

OFFICE SPACE FOR LEASE

Colliers

SOUTH BLVD SHOPS

4212 GATEWAY BOULEVARD NW



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SOUTH BLVD SHOPS

LEASING OVERVIEW

MUNICIPAL ADDRESS
4212 Gateway Boulevard NW

AVAILABLE SPACE

Available March 2025

2nd Floor:

Unit 200: 26,021 SF*

Unit 201: 789 SF*

Unit 203: 4,497 SF*

*Up to 30,000 square feet of contiguous space available

ASKING NET RENT

Market

OPERATING COSTS

\$17.50 per SF

+ in-suite janitorial

PARKING

4:1,000 SF surface stalls

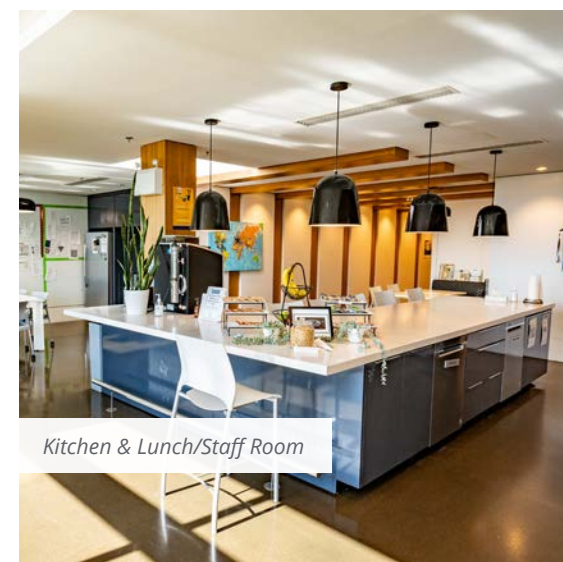
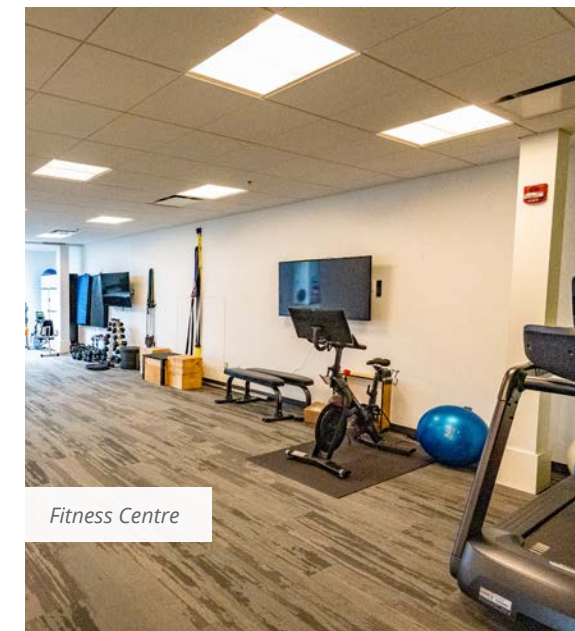
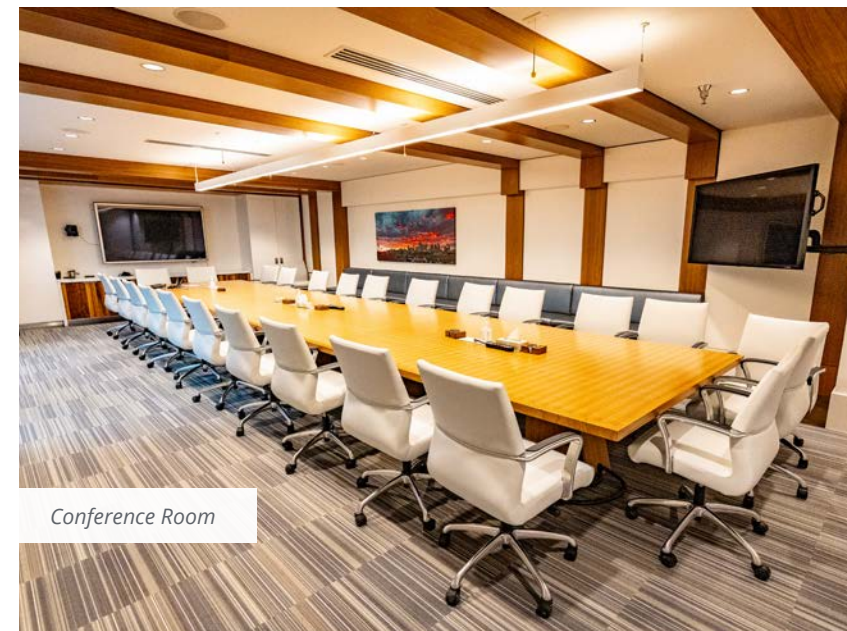
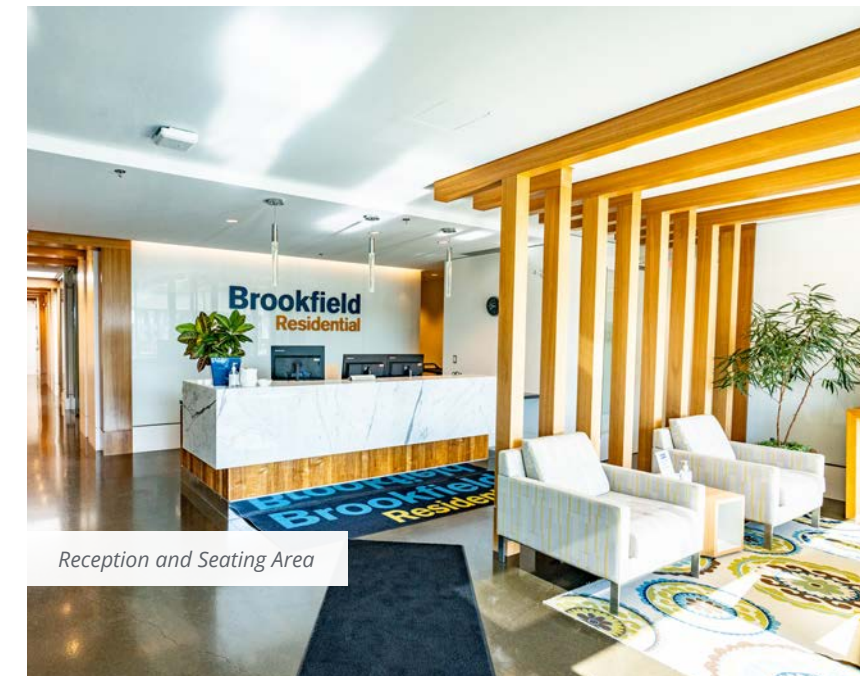
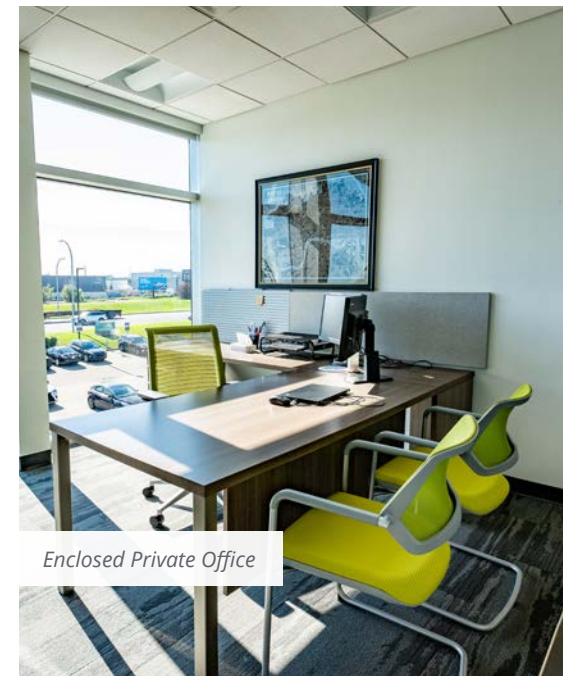
