

# 5241 Calgary Trail

Conveniently located office building with excellent visibility.

**5241 Calgary Trail**  
*Edmonton, AB*

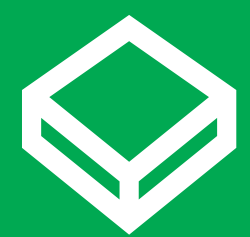




**82,568**  
Total SF



**8 floors**



**10,648 SF**  
floorplate



**BOMA Best®**  
Certified Silver

## Great *features.*

- Recently renovated lobby and washrooms
- Convenient access to all major amenities
- Underground and surface parking
- Free visitor parking
- Barrier-free washroom
- Tenant suites and common areas fully upgraded with high-efficiency LED fixtures



# In the neighbourhood.

Food

1. Bonanza Buffet

2. Golden Rice Bowl

3. Tony Roma's

4. Vietnam City

5. Lemongrass Cafe

6. Tim Hortons

7. Albert's Family Restaurant

8. Harvey's

9. Thai House
10. Kyoto Sushi

11. McDonald's

12. Happy Garden

13. Pizzeria Prego

14. Sushi Wasabi

15. Parkallen

16. A&W

17. Subway

18. Furusato

Retail

1. Real Canadian Superstore

2. Eurosport

3. Staples
4. Mark's

5. The Home Depot

6. Southgate Mall

Services

Other

1. Domo

2. Petro-Canada

3. CIBC

4. TD Bank

5. Scotiabank

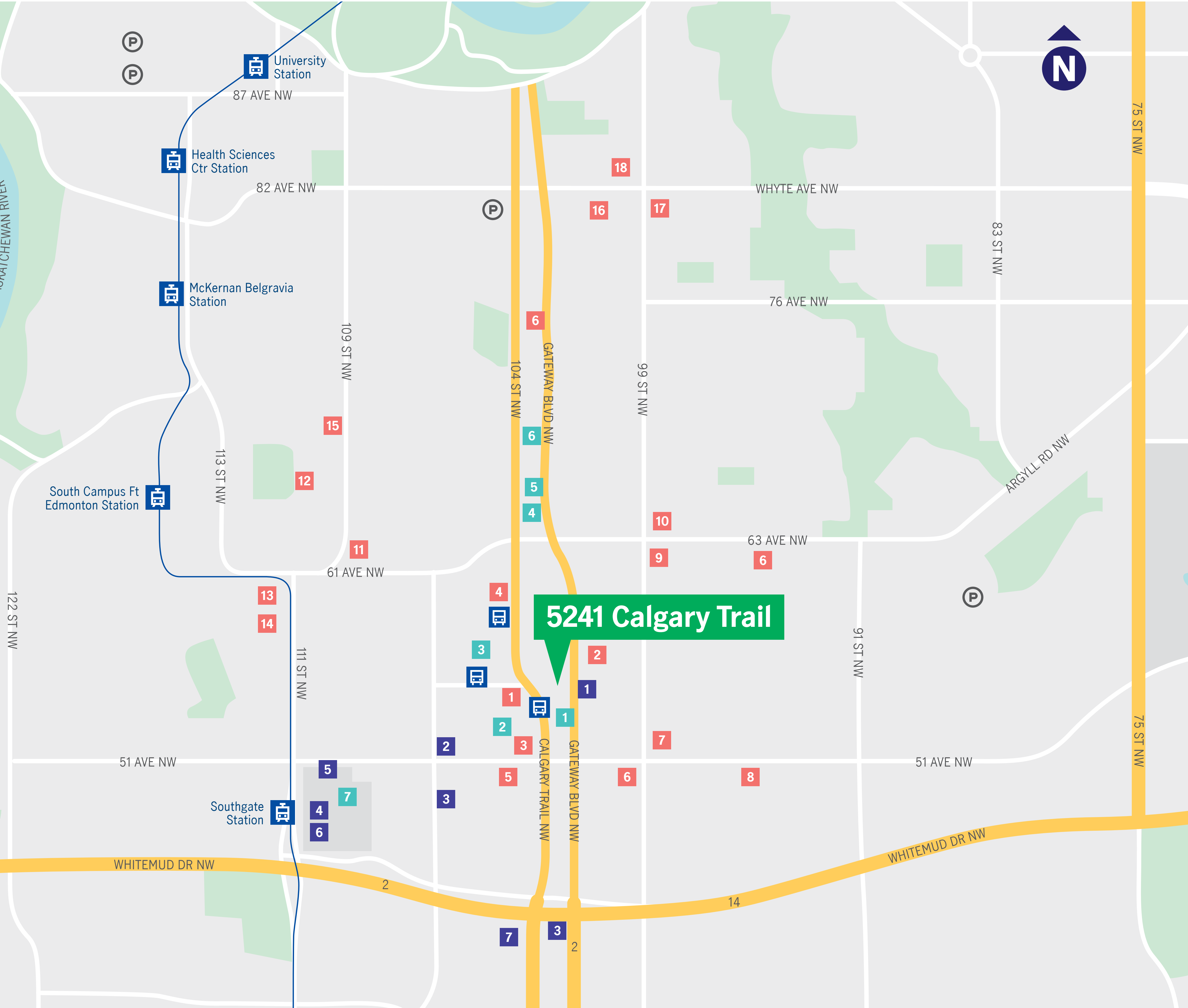
6. RBC

7. HSBC
- Light Rail Station

Bus Stop

Parking

Driving Times	
Whitemud Drive	1 min
Downtown	12 mins
Edmonton International Alrport	20 mins

