

NORTHLAND CENTRE

3604 52 AVE NW UNIT 134

801 SF, MAIN FLOOR

Available July 1, 2023

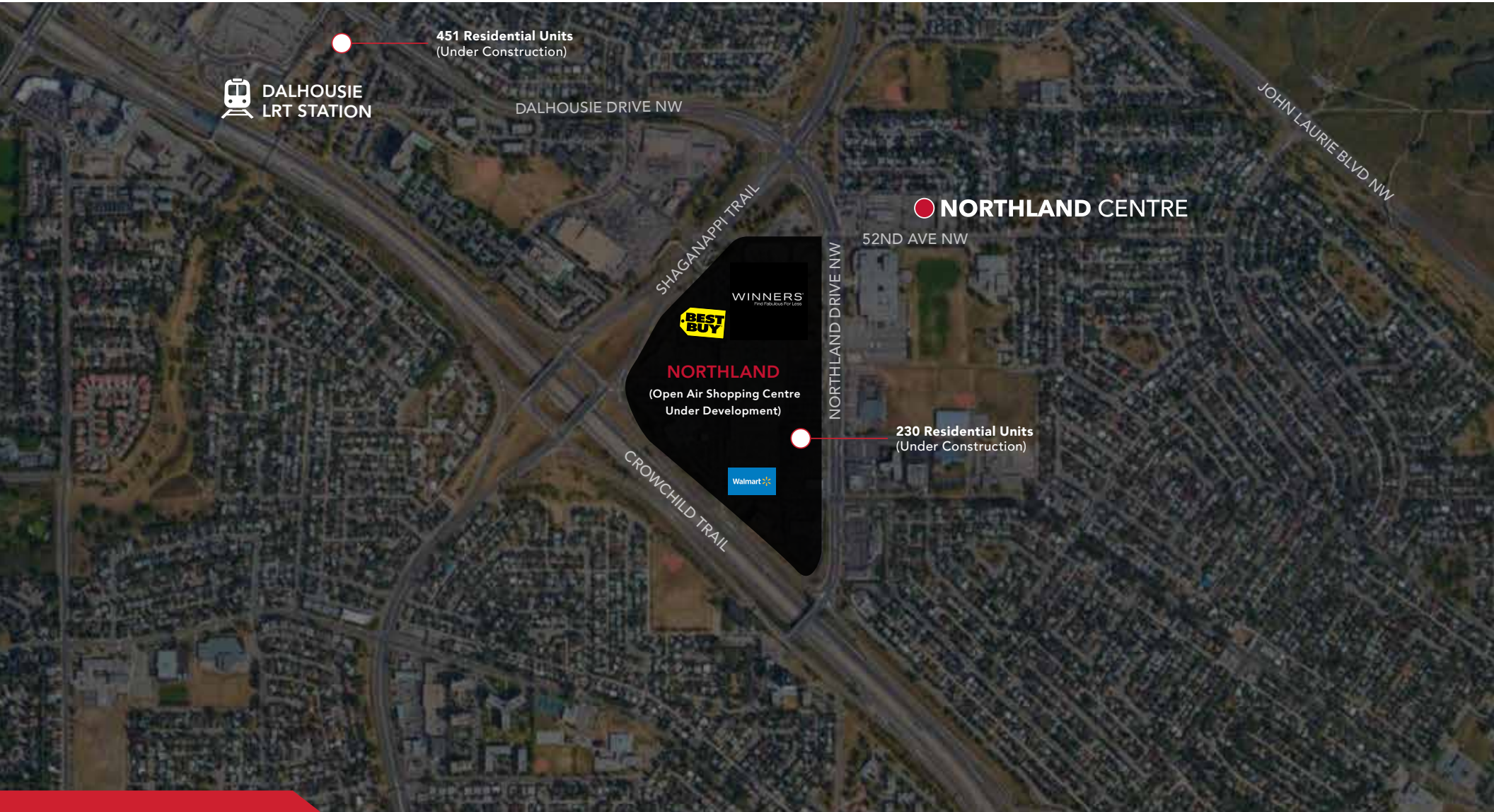


FOR LEASE

[ENRIGHTCAPITAL.COM](https://enrightcapital.com)



NORTHLAND CENTRE



LOCATION

NORTHLAND CENTRE

AVAILABLE PREMISES

Suite

#134 Main Floor Office/Retail Unit

Area

801 SF

Asking Rate

\$35.00 PSF

Op Cost

\$25.05 PSF (2023 est., incl. utilities)

