



EPC
CAPITAL

EXCELLENT SIGNAGE OPPORTUNITY

MOVE IN READY MEDICAL SPACE

OFFICE SHARE POTENTIAL

Contact Us

Ayaz Bhanji
President & CEO



(780) 689 5400



Ayaz.Bhanji@EPCCapital.ca



EPC
SOUTHTRAILPLAZA

MEDICAL SPACE FOR LEASE
(Furnished)



4432 Calgary Trail NW, Edmonton, AB

Property Highlights

- Situated just a few blocks from the busy intersection of Whitemud Drive and Calgary Trail South, this location has high traffic and great visibility with over 37,000 VPD.
- High-end medical office space with Reception Area, Kitchen, 17 Exam Rooms, Washrooms and Large Storage rooms.
- Building has elevator access to second floor and security and afterhours access control.
- Pylon and building signage options available.
- Close amenities include hotels, restaurants and coffee shops, Southgate Shopping Mall, professional offices and more.
- Abundance of surface parking and dedicated Dr. parking stalls.

Space can be subdivided, shared and or individually can be rented

BROKER INCENTIVES!



PROPERTY PHOTOS

Property Details

50%

Rental Credit
for Year 1 of lease
(Min. 5 Year Term)

Municipal Address: 4432 Calgary Trail NW, Edmonton, AB

Zoning: DC2

Neighbourhood: Empire Park

Description: Surface parking stalls at no additional cost

Area Available: Suite 204 Upto 5,350 SF (can be subdivided or shared)

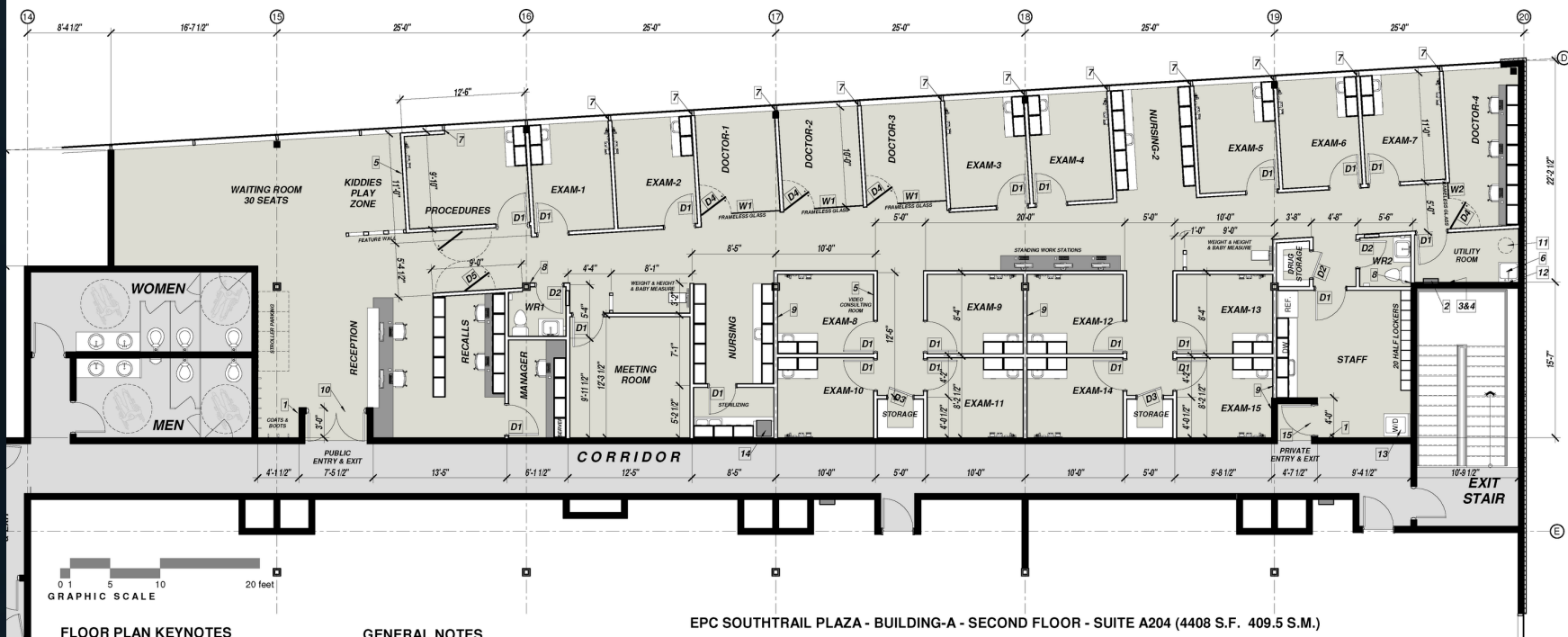
Lease Rate: Market

Additional Rent: \$20 PSF

Parking: Surface parking stalls at no additional cost

Possession Date: August 2025

Medical Floor Plan






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