

2,753 sf

207 • Built-out medical

1,996 sf

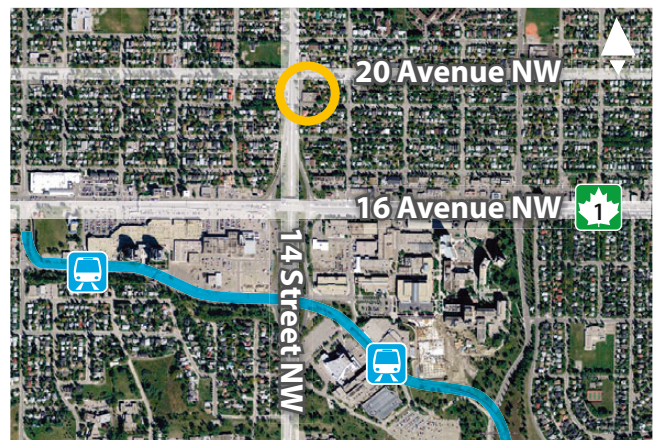
201



MEDICAL / PROFESSIONAL / OFFICE SPACE FOR LEASE

Capitol Hill Centre 2004 14th Street NW, Calgary

» Rare, centrally located, NW medical opportunity



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

Murray Ion, ASSOCIATE
d: 403-294-7179
c: 403-797-3103
mion@barclaystreet.com

BARCLAY STREET
REAL ESTATE
LOCAL EXPERTISE MATTERS

TCN
WORLDWIDE
REAL ESTATE SERVICES

CELEBRATING
50 YEARS
1973-2023



Area Demographics (3 km radius)



Population

88,078
2021

95,855 ▲8.8%
2026



Average Household income

\$149,397
2021

\$169,574 ▲13.5%
2026



Median Age

36.9
2021

38.5
2026



Current Consumption / Person



\$14,030
FOOD



\$5,214
HEALTH CARE



\$5,498
RECREATION



\$2,041
PERSONAL CARE



\$5,160
LIQUOR/TOBACCO

- » Medically zoned
- » Abundance of parking
- » High visibility from 14 Street NW and 20 Avenue NW
- » Signage available
- » Only 5 minutes from downtown core; proximity to SAIT, North Hill Shopping Centre and LRT station

LEASE INFORMATION

MUNICIPAL ADDRESS:
2004 14th Street NW, Calgary

AVAILABLE FOR LEASE:

- » 2,753 sq. ft. Suite 207 (2nd fl)
 - Built-out medical space
- » 1,996 sq. ft. Suite 201 (2nd fl)
- » ~~1,534 sq. ft. Suite 1428 (main fl) - LEASED~~
 - Private entrance.

AVAILABILITY: Immediately

TERM: 5 years

PARKING:

- 3:1,000 sq. ft. ratio
- Surface, reserved; \$175/mo per stall

OP. COSTS AND TAXES:

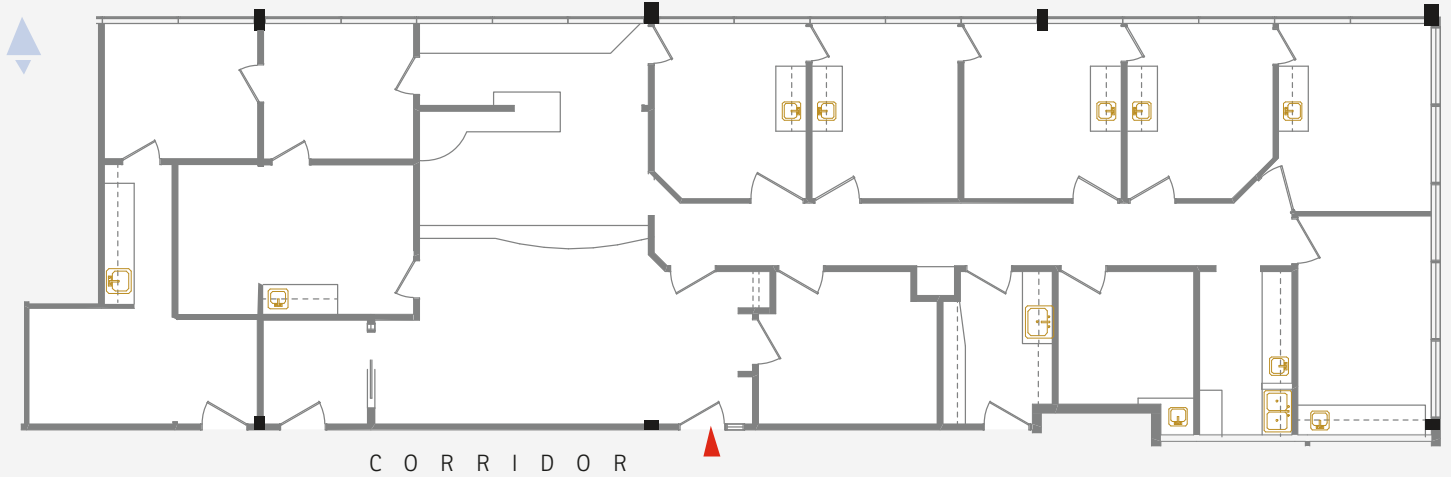
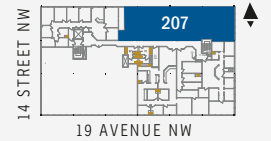
\$17.20 per sq. ft. (est.)

