



PROMINENT SIGNAGE  
OPPORTUNITY

FOR SUBLEASE

# High Quality Office Space

EPC SOUTHTRAIL PLAZA | 4420 CALGARY TRAIL NW

## Taylor Riar

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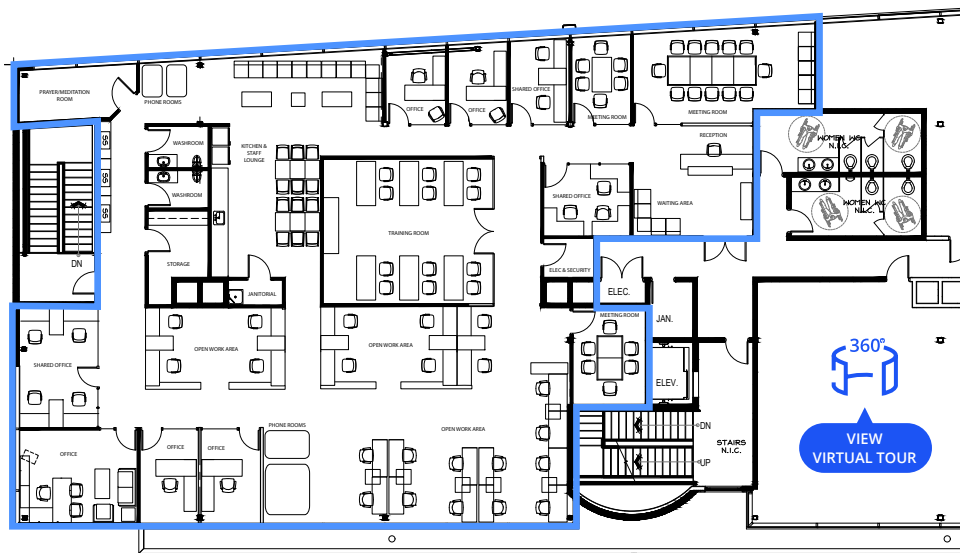
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Colliers

# High Quality Office Space

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## RENTABLE AREA

2nd Floor: 6,235 SF

## NET RENT

Market

## ADDITIONAL RENT

\$19.00 / SF (estimate, includes water)

## AVAILABLE

Immediately

## SUBLEASE EXPIRY

September 3, 2030

## FURNITURE

Negotiable

## Property Highlights



Move-in ready office space with furniture available



Prominent building signage available



High exposure to over 40,000 vehicles per day



Vibrant location, surrounded by amenities



Accessibility to major arterials, including Whitemud Drive and Calgary Trail



Convenient access to the downtown core



Building includes an elevator to the 2nd floor



Secure access, including after-hours access



Ample parking stalls for staff and visitors



5 dedicated surface parking stalls

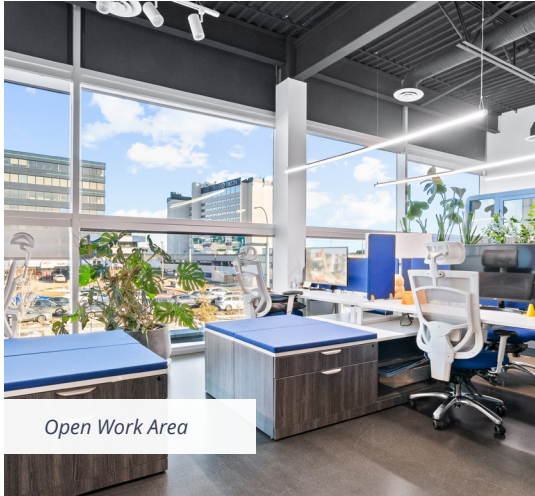
## EPC SOUTHTRAIL | 4420 CALGARY TRAIL NW



