

FOR LEASE

803 1ST AVENUE NE

A Boutique Professional Building



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Building Overview

Address	803 1 Avenue NE
Year Built	1978
Zoning	MU-2
Floors	3
Building Size	25,330 SF
Available Spaces	Second Floor Suite 201 - 2,504 SF Suite 204 - 922 SF Suite 205 - 1,140 SF Suite 207 - 1,124 SF Third Floor Up to 8,001 SF (Demising Options Available)
Availability	Immediate
Net Rent	Market
Additional Rent	\$21.19 (Est. 2025)
Parking	1 Stall Per 618 SF Surface: \$100/Stall/Month Underground: \$200/Stall/Month
Term	5-10 years



Floorplans



Second Floor

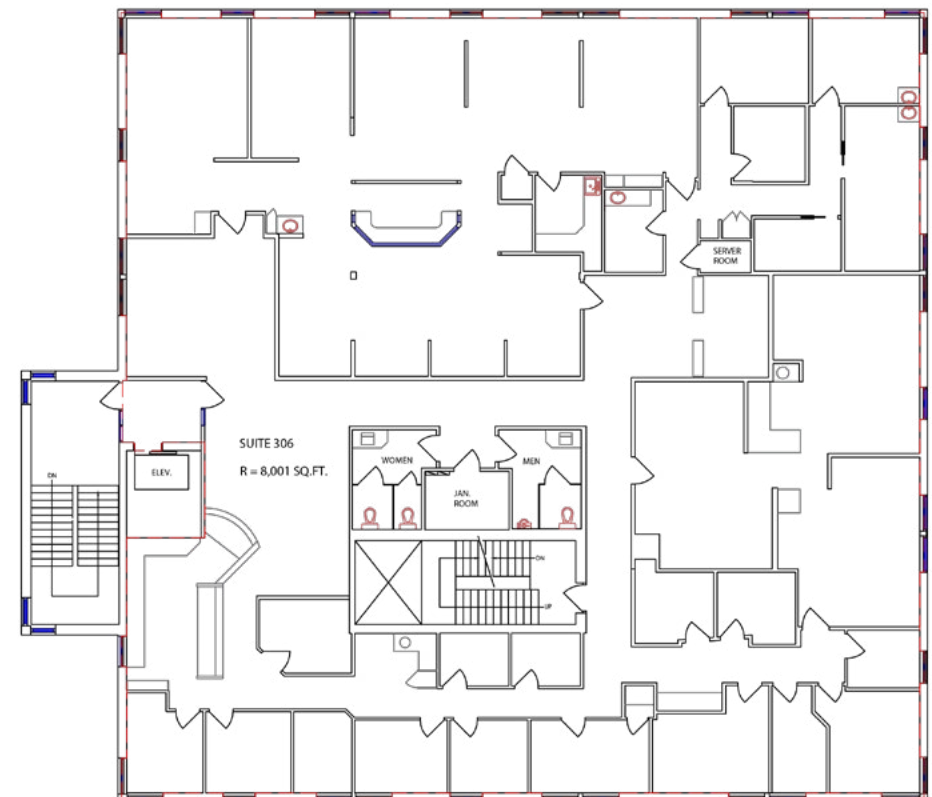


Suite 201 - 2,504 SF
Suite 204 - 922 SF

Suite 205 - 1,140 SF
Suite 207 - 1,124 SF

Third Floor

8,001 SF
Demising Options Available



Location Summary

Located in Calgary's desirable neighbourhood of Bridgeland with great access to Edmonton Trail, Memorial Drive and Deerfoot Trail.

