

Only One Unit Remaining!

Colliers

# SOUTH BLVD SHOPS

4212 GATEWAY BOULEVARD NW



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# SOUTH BLVD SHOPS

## LEASING OVERVIEW

MUNICIPAL ADDRESS  
**4212 Gateway Boulevard NW**  
Edmonton, AB

### AVAILABLE SPACE

*Available Immediately*

#### 2nd Floor:

**Unit 203: 4,497 SF**

*Only One Unit Remains*

*Available for Lease!*

### ASKING NET RENT

**Market**

### OPERATING COSTS

**\$17.50 per SF**

*+ in-suite janitorial*

### PARKING

**4:1,000 SF surface stalls**

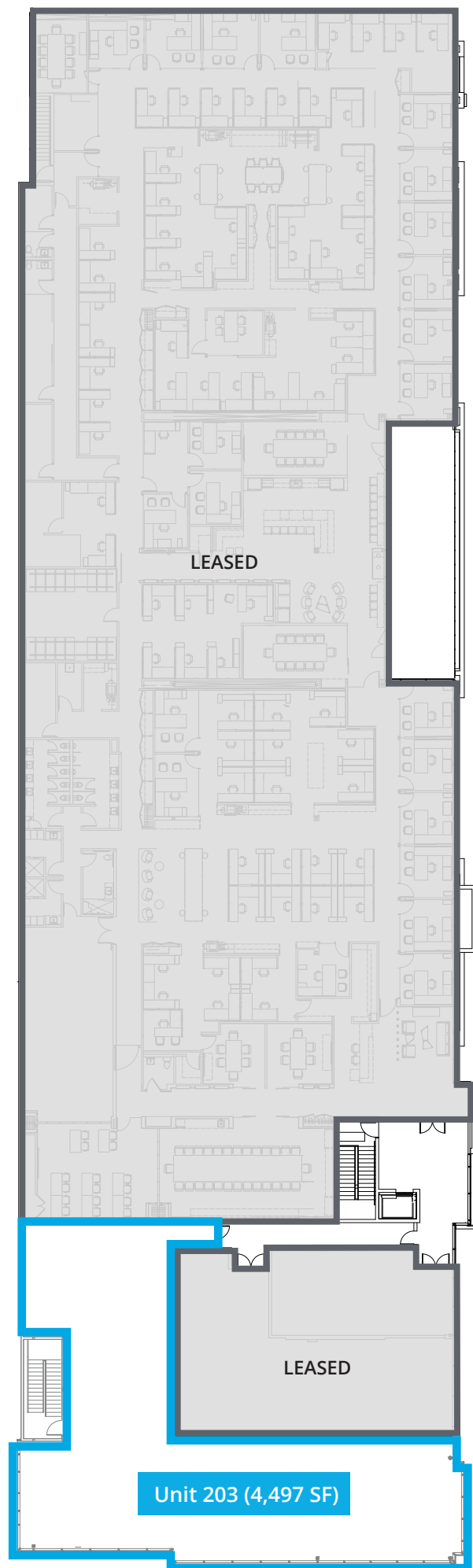
*Available @ no charge!*

### SIGNAGE

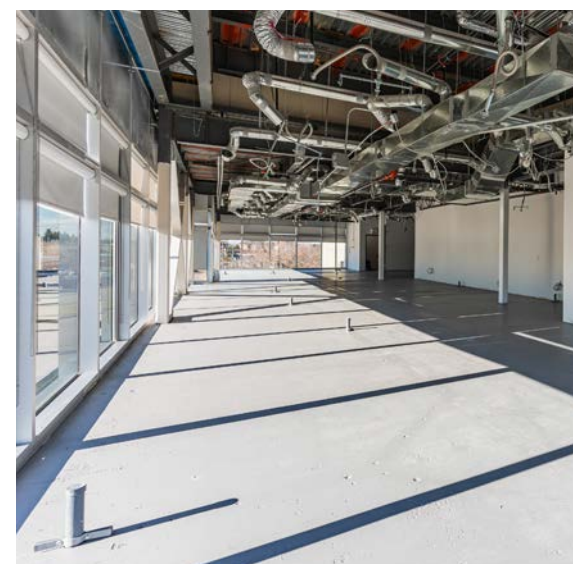
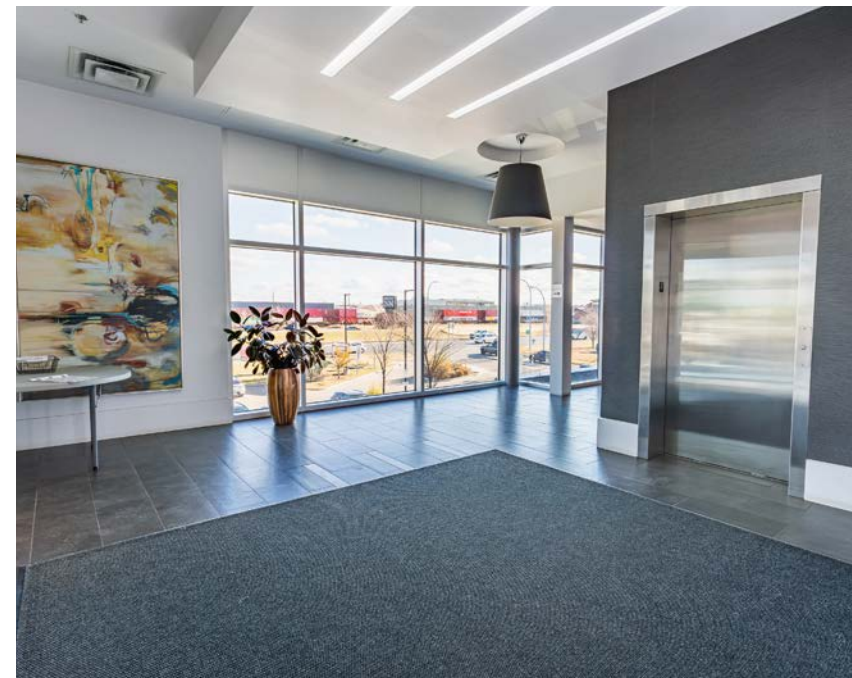
**Prominent building  
exterior and pylon signage  
opportunities**

### AVAILABILITY

**Immediately**



## 2nd Floor Plan





# SOUTH BLVD SHOPS



## PROPERTY FEATURES



High quality and fully developed office space



Modern, high end fixtures and furnishings



Ideally located on Gateway Blvd & Calgary Trail



Excellent exposure to over 120,000 vehicles per day



High profile pylon and exterior facade signage available



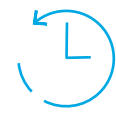
Strategically situated adjacent to Whitemud Drive



