



**CUSHMAN &  
WAKEFIELD**  
Edmonton

FOR LEASE

# RIVIERA PLAZA

5324 Calgary Trail NW,  
Edmonton, AB



**BUILDING SIGNAGE AVAILABLE**

**SECOND FLOOR OFFICE SPACE: 1,640 SF AVAILABLE**

## PROPERTY HIGHLIGHTS

- Outstanding Calgary Trail South exposure
- Signage opportunities available
- Within close proximity to numerous amenities
- Ample surface parking at no additional cost
- Fibre optics available
- New elevator in the building

### Dustin Bateyko

Partner

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### CUSHMAN & WAKEFIELD Edmonton

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# PROPERTY DETAILS

Municipal Address: 5324 Calgary Trail NW  
Edmonton, AB

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Lease Rate: Market

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Operating Costs: \$16.63 per SF (est. 2025)

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TI Allowance: Negotiable

Parking: Ample surface parking at no additional charge

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Signage: Great opportunity for signage available

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Lease Area: 1,640 SF

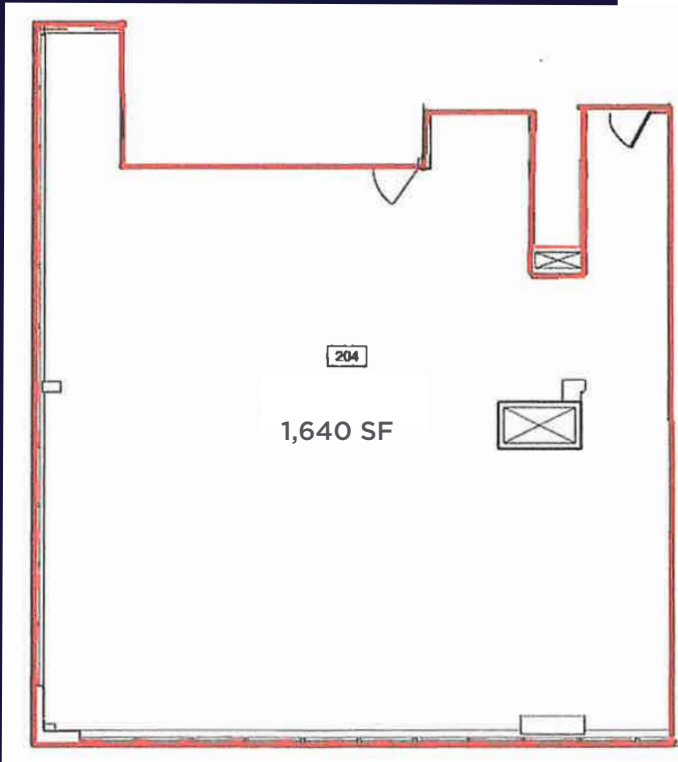
## AERIAL



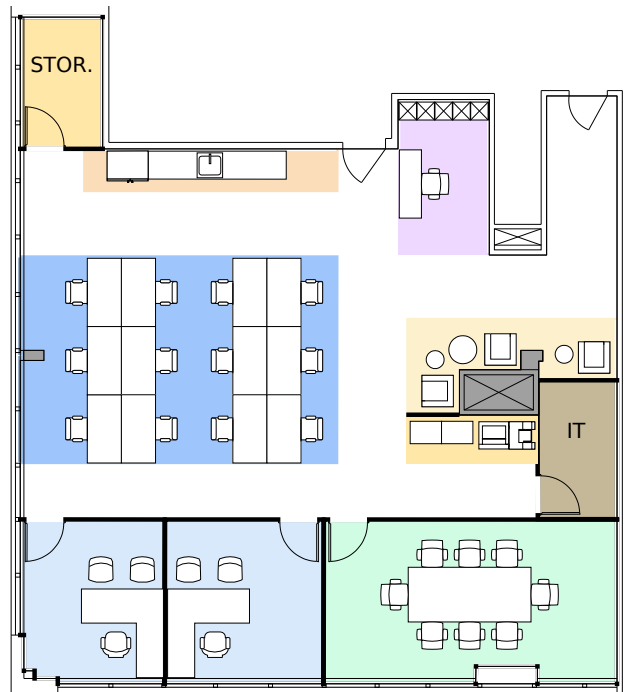


# #204 UNIT

## FLOOR PLAN



## PROPOSED BUILDOUT



## INTERIOR PHOTO





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