

Sloane Square

5920 - 1A Street S.W. | Calgary, Alberta



Office Leasing Opportunity



Ronmor Developers Inc.
Suite 250
5920 - 1A Street SW
Calgary, Alberta T2H 0G3

Kalen Morton
Senior Leasing Manager
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PROPERTY OVERVIEW



Located two blocks east of Chinook Centre and Chinook Professional Tower



On-site parking available at 1:500 SF with reasonable rates



Large interior atrium for client and tenant use



Great access to 58th Avenue, MacLeod, Blackfoot, and Glenmore Trails



Within walking distance to LRT Station and public transportation



Renovated common areas

Vacancy Information

Landlord's Legal Name: Sloane Square Properties Ltd.

Rentable Area/Availability: Suite 420 | 4,243 SF - Immediate
Suite 101 | 3,239 SF - Immediate
Suite 605 | 2,583 SF - Immediate
Suite 507 | 2,501 SF - Immediate
Suite 503 | 2,363 SF - Immediate
Suite 604 | 1,449 SF - Immediate

Annual Lease Rate: Market

Annual Operating Costs: \$20.21 PSF (estimate)

Term: 5-10 years



Interior Tropical Atrium

LOCATION

5920 - 1A Street S.W. | Calgary, Alberta



In The Area

- 1 Chinook Centre / Professional Tower
- 2 CIBC / Ricky's
- 3 Scotiabank
- 4 Home Depot / Subway
- 5 Staples / Petland
- 6 Circle K Convenience Store
- 7 Community Natural Foods
- 8 Chinook LRT Station
- 9 Prairie Dog Brewing

