



Colliers



736 1st Avenue NE | Calgary, AB

Headlease Available in Bridges Place

A rare, fully built-out, Bridgeland office space that offers move-in ready medical professional space. Many amenities are within walking distance, with underground parking stalls and street parking opportunities available.

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Accelerating success.

Property Overview

Bridges Place is conveniently located in Bridgeland. With numerous LRT stations in the immediate area, this property is 5 minutes away from downtown Calgary and 15 minutes away from Calgary International Airport.

Municipal Address	736 1 Avenue NE, Calgary, AB
Available Area	Suite 201: 1,746 SF Leased Suite 203: 3,980 SF
Total Area:	13,694 SF
Net Rent:	\$16.00 PSF
Operating Costs	\$20.48 (2024 est.) Utilities Included Janitorial is included and provided 5 days/week
Occupancy	Immediately
Term	5-10 Years
Signage	Direct signage to 1 st Avenue NE available
Parking	Suite 201: 2 stalls @\$240.00/stall/month Suite 203: 9 stalls @\$240.00/stall/month Free street parking in the immediate area
Fibre Provider	Shaw

Key Highlights



5 minute drive to
Downtown Calgary



Elevator
access to
second floor



Ample Nearby
Amenities



Free Street Parking



20 minute
drive to Calgary
International
Airport



After hours
access



Quick access to
major thoroughfares



Highly-Visible
Signage
Opportunity



Floor Plans

Suite 201 - Leased

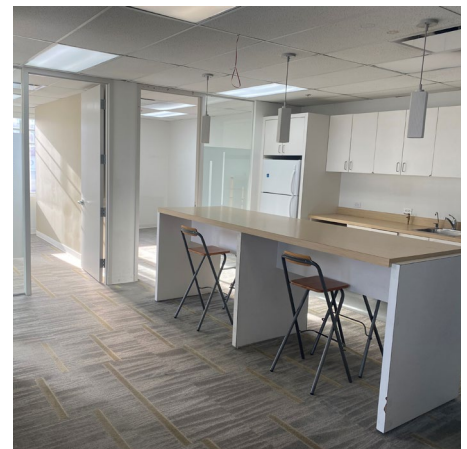
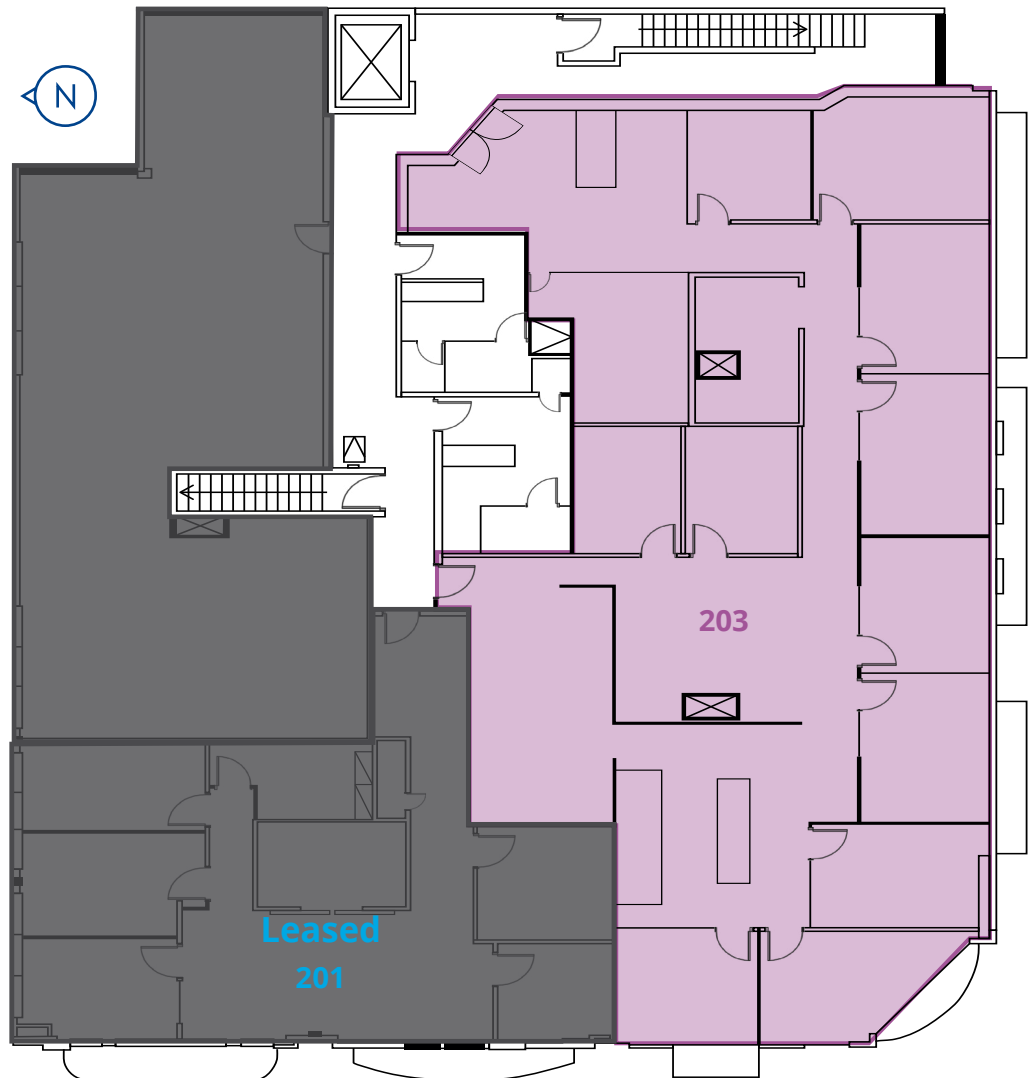
1,746 SF*