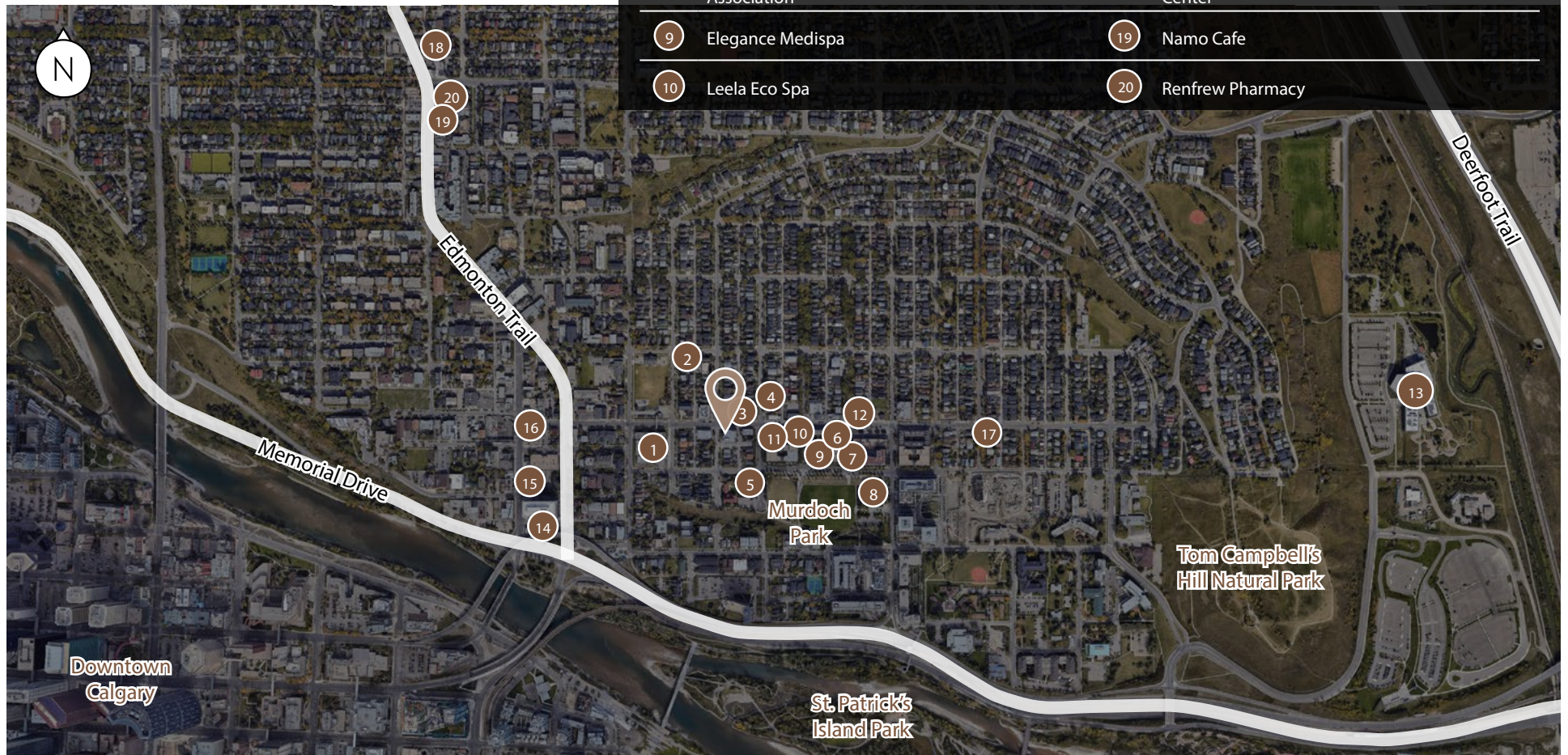
YYC International Airport
15.3 km | 16 minutes

