



For Lease | 3010 Calgary Trail NW, Edmonton

Office, retail or medical space with high exposure on Calgary Trail

Ideally located directly on Calgary Trail, this professionally managed office building offers prime exposure to over 41,000 vehicles per day

- Main floor space with direct exterior access
- Building and pylon signage opportunities
- An abundance of food, retail and service amenities within a 5-minute drive at South Edmonton Common
- Convenient access to Calgary Trail/Gateway Blvd, Anthony Henday Drive, and Whitemud Drive

Net Rent:

Market



Building and pylon signage



Ample surface parking stalls

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Property Profile

Main floor space with direct exterior access, ideal for professional users, medical groups, or retail services

Rentable Area 6,355 square feet

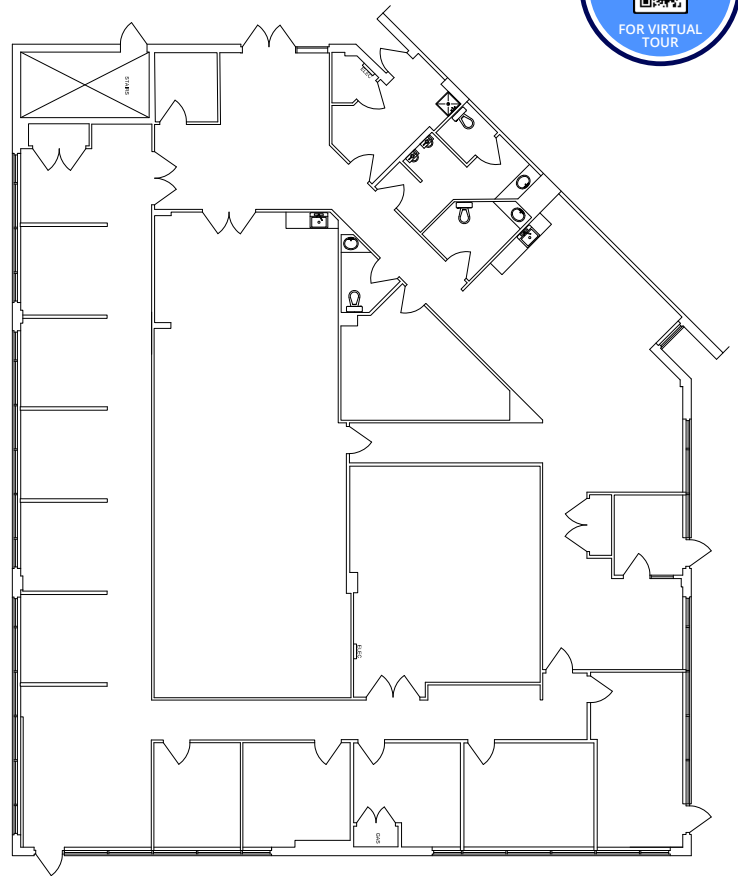
Net Rent Market

Operating Costs \$13.40 / SF (2024)

TI Allowance Negotiable

Parking Ample surface parking

Floor Plan



Main Floor (6,355 SF)