NET RENT: Market

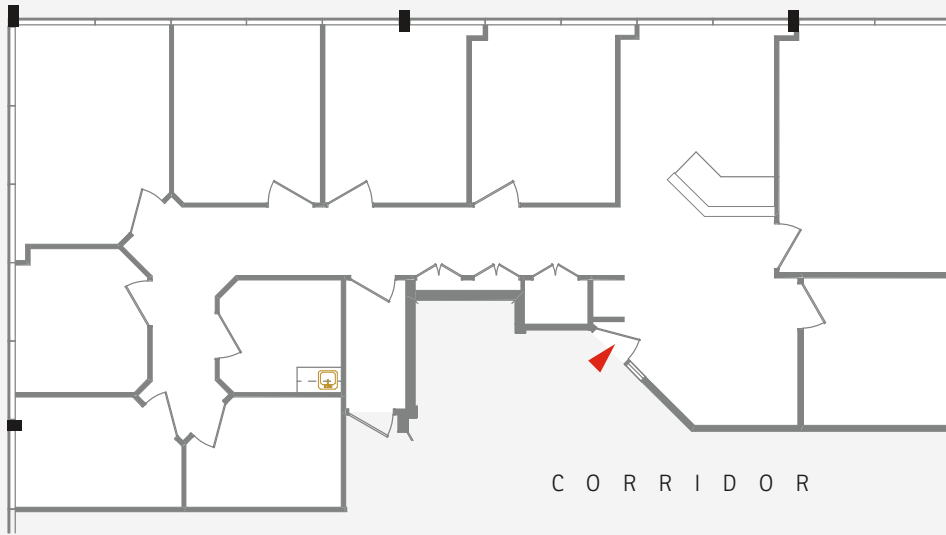
SUITE 207

2,753 SQ.FT.

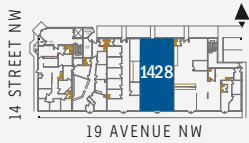
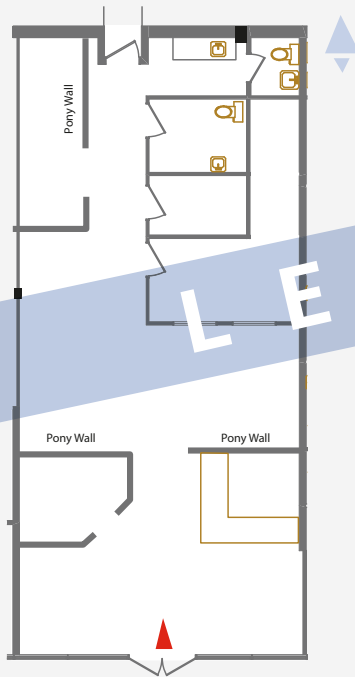
- Built-out medical space



SUITE 201
1,996 SQ.FT.



SUITE 1428
1,534 SQ.FT.



L E A S E D



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