Foothills Hospital
8.2 km | 13 minutes

University of Calgary
8.8 km | 14 minutes

Downtown Calgary
1.6 km | 6 minutes

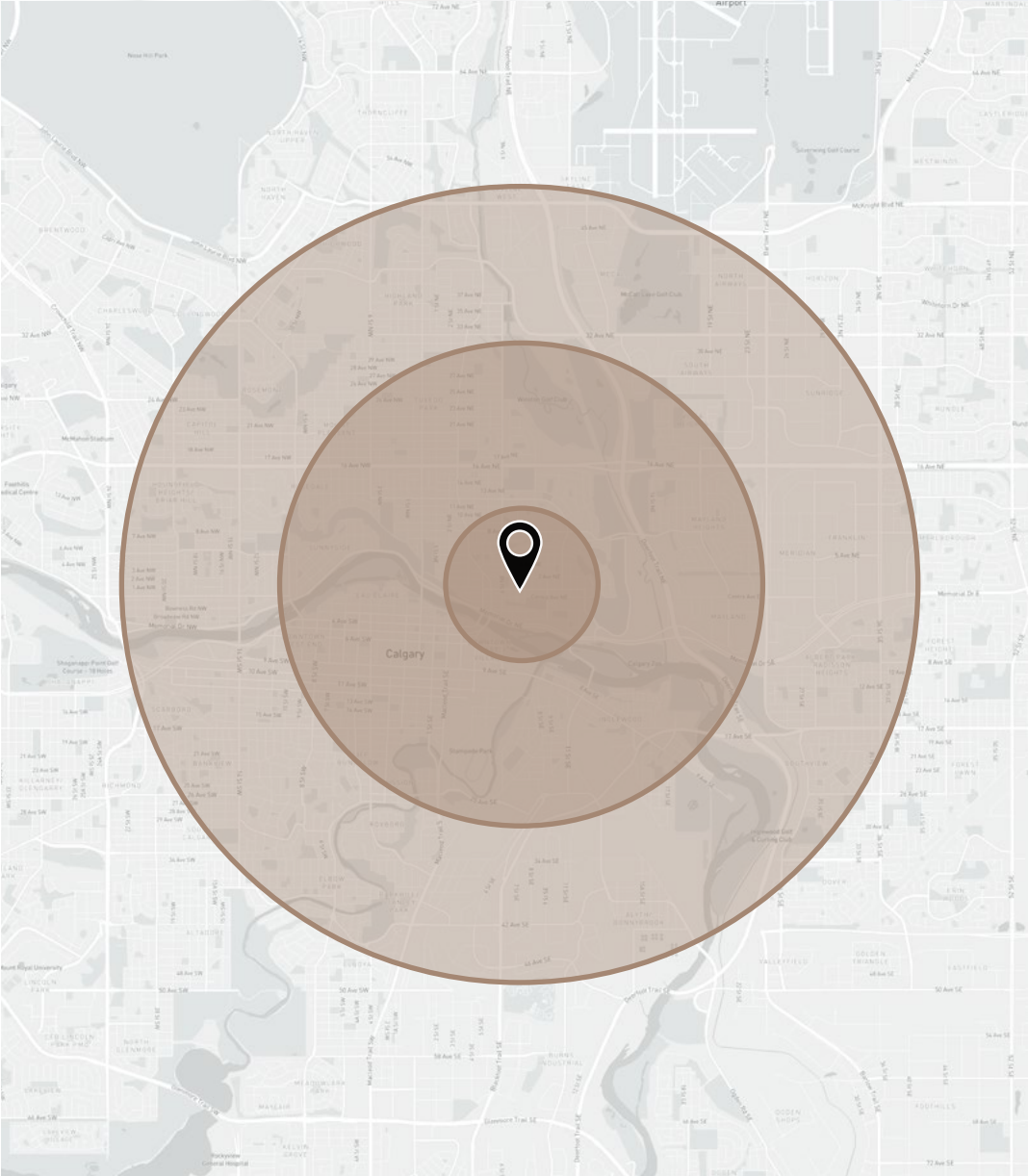
- | | |
|--|---|
| 1 Riverside School | 11 OEB Breakfast Co |
| 2 Peppino's Gourmet Foods | 12 Bridgeland Sport & Spine |
| 3 7-Eleven | 13 TELUS Spark Science Centre |
| 4 Baya Rica Cafe | 14 Starbucks |
| 5 Village Ice Cream | 15 JINBAR |
| 6 Bike and Brew | 16 Lukes Drug Mart |
| 7 IKUSA Izakaya & Tokyo Market | 17 Made by Marcus |
| 8 Bridgeland Riverside Community Association | 18 Trail Courts Racquetball and Squash Center |
| 9 Elegance Medispa | 19 Namo Cafe |
| 10 Leela Eco Spa | 20 Renfrew Pharmacy |