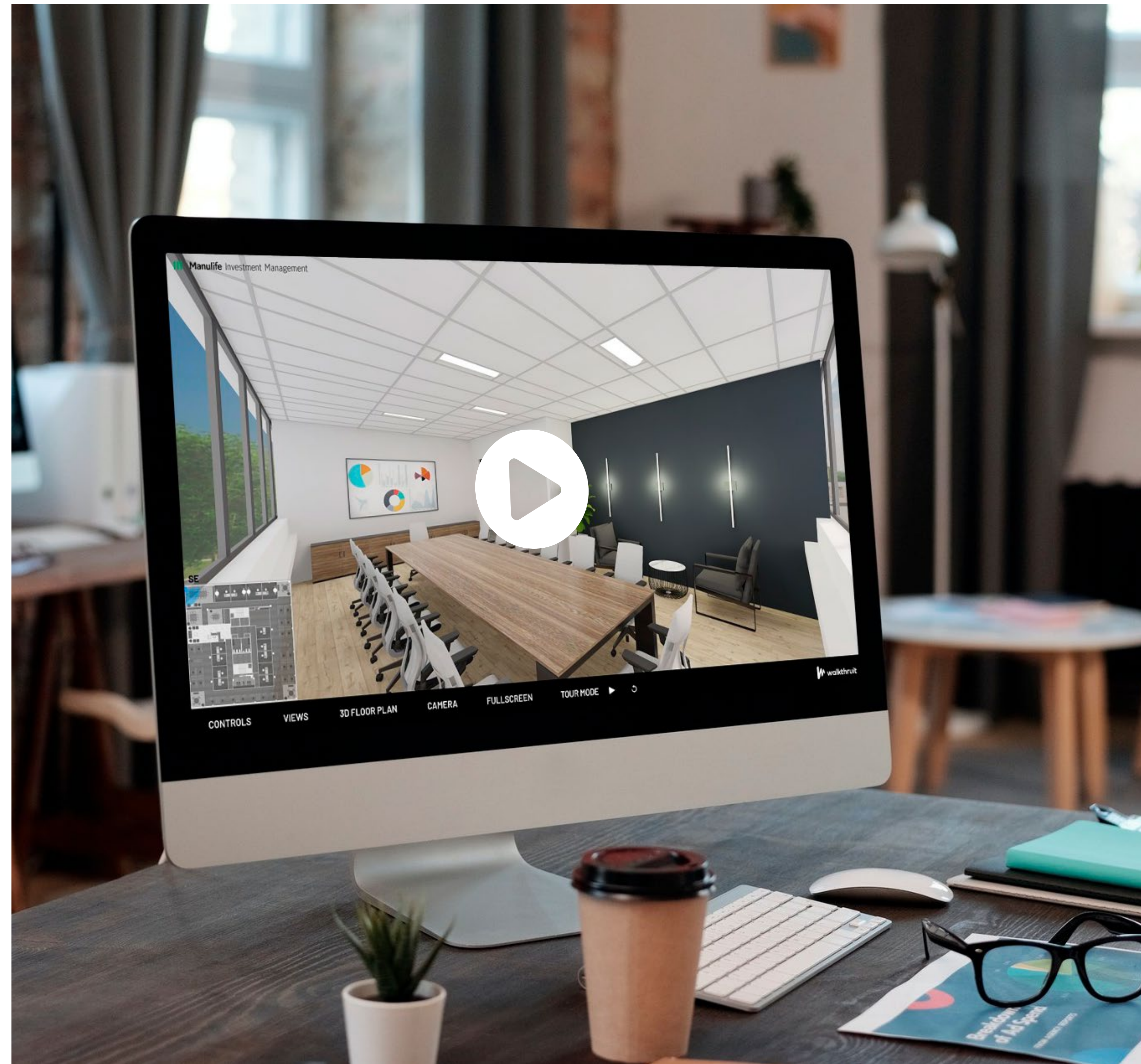




# Experience the *space*.

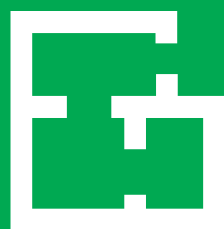
Picture yourself at 5241 Calgary Trail with a virtual tour of the available office space.