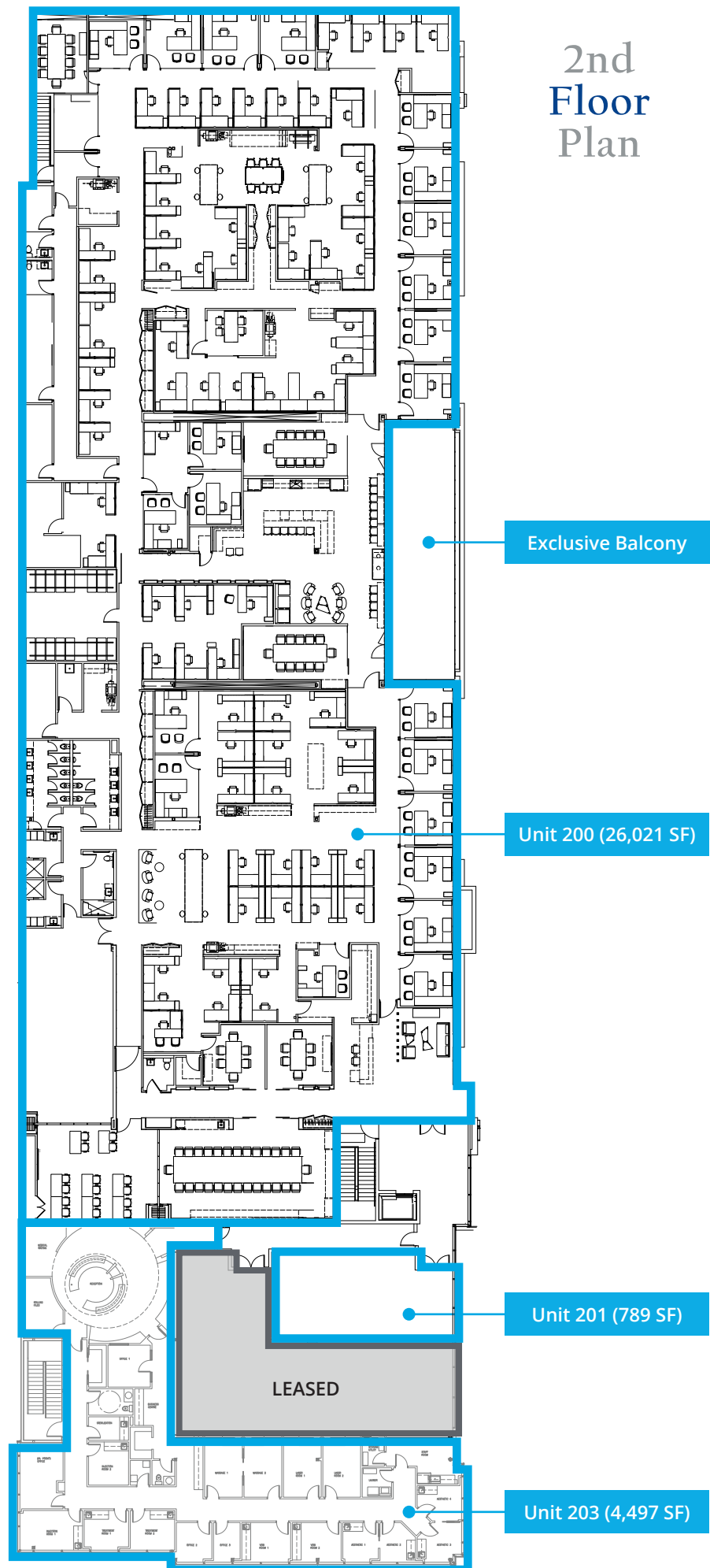
Available @ no charge!

SIGNAGE

Prominent building exterior and pylon signage opportunities

AVAILABILITY

2024 - 2025



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.



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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