- Move-in Ready
- 5 Offices
- Kitchen
- Large Storage & Copy Room

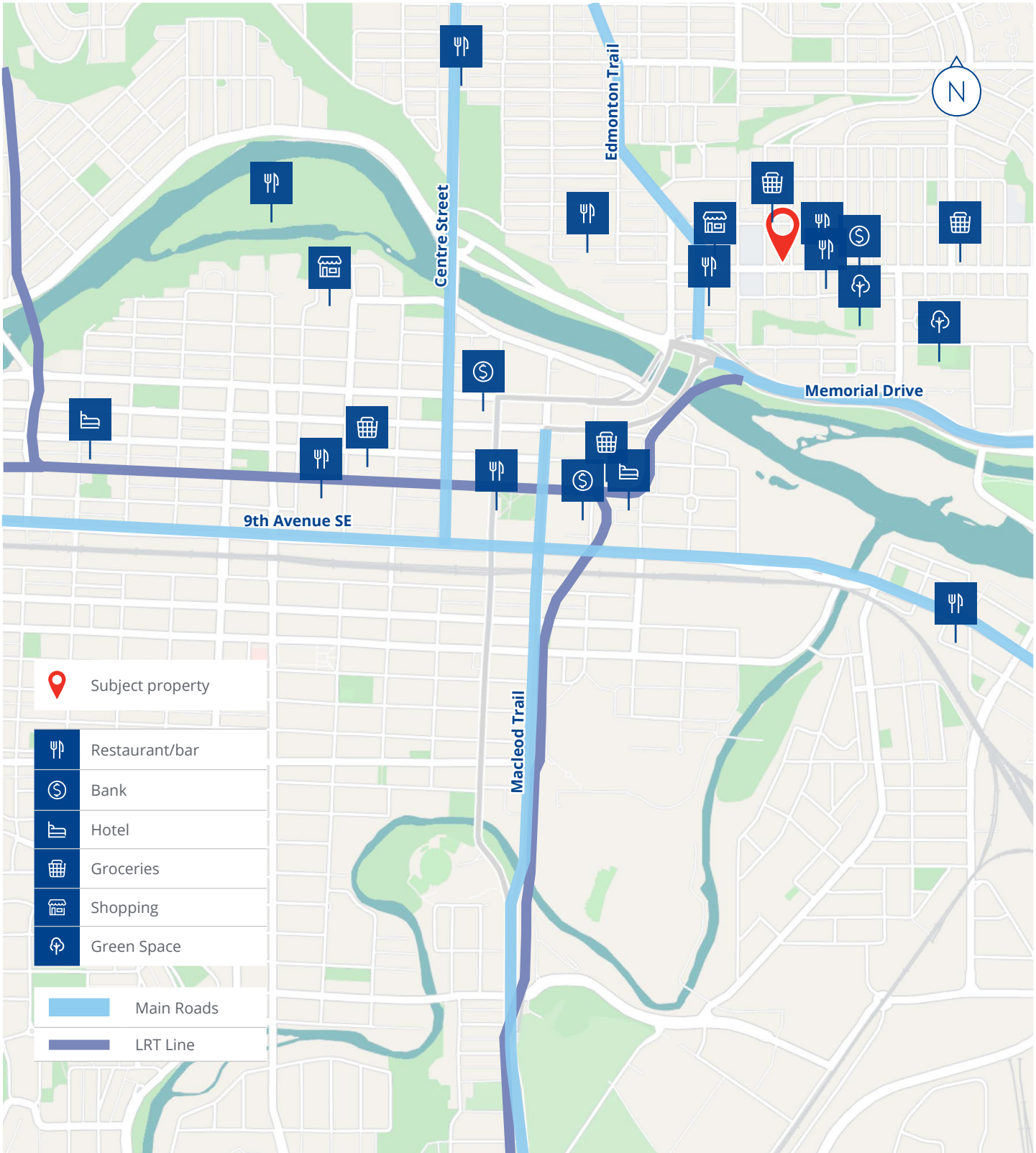
Suite 203

3,980 SF*

- 15 Offices



Surrounding Amenities





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