Parking

107 Unassigned Parking Stalls

Zoning

C-C1 Community 1 District

Available

August 1, 2022

Ceiling Height

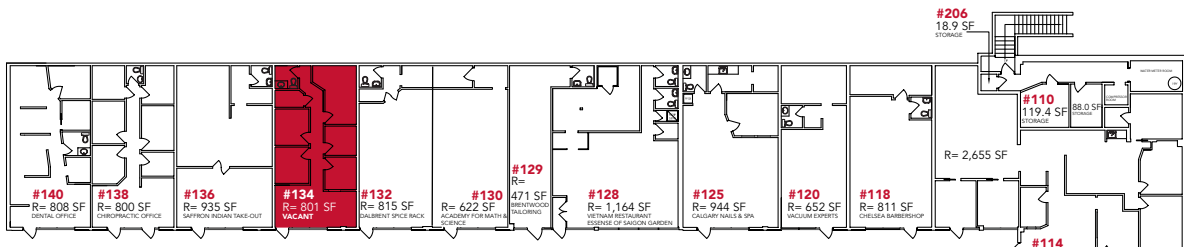
8' 6" (to bottom of T-Bar)

HIGHLIGHTS

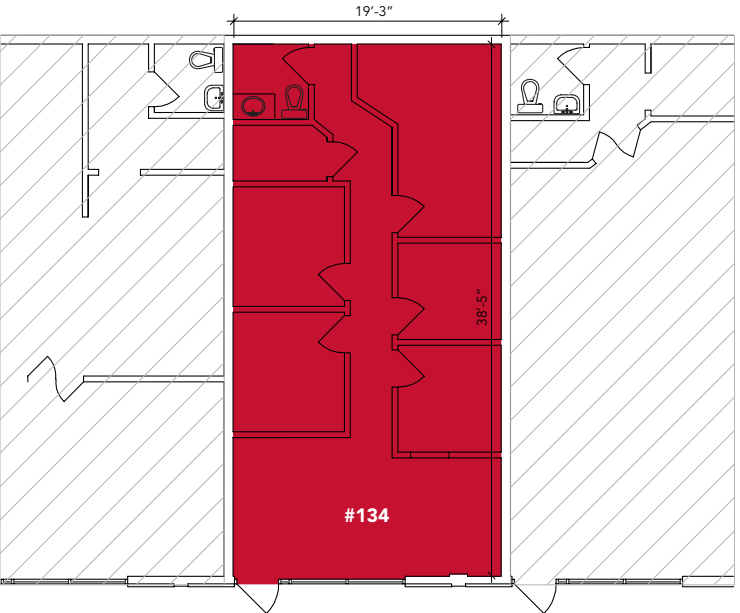
- Rare vacancy in the Northland Centre
- 28,000 SF office, medical and retail building in a prime northwest location
- Located just off Crowchild Trail, Shaganappi Trail and John Laurie Blvd NW
- Recently completed a \$1 million renovation of the building
- Adjacent to Northland. Formerly known as Northland Village.
- Currently being converted to open air shopping centre.
- Adjacent to Sir Winston Churchill High School
- Close to Dalhousie LRT

HIGHLIGHTS

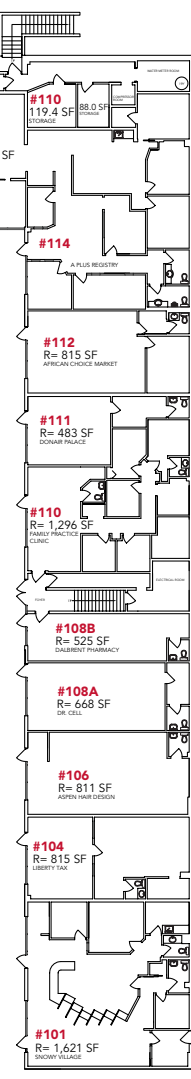
NORTHLAND CENTRE



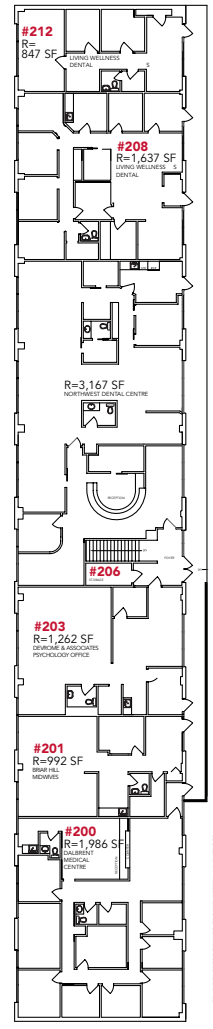
MAIN FLOOR



SUITE #134
801 SF
MAIN FLOOR



52ND AVE NW



UPPER LEVEL FLOOR PLAN

FLOOR PLAN & FLOOR PLATE



NORTHLAND CENTRE

NORTHLAND
CENTRE

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CONTACT

