



Real Estate  
Developments

### Ideal Uses

Engineering, Legal, Accounting,  
Insurance, Real Estate, Mortgages,  
Wealth Management

Office Space for Sublease

# SOUTHTRAIL PLAZA

# 203 4514 Calgary Trail NW, Edmonton AB

**Prime Office Space  
For Sub-Lease  
Immediate**



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Office Space for Sublease

# SOUTHTRAIL PLAZA

#203 4514 Calgary Trail NW, Edmonton AB

## Shared Office Sublease Opportunity

Final remaining offices available for sublease in a brand new professional office on the highly accessible corner of Calgary Trail and Whitemud Drive.

- Shared office space with EVER Real Estate Developments Ltd.
- Exceptional location 15 minutes from downtown and Edmonton International Airport
- Pylon signage opportunities with excellent exposure on Calgary Trail
- Access to shared amenities
- Furniture financing options available
- Separate storage room
- After hours fob access
- Elevator access



## Demographics



### POPULATION

1KM	3KM	5KM
6,537	55,081	156,546



### AVERAGE INCOME

1KM	3KM	5KM
\$94,771	\$103,872	\$114,871



### HOUSEHOLDS

1KM	3KM	5KM
1,652	14,810	41,023



### VEHICLES PER DAY

WHITEMUD DRIVE	CALGARY TRAIL	GATEWAY BLVD
89,100 VPD	41,300 VPD	40,900 VPD





# Prime Office Space For Sub-Lease Immediate



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**TOTAL OFFICE**  
5,432 SF +/-

**LEASE RATE**  
Please contact

**OFFICES FOR LEASE**  
4 window offices, 2 interior offices

**LEASOR**  
EVER Real Estate Developments Ltd.

**AVAILABILITY**  
Immediate

**PARKING**  
171 surface parking stalls (+/-)

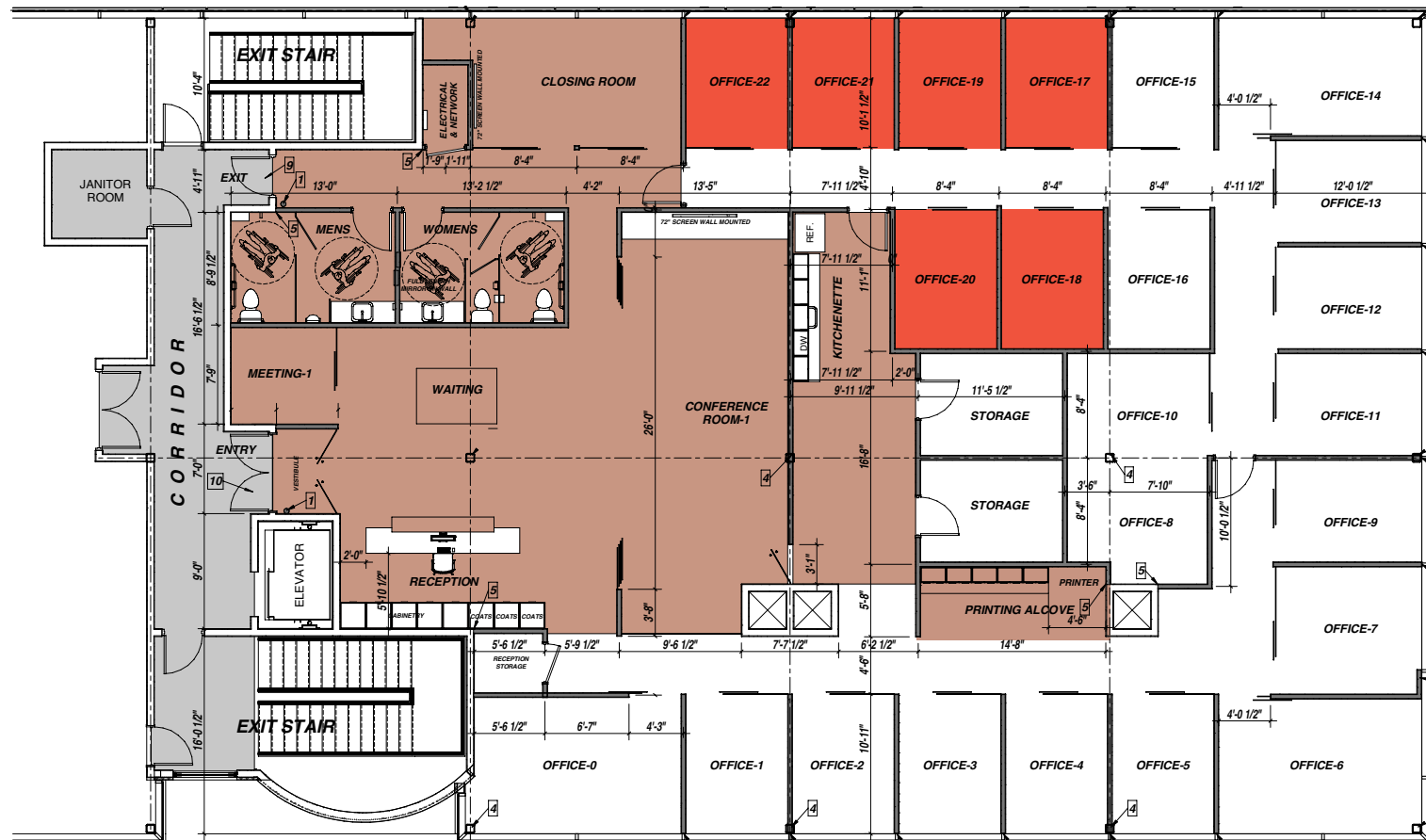
**IDEAL USE**  
Accounting, Legal, Engineering, Real Estate, Mortgages, Wealth Management

