

# TERRACE OFFICE TOWER

4445 Calgary Trail, Edmonton



For more information, visit our website at [www.berezan.ca](http://www.berezan.ca) or call 780-440-6500.



## AVAILABLE SUITES

Suite 120	4,977 sqft, office
Suite 180	3,785 sqft, office
Suite 200	17,595 sqft, office
Suite 300	17,554 sqft, office
Suite 410	1,319 sqft, office
Suite 420	1,839 sqft, office
Suite 440	2,530 sqft, office
Suite 460	2,307 sqft, office
Suite 470	1,681 sqft, office
Suite 490	1,954 sqft, office
Suite 500	19,785 sqft, office
Suite 600	4,023 sqft, office
Suite 650	3,077 sqft, office
Suite 670	3,078 sqft, office
Suite 700	19,769 sqft, office
Suite 835	1,181 sqft, office
Suite 840	3,232 sqft, office, avail Apr 1/26
Suite 880	1,951 sqft, office

(Floor plans on reverse)

## BUILDING SPECIFICATIONS

<b>Base Rent:</b>	Market
<b>Operating Costs:</b>	\$14.95 (2025)
<b>Parking:</b>	Rate     \$125.00
<b>Number of Floors:</b>	8
<b>Current Zoning:</b>	Site Specific Development Control Provision (DC2 (B))
	<i>This zone provides the opportunity for direct control over a specific proposed development where the proposed mix of uses or the development regulations cannot be accommodated in a standard zone.</i>

### Amenities:

- Prime office location on Calgary Trail and Whitemud.
- Access through to hotel and amenities (garden café, fitness centre, meeting rooms).
- Underground, monitored, secure parking.
- Many new building improvements, new security system, new management.
- Exterior of building is currently being renovated.
- Building Hours of Operation: 7:00 a.m. to 6:00 p.m.; 24 hours to key holders.
- Neighbourhood: Calgary Trail North

**OUR MISSION** is to uphold the values upon which we have built our business, delivering quality and value to both our owners and our tenants.

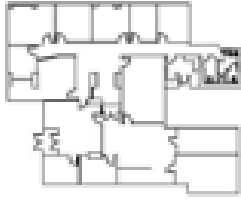
Through continued educational growth, we will provide personalized service of the highest calibre. Accountability, trust, and communication are the make up of Berezan Management.



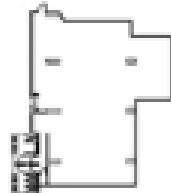
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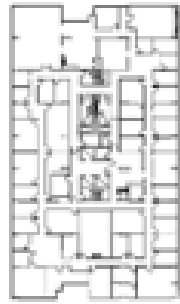
Suite 120: 4977 sqft



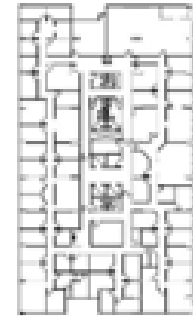
Suite 180: 3785 sqft



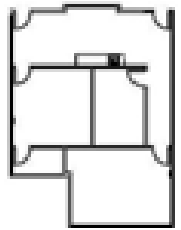
Suite 200: 17,595 sqft



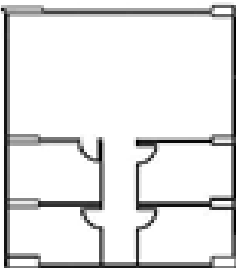
Suite 300: 17,554 sqft



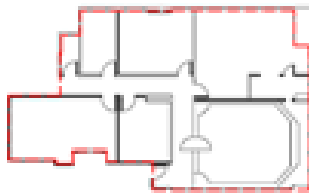
Suite 410: 1319 sqft



Suite 420: 1839 sqft



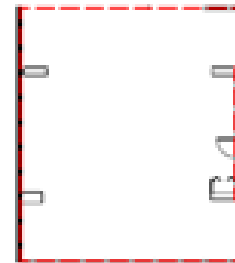
Suite 440: 2530 sqft



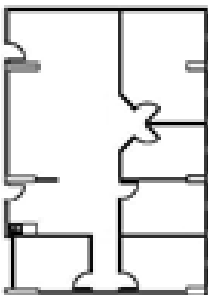
Suite 480: 2307 sqft



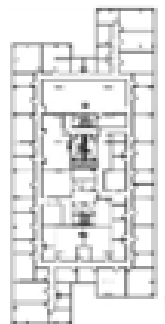
Suite 470: 1681 sqft



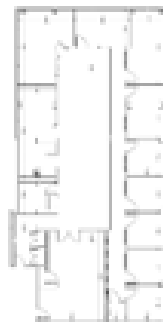
Suite 480: 1954 sqft



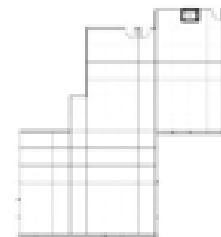
Suite 500: 19,785 sqft



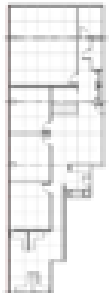
Suite 600: 4023 sqft



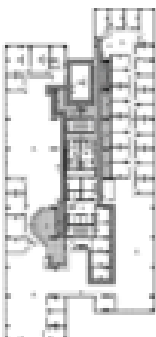
Suite 650: 3077 sqft



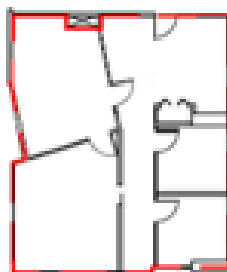
Suite 670: 3078 sqft



Suite 700: 19,769 sqft



Suite 835: 1181 sqft



Suite 840: 3232 sqft



Suite 880: 1951 sqft