Boardroom



Private Office



Open Work Area



Kitchen & Staff Lounge



Phone Rooms



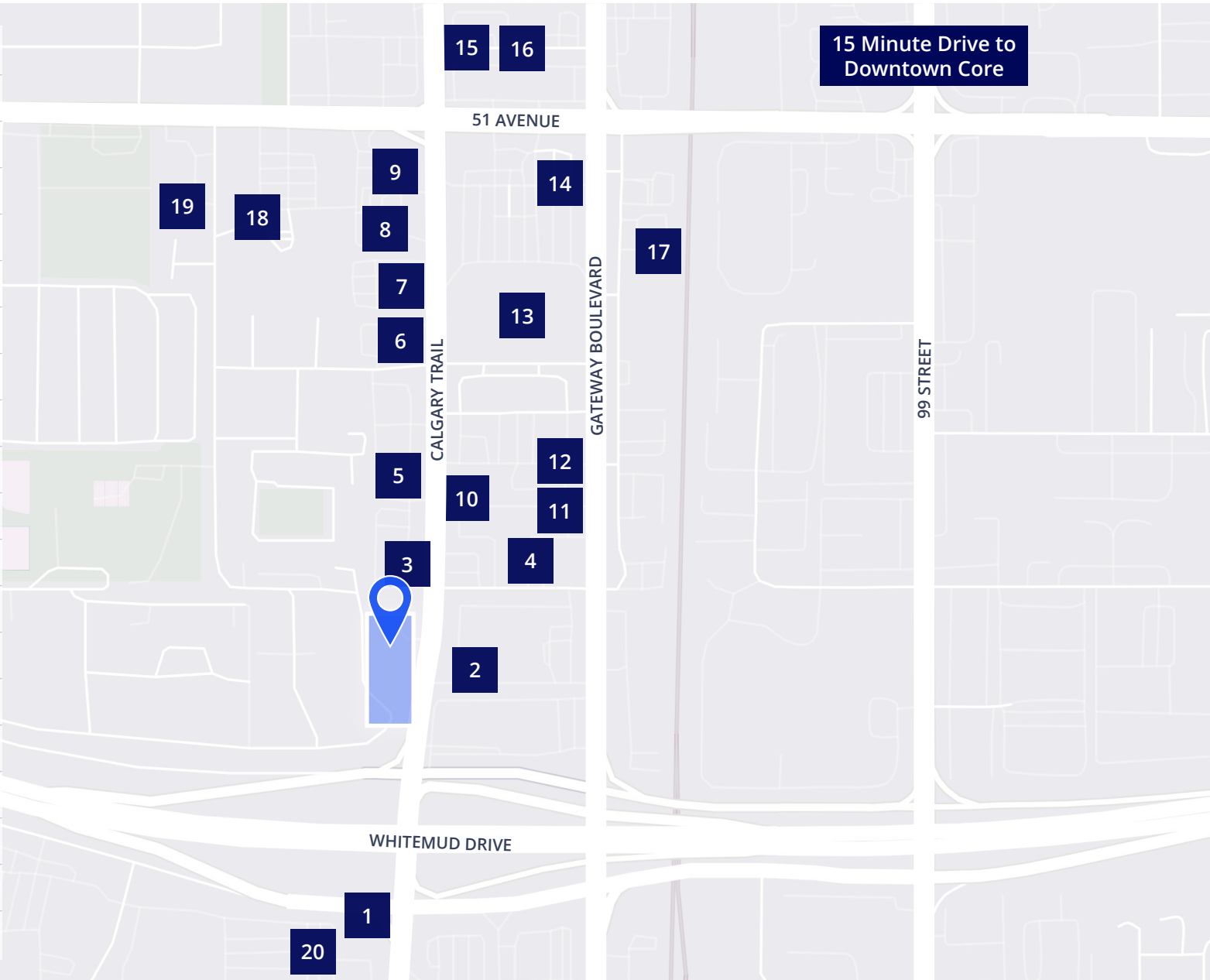
Shared Office

- Move-in ready office space
- Modern developed space with high quality furnishings throughout
- 9 offices with a mix of private and shared offices
- Functional, open work areas for collaborative areas and workstations
- Large windows allow for plenty of natural light throughout the space
- 4 private, soundproof modular phone booths designed for focus and creativity
- Multiple meeting rooms of various sizes throughout
- Large training room
- Fully equipped kitchen and staff lounge



6,235  
SF available

- 1 Earls Kitchen + Bar
- 2 Sushi Toshi
- 3 Popeyes Louisiana Kitchen
- 4 Krispy Kreme Donuts
- 5 Crum Coffee Bar
- 6 Boston Pizza
- 7 Sawmill Steak House
- 8 Tim Horton's
- 9 McDonald's
- 10 Starbucks
- 11 Firehouse Subs
- 12 Stacked Pancake House
- 13 Superstore
- 14 Shoppers Drug Mart
- 15 Peter's Drive In
- 16 Edo Japan
- 17 A&W Canada
- 18 Dairy Queen
- 19 Italian Centre Shop
- 20 Burger King



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