Abundance of amenities within a 5-minute drive



Access to Anthony Henday and Whitemud Drive

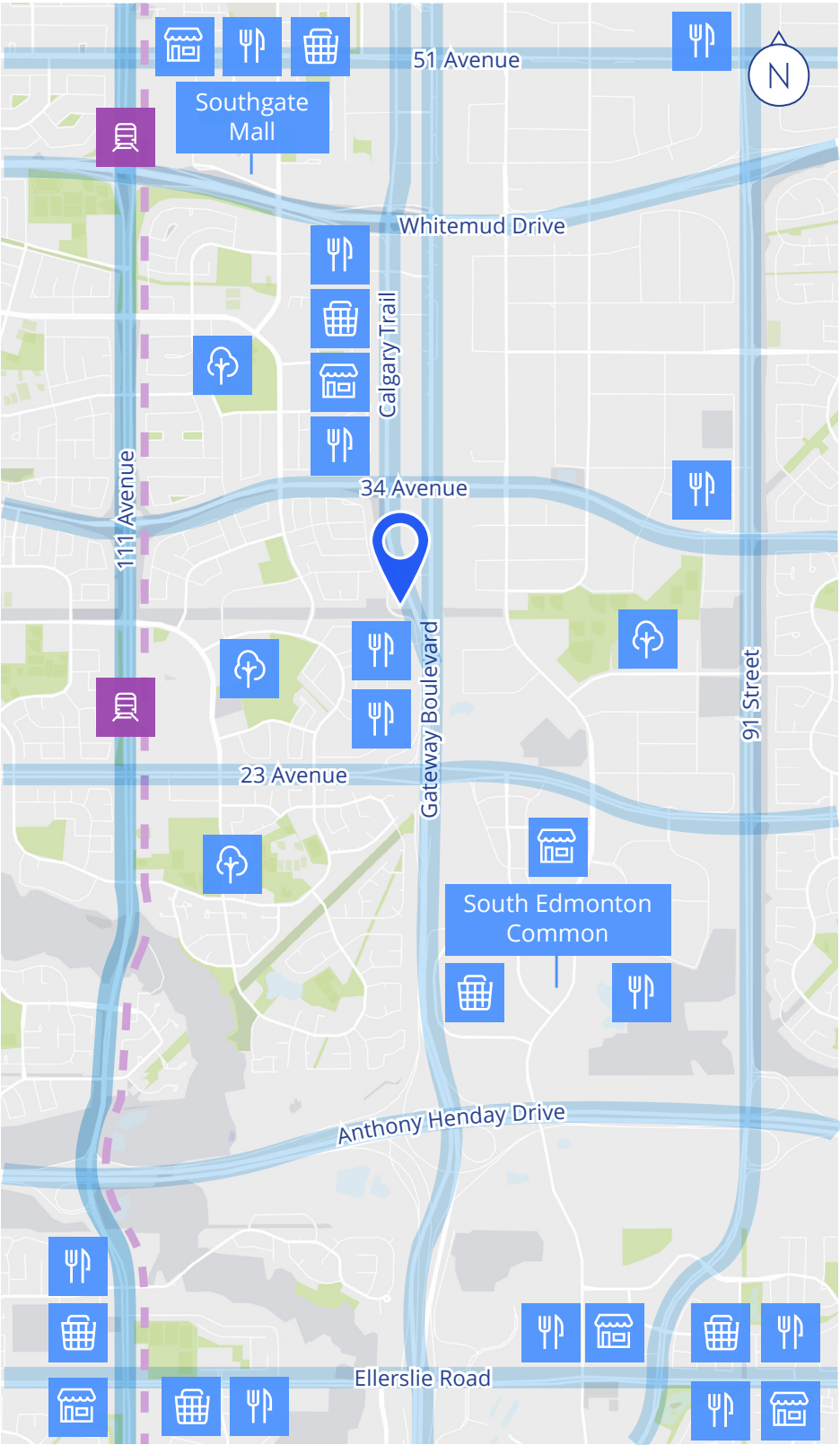


High profile building and pylon signage



Prime exposure to over 41,000 vehicles per day

Property Location



Calgary Trail South provides quick and convenient access to an abundance of amenities, including the shops and services at South Edmonton Common and Southgate Mall. Located directly on Calgary Trail, tenants of the building are provided with **exposure to over 41,000 vehicles per day** and quick travel times to the International Airport and downtown core.

**Calgary Trail South**

**Major Arterial**

**Capital LRT Line**

Local Amenities Nearby

**Restaurant**

**Grocery**

**Bank**

**Shopping**

**Park**

**LRT Station**

Travel Distances

South Edmonton Common	1 minute
Century Park LRT Station	5 minutes
Southgate LRT Station	10 minutes
Edmonton International Airport	15 minutes
Downtown Financial Core	20 minutes

Colliers



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[View Online Listing](#)

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