FOR LEASE  
COMMON AREA

## OFFICE AMENITIES

Included with rent

- Secure space and assigned area
- Common area including
  - Conference room: 20 seats
  - Closing room: 3 seats
  - Meeting room: 8 seats
  - Kitchenette
  - Central & secure print station
  - Reception and waiting area
  - Washrooms
- Coffee and Refreshments
- Wifi
- Telephone landline
- Janitorial services





Prime Office Space  
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**RE/MAX**  
COMMERCIAL  
RE/MAX EXCELLENCE  
COMMERCIAL DIVISION





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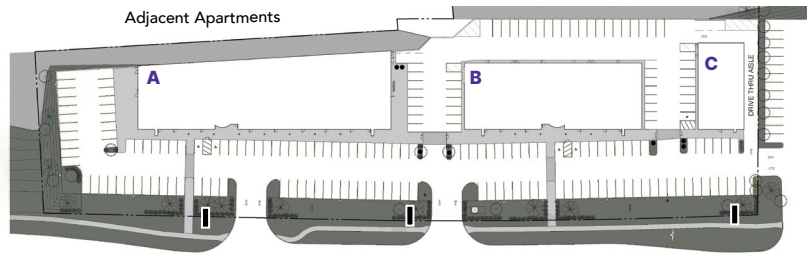


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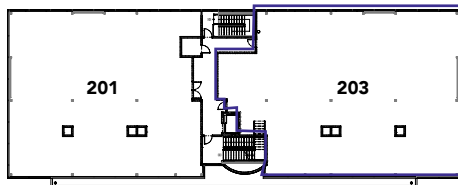
## BRAND NEW BUILDING

SouthTrail Plaza completed construction January 2019



Calgary Trail NW

### B - Second Floor



**JOIN  
BUSINESSES**



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**Rahim Rahemtullah**

Partner/VP Sales

E: [rahim.r@everred.ca](mailto:rahim.r@everred.ca)

D: 587.635.4202

C: 780.695.1200



**Alexandria Wiemer**

Sales Manager

Associate, RE/MAX Excellence

E: [alex.w@everred.ca](mailto:alex.w@everred.ca)

D: 587.635.4203

**O: 1.888.385.EVER**

**EVER Real Estate Developments Ltd.** Suite 203, 4514 Calgary Trail NW Edmonton AB T6H 4A6