View the Virtual Tour 





# Space by *design*.



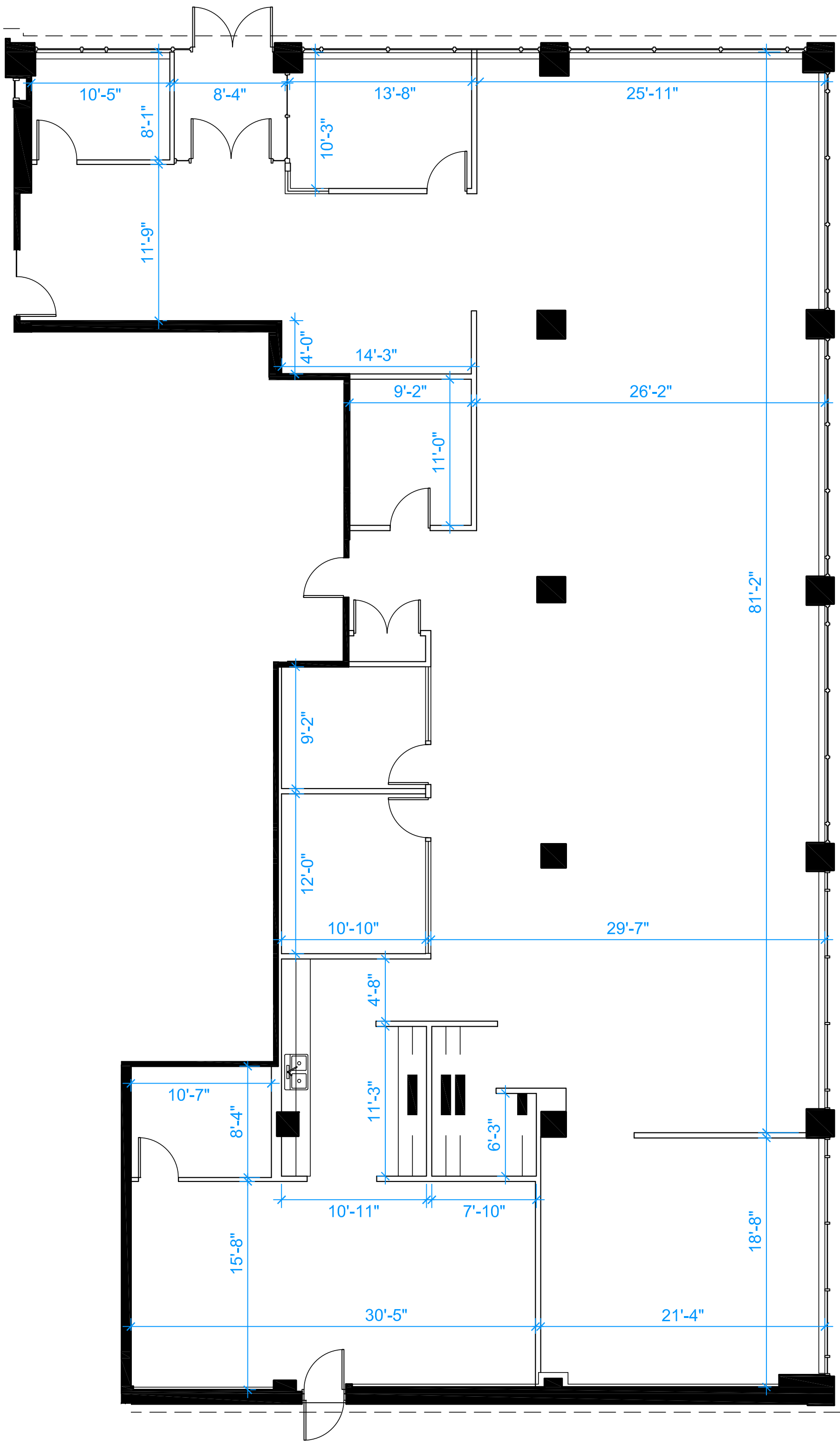
Suite 144  
5,166 SF

Basic Rent \$15.50

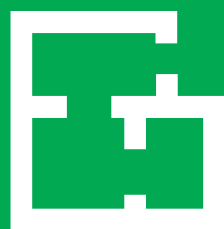
Operating Costs \$14.57

Available Immediately

Open work area, 3 offices, washrooms and kitchen area;  
Workstations availble at no additional cost



