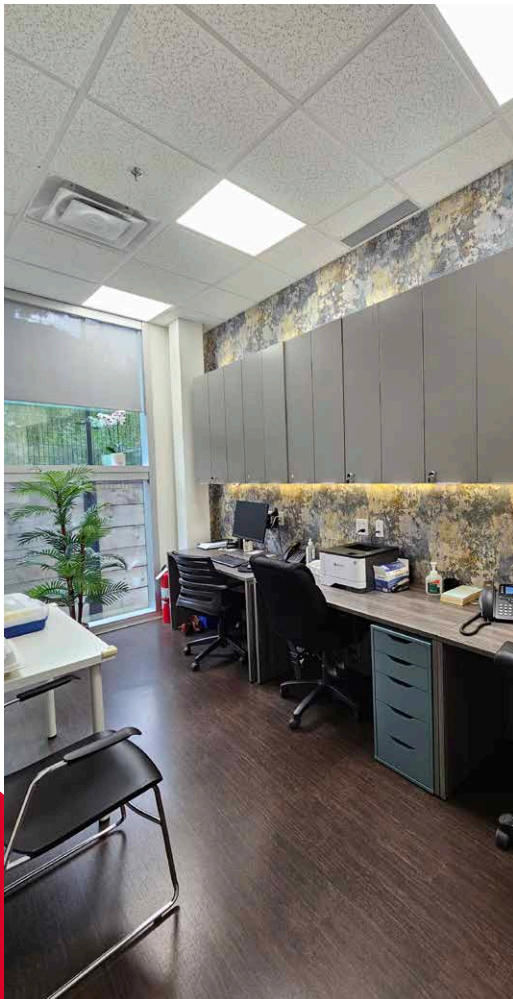
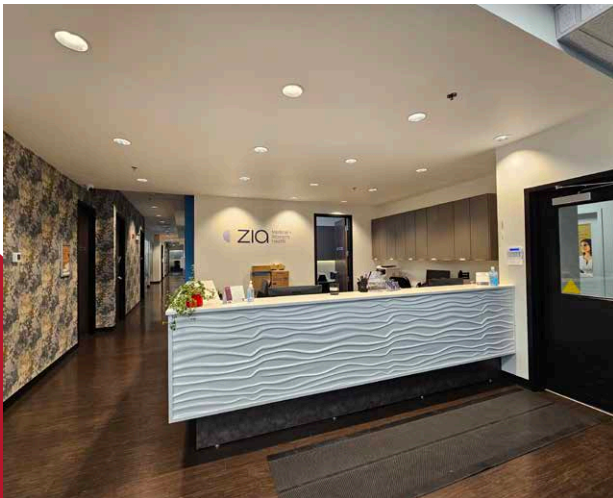
Signage Building signage included
Pylon signage available at \$350.00 per month

