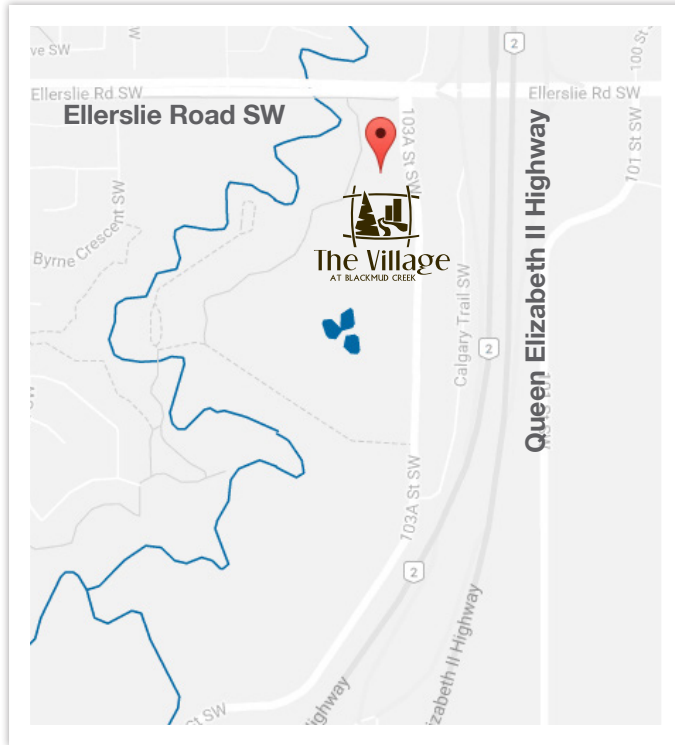


The Village at Blackmud Creek

Ellerslie Road & Calgary Trail, Edmonton AB

Locator Map



Property Features

Intersection	Ellerslie Road & Calgary Trail
Total Leasable Area	725,000 SF
Traffic Count	Highway 2: 93,500 (2015)
2018 Operating Costs	Office - \$17.60/sf Retail - \$13.33 - \$15.63/sf
Trade Area Population	Primary: 21,624 Secondary: 29,522 10 Minute Drive Time: 21,096
Drive Times	<ul style="list-style-type: none"> Downtown: 20 mins Edmonton West: 15 mins Leduc & Nisku: 15 mins International Airport: 14 mins
Current Opportunities	<ul style="list-style-type: none"> Office Pad
Major Tenants	<ul style="list-style-type: none"> RBC Dominion Securities Fountain Tire Kids & Company CPA Western School of Business

Aerial Map



Site Plan

The Village at Blackmud Creek



For additional information, please contact:

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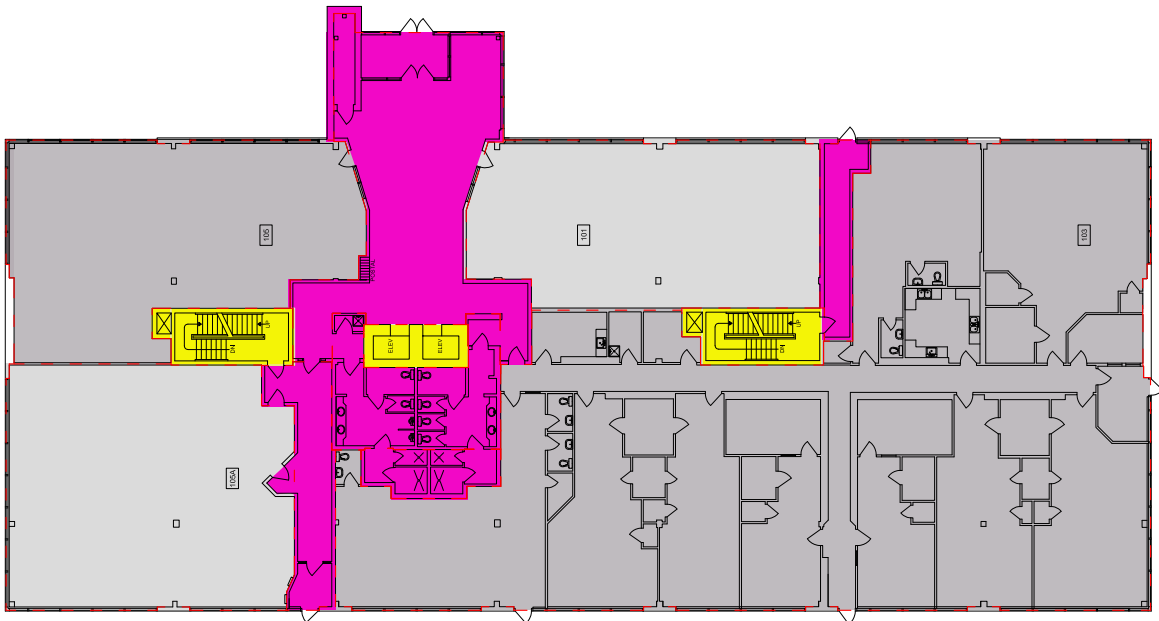
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The Village at Blackmud Creek