# Space by *design.*



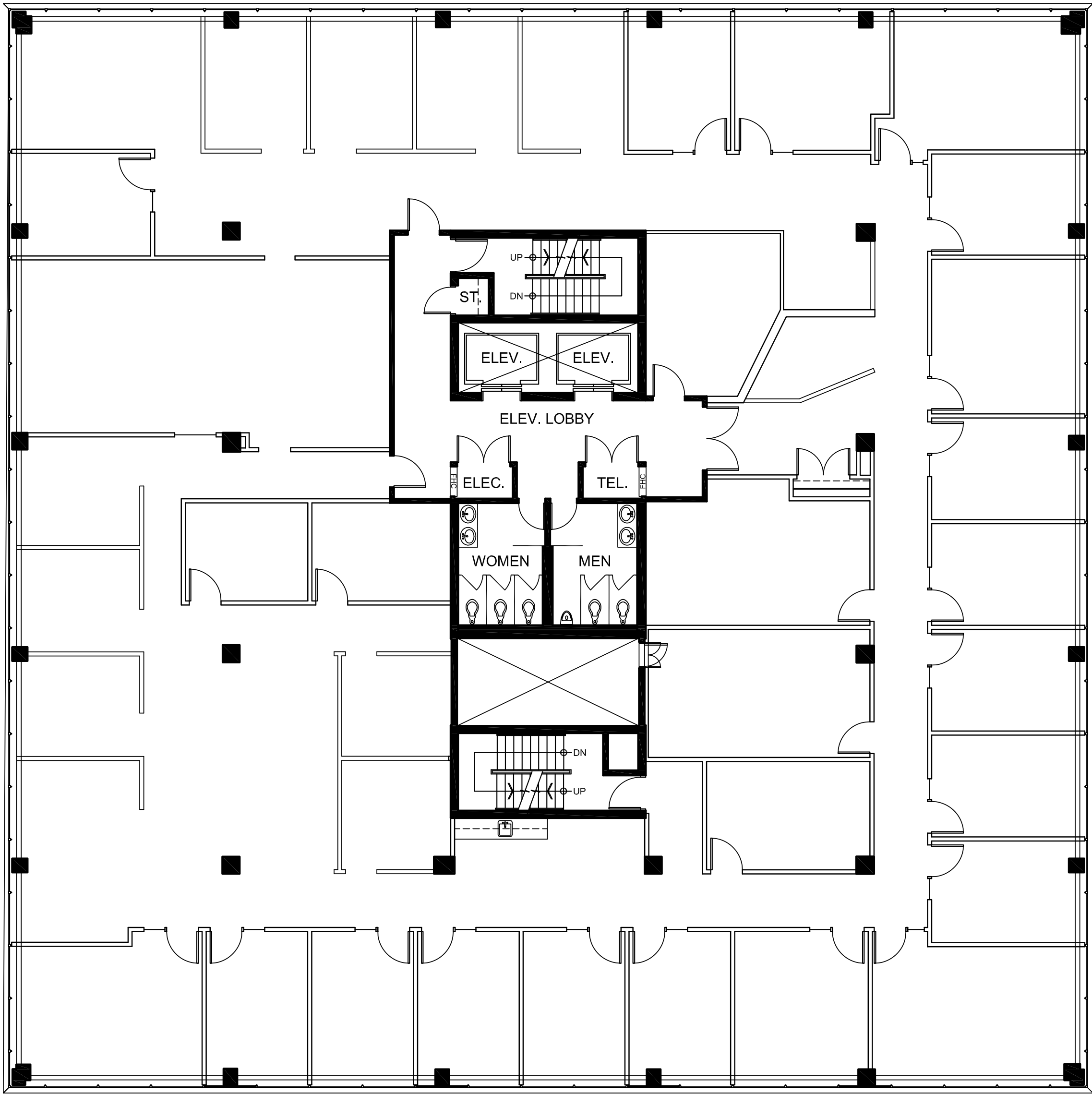
Suite 200  
10,635 SF

Basic Rent	\$15.50
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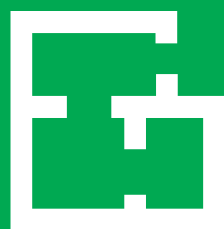
Operating Costs	\$14.57
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Available	Immediately
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Existing office intensive layout; can be demised into smaller units