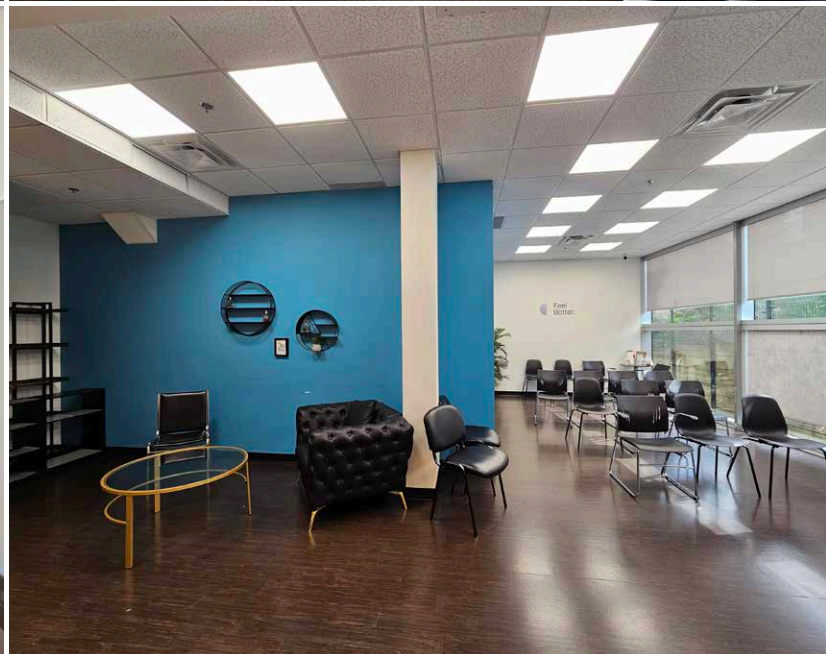
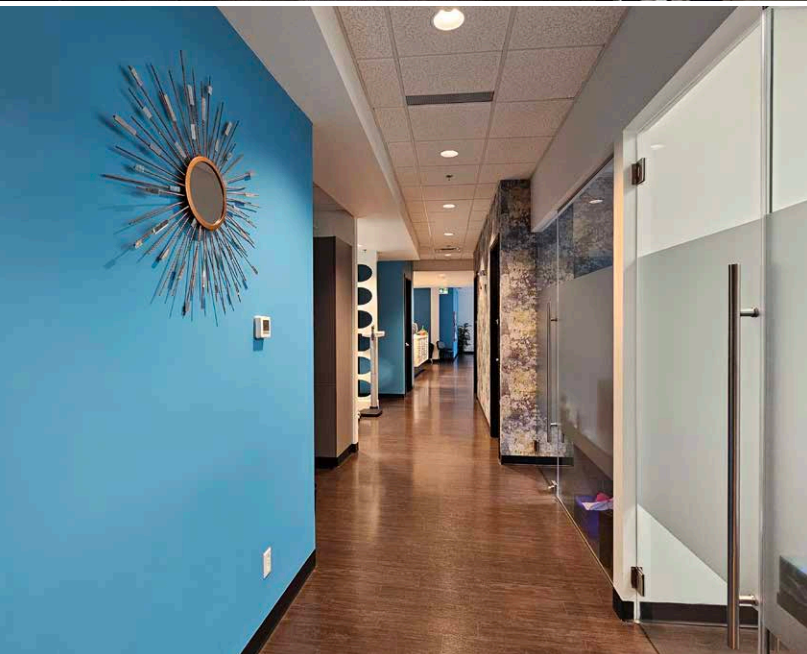
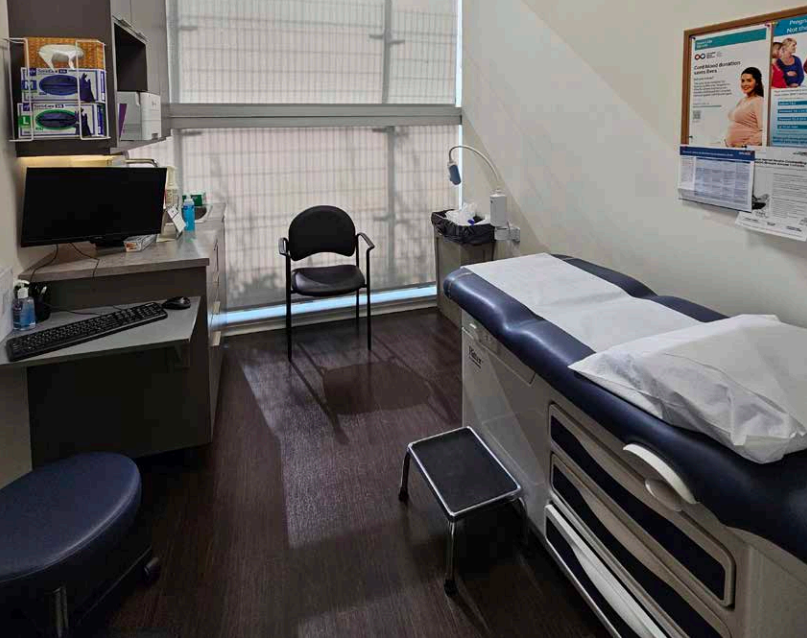
FLOOR PLAN



UP TO 5,226 SF

PROPERTY PHOTOS





 **CUSHMAN & WAKEFIELD**
Edmonton

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