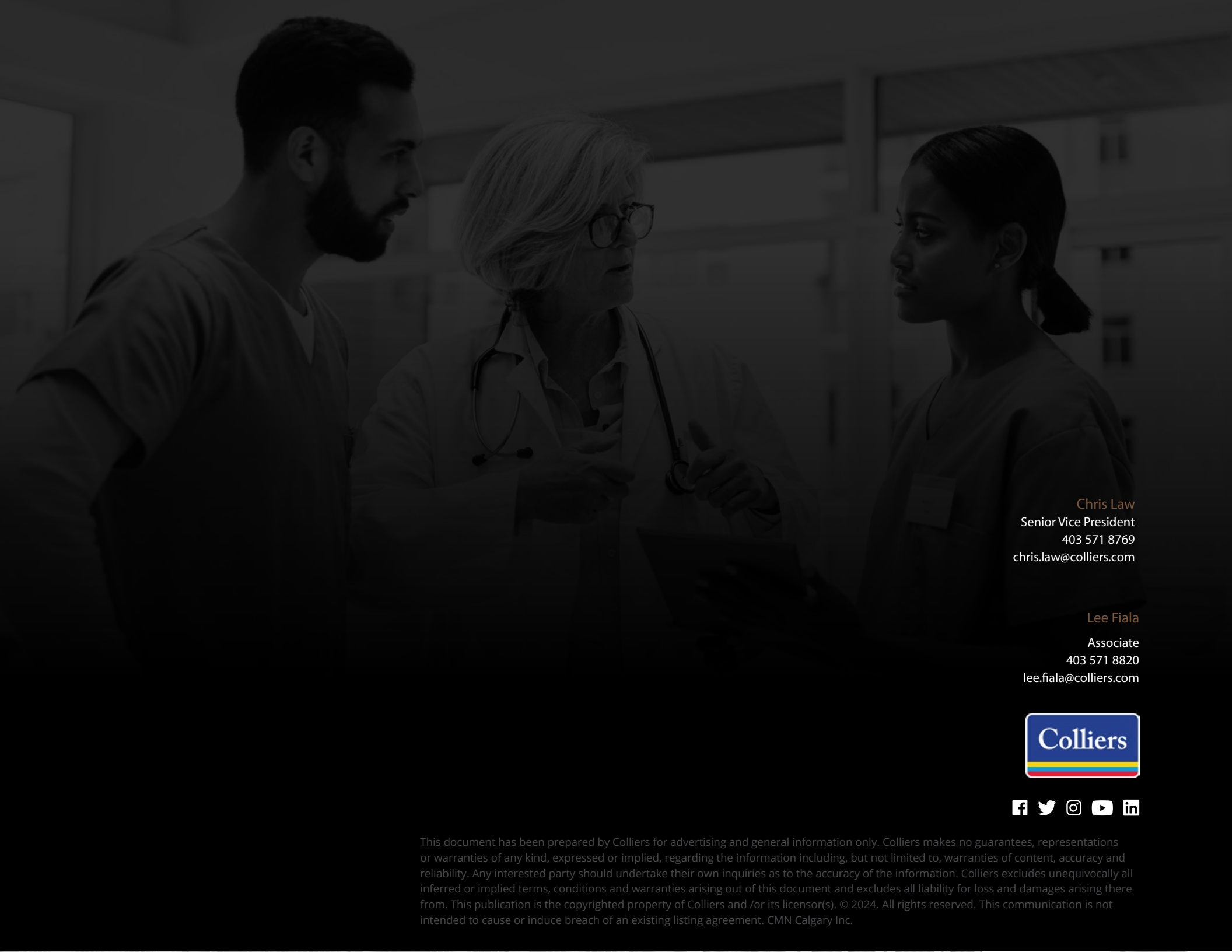


Community Demographics

Total Population	0 - 1 km	0 - 3 km	0 - 5 km
2021	16,580	96,224	194,400
2026	20,870	114,730	223,412
2031	24,026	126,326	245,143
Average Household Income	0 - 1 km	0 - 3 km	0 - 5 km
2021	\$98,701	\$124,111	\$133,678
2026	\$111,121	\$142,255	\$151,550
2031	\$125,642	\$162,098	\$171,788
Median Age	0 - 1 km	0 - 3 km	0 - 5 km
2021	36.9	36.2	36.7
2026	38.3	37.9	38.3
2031	39.5	39.3	39.6
Population in Labour Force	0 - 1 km	0 - 3 km	0 - 5 km
2021	9,514	62,300	123,513

Over 194,000 residents living within 5 km of the Bridgeland Medical Centre.





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