# Space by *design.*



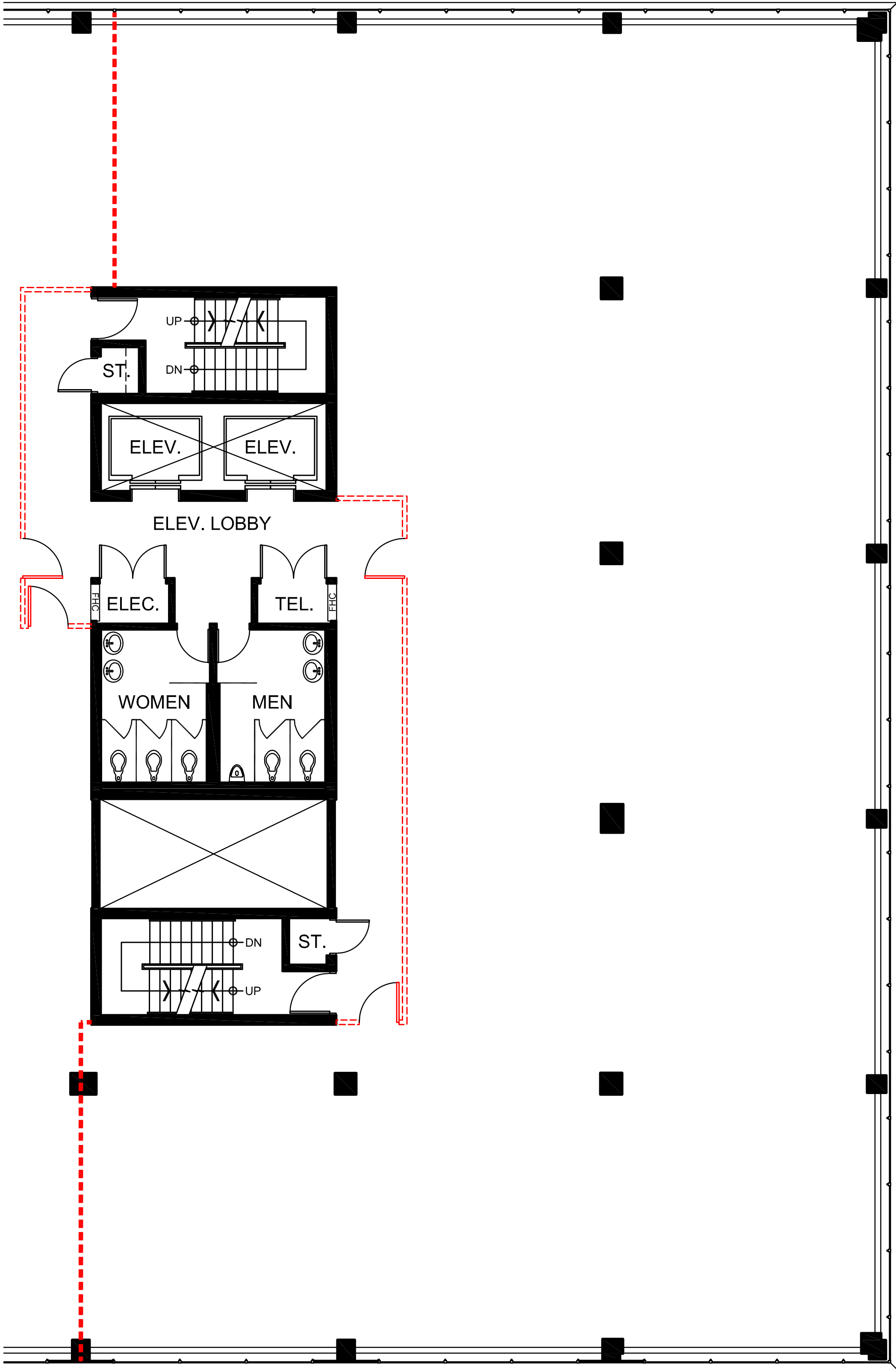
Suite 300  
5,766 SF

Basic Rent	\$15.50
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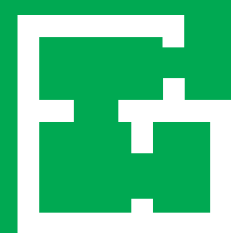
Operating Costs	\$14.57
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Available	Immediately
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White box condition, ready for development; can be demised into smaller units



