



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**

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



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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 (+/-)

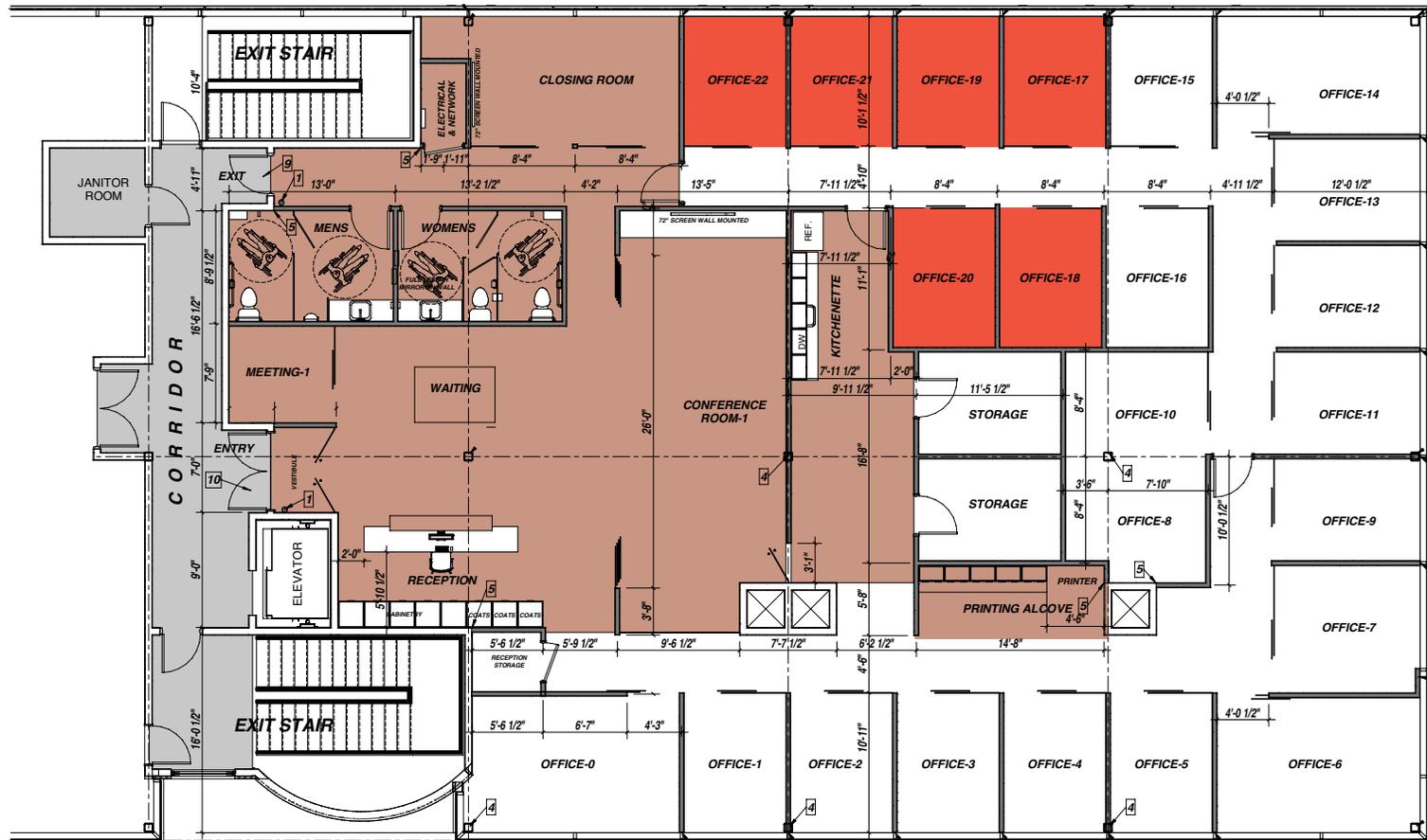
IDEAL USE
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OFFICE AMENITIES

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

FOR LEASE COMMON AREA



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UNBEATABLE LOCATION

Conveniently located a few blocks north of Whitemud Drive and on Calgary Trail, SouthTrail Plaza sees the majority of Edmonton's northbound and southbound commuter traffic.

Access is direct and extremely visible.

**15-MINUTE
DRIVETIME**

43% of Edmontonians live within a 15 minute drive (453,978 residents)

Downtown Edmonton, West Edmonton Mall, University of Alberta, and the Edmonton International Airport can be reached in 15 minutes

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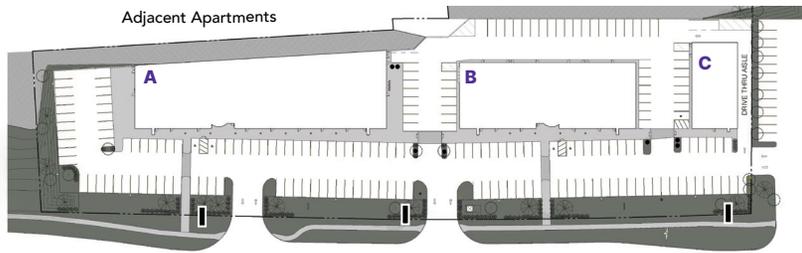


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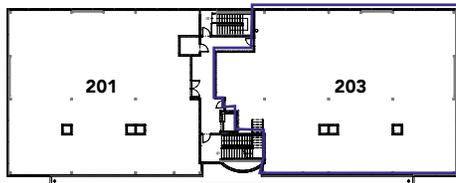
BRAND NEW BUILDING

SouthTrail Plaza completed construction January 2019



Calgary Trail NW

B - Second Floor



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**JOIN
BUSINESSES**

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