An abundance of amenities directly on-site



Retail, service and dining within walking distance



Quick access (15 minutes) to the downtown core



Plenty of parking stalls for staff and visitors



Accessible from every direction with five access points



Award winning redevelopment project



## OVERALL SITE PLAN



On-site *retail, service, and food* amenities include...





# SOUTH BLVD

LOCATION FEATURES

No Better Location in  
Edmonton. Period.

Downtown Edmonton  
(15-Minute Drive)



## SURROUNDING AMENITIES

- 1 Earls Kitchen + Bar
- 2 Burger King
- 3 Stanhope Eatery + Bar
- 4 A&W Canada
- 5 Splash Poke
- 6 Red Lobster
- 7 Olive Garden Italian
- 8 Japanese Village
- 9 Walmart Supercentre
- 10 The Provincial Kitchen + Bar
- 11 The Varsity Bar Burgers
- 12 Syphay Restaurant
- 13 Red Swan Pizza
- 14 Popeyes Louisiana Kitchen
- 15 Crum Coffee Bar
- 16 Boston Pizza
- 17 Sawmill Steak House
- 18 McDonald's
- 19 Real Canadian Superstore
- 20 Peter's Drive-In
- 21 Starbucks
- 22 Ricky's All Day Grill
- 23 Vaticano Cucina
- 24 New Gurkha Indian
- 25 Southgate Shopping Centre
- 26 Empire City Park



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