# Space by *design.*



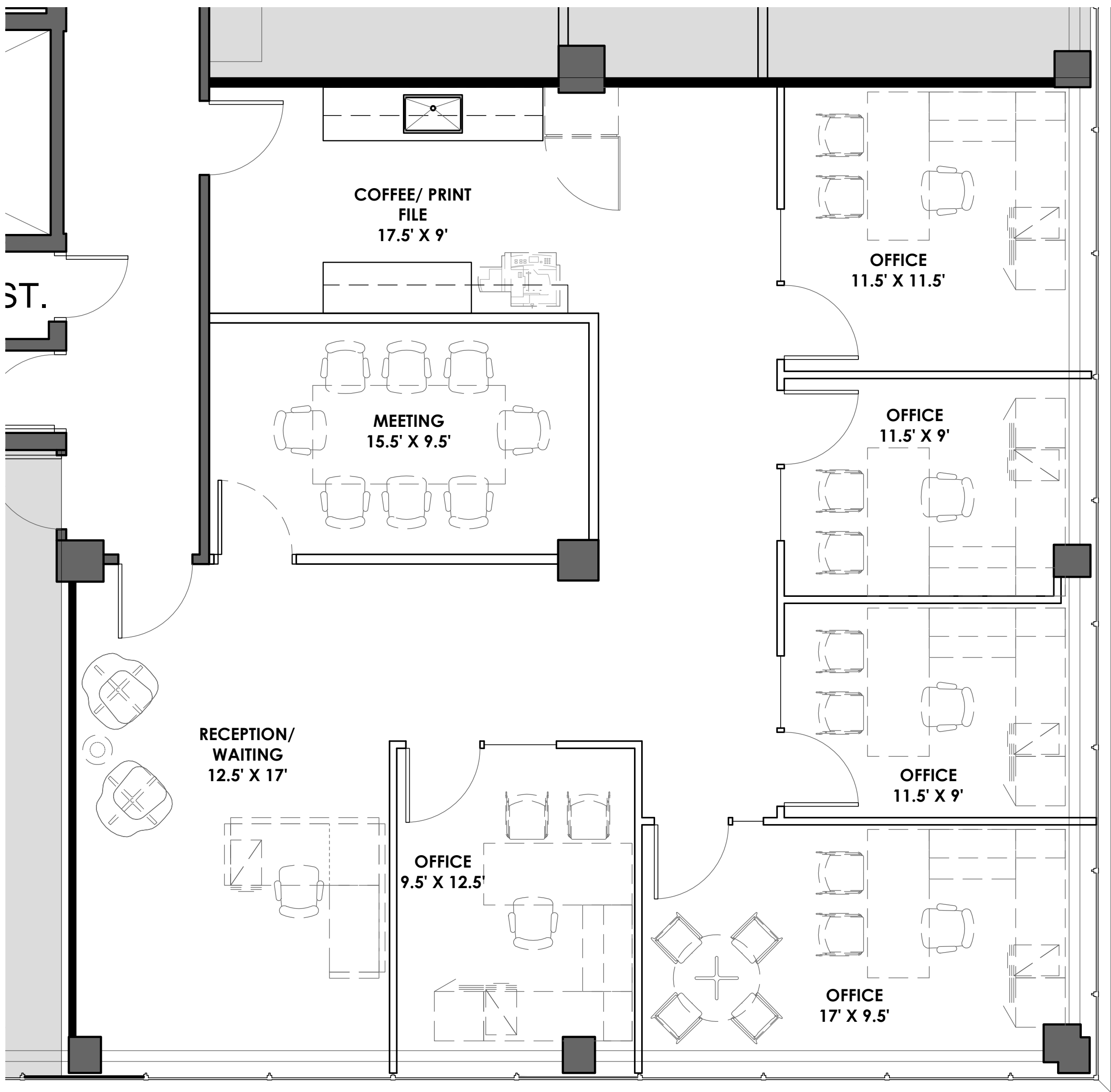
Suite 501  
1,861 SF

Basic Rent \$15.50

Operating Costs \$14.57

Available Immediately

5 offices, 10 person meeting room, reception, and kitchen.





# Decisions made *easier*. Lives made *better*.

Our people know that what we do has the ability  
to change everything for our customers.

Manulife Investment Management has an experienced team of real estate professionals that are dedicated to managing over 64 million square feet of commercial real estate for thousands of customers each day. Customers that call our buildings home.

Our global portfolio includes office, industrial, retail, and multi-family space. We take a long-term approach in the operation and management of our buildings, with a strong focus on customer service.

We manage and develop commercial real estate in major metropolitan cities — shaping skylines across the globe.

**64M**

Total  
Square Feet

**30**

Cities

**452**

Real Estate  
Professionals

**331**

Properties

**11**

Countries

**In this *together*.**

Our vision is to drive leadership in sustainable real estate across our global organization.

**1 Minimize our environmental impact**

- Set a greenhouse gas reduction target of 80% by 2050
- Achieved an 80% global green building certification

**2 Support health and wellness**

- Achieved Fitwel Viral Response Module certification with distinction at the entity level and have 5 Fitwel building scorecard certifications
- Launched our return to office program, which defines our policies and procedures for the operation of our buildings during and after COVID-19

**3 Engage stakeholders on sustainability**

- Hosted virtual events for tenants with a focus on sustainability
- Introduced a new real estate sustainability award recognizing the property that exceeds expectations to support our tenants

**4 Promote responsible business practices**

- Conducted a climate risk and resilience assessment across our global portfolio
- Achieved a PRI score of A in the Direct Property Investing module

**5 Be accountable for our performance**

- Received a GRESB resilience score of 86 out of 100, placing us 3rd out of 13 among our peers
- Achieved our proprietary 2020 Sustainable building standards

For more information, visit  
[manulifeim.com/realestate/sustainability](https://manulifeim.com/realestate/sustainability)

# Keep in *touch*.

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