



**Second Floor Office Space:  
2,043 SF Available**

**Property Highlights**

- Outstanding Calgary Trail South exposure
- Signage opportunities available
- Within close proximity to numerous amenities
- Ample surface parking at no additional cost
- Fibre optics available
- New elevator in the building



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## Property Details

Municipal Address:	5324 Calgary Trail NW Edmonton, AB	Parking:	Ample surface parking at no additional charge
Lease Rate:	Market	Signage:	Great opportunity for signage available
Operating Costs:	\$14.51 per SF (est 2022)	Lease Area:	Second Floor: 2,043 SF
TI Allowance:	Negotiable		

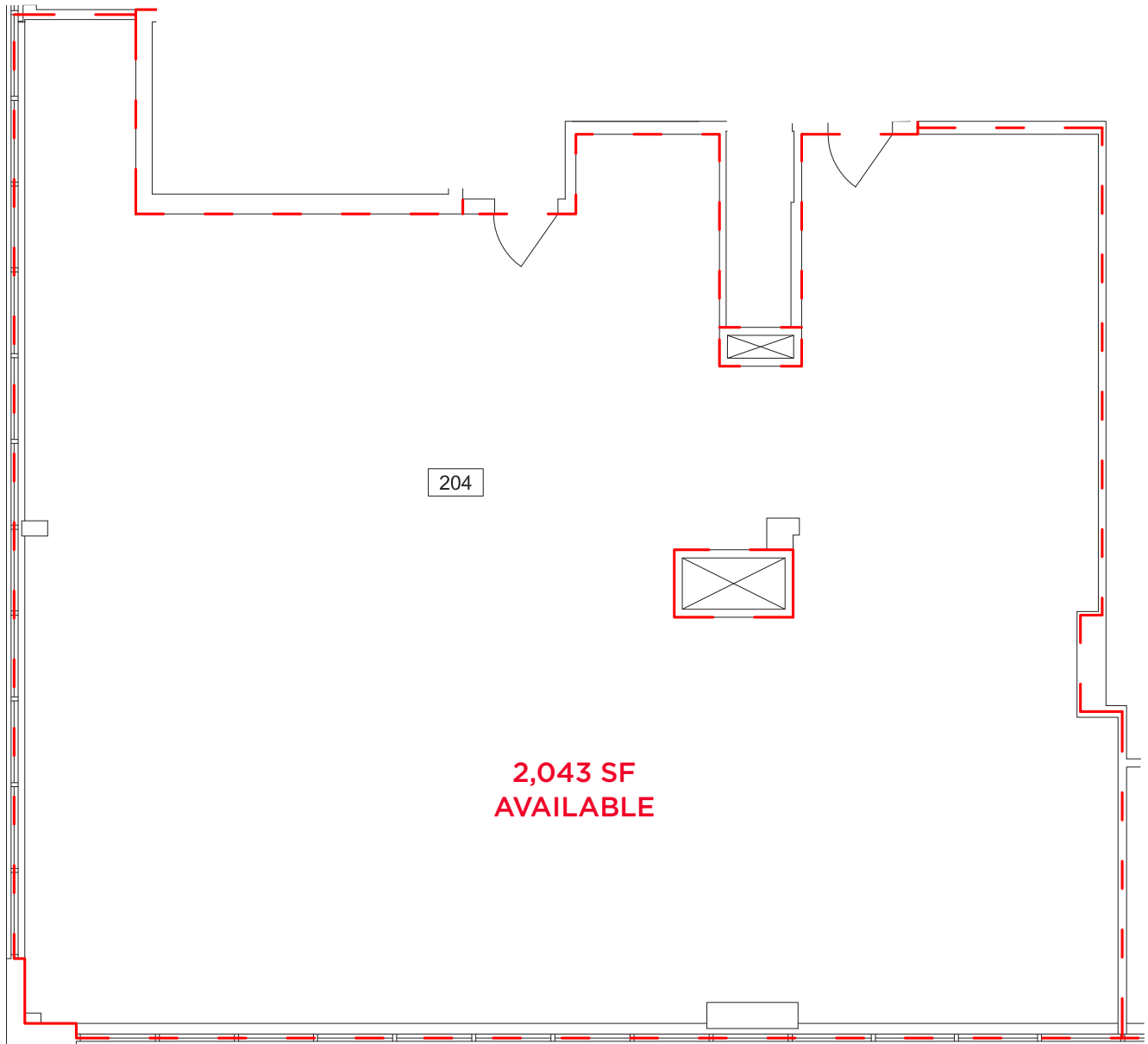
## Aerial



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**Floor Plans**



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**Property Photos - Unit 204**



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