Office Building A



Main Floor Plan



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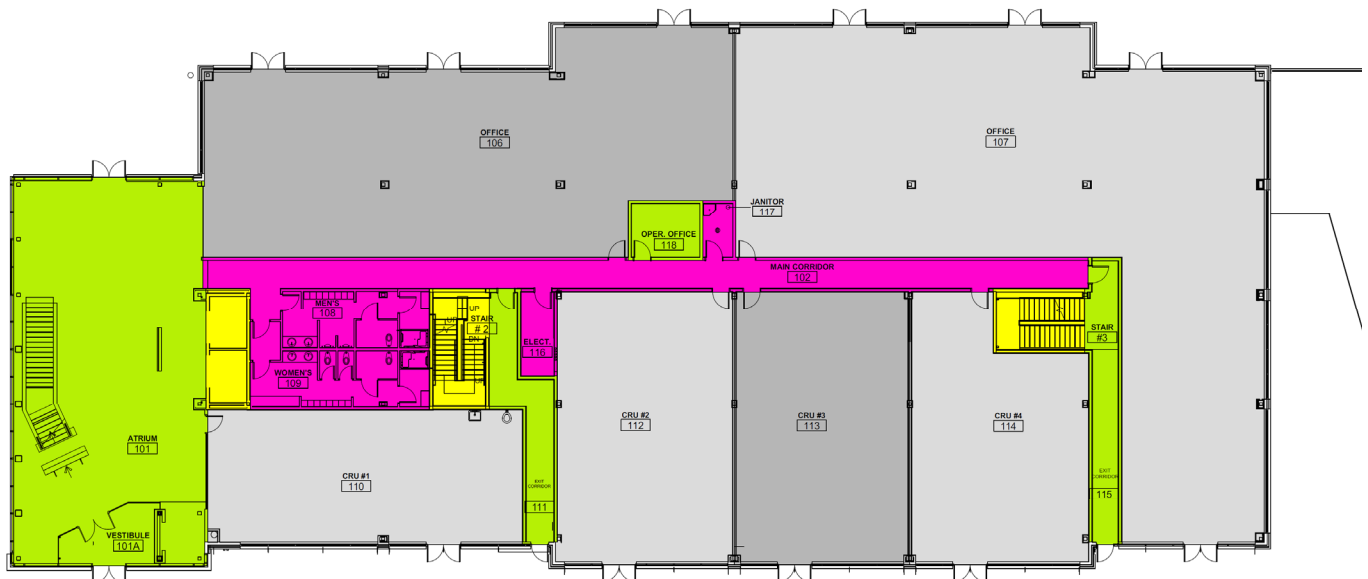
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The Village at Blackmud Creek

Office Building C



Main Floor Plan



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