

FOR LEASE

CALGARY TRAIL OFFICE/SHOWROOM

NAI Commercial



202, 2920 CALGARY TRAIL NW | EDMONTON, AB | SECOND FLOOR OFFICE/SHOWROOM

PROPERTY HIGHLIGHTS

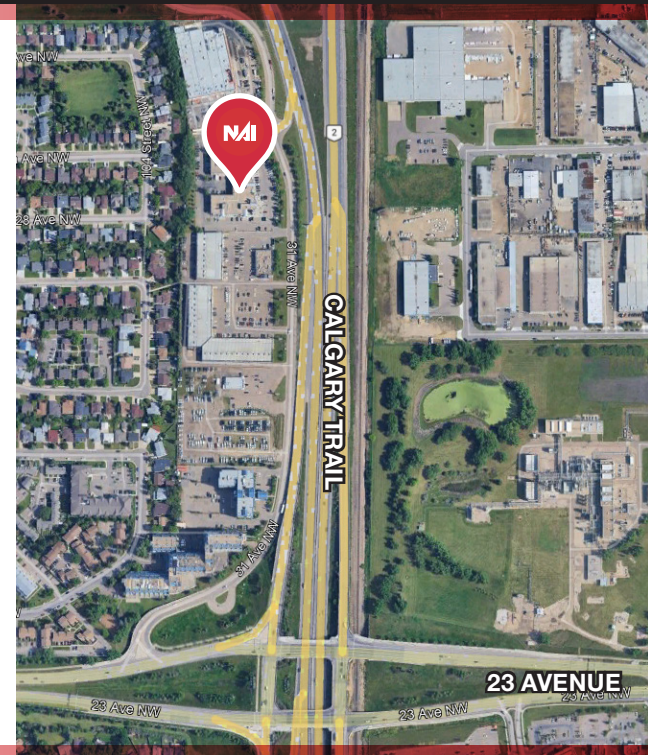
- 915 sq.ft.± second floor office/showroom opportunity
- Partially improved space ready for tenant customization with landlord incentives available
- Excellent traffic exposure and signage along Calgary Trail
- Ample surface parking available on site
- Located within Gateway Village alongside established retail and professional users

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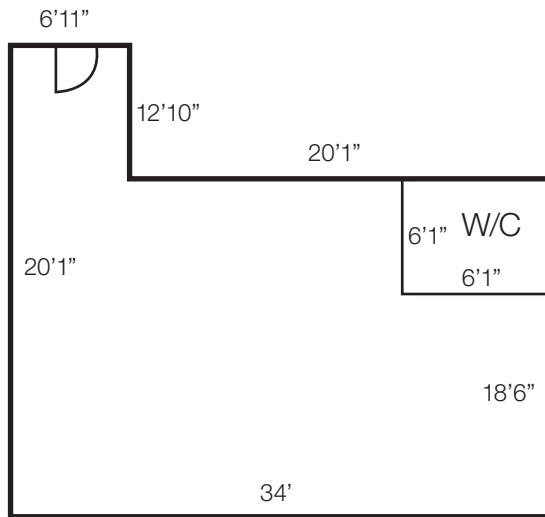
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ADDITIONAL INFORMATION

SIZE AVAILABLE	915 sq.ft.±
LEGAL DESCRIPTION	Plan 1021247 Unit 20
ZONING	DC2
AVAILABLE	Immediately
LEASE TERM	3-10 years
NET LEASE RATE	\$20.00/sq.ft./annum
OPERATING COSTS	\$24.00/sq.ft./annum (2026 estimate) includes common area maintenance, property taxes, building insurance, management fees and utilities (gas, power and water)



RENDERING



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT



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