BUILDING LAYOUT

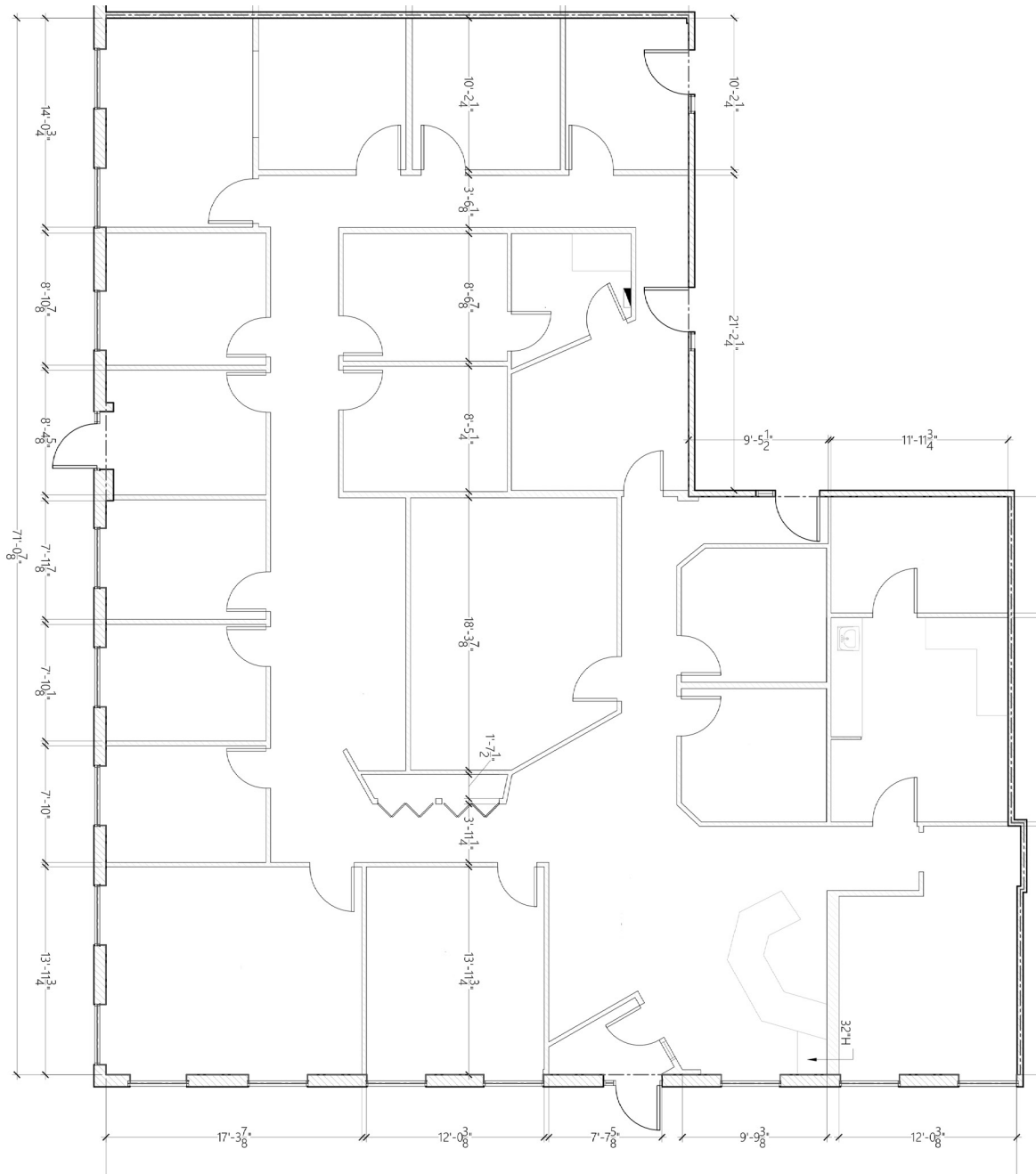


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COMMON AREAS

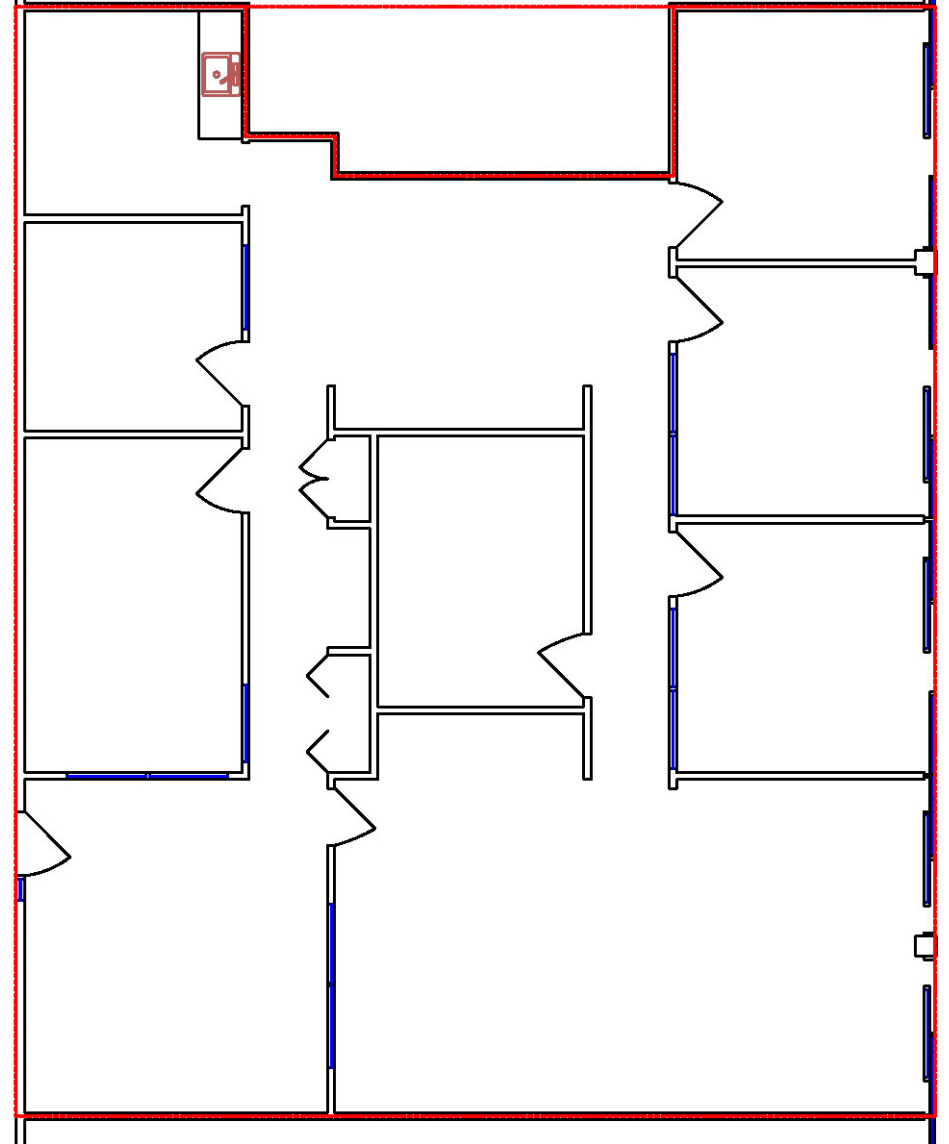


UNIT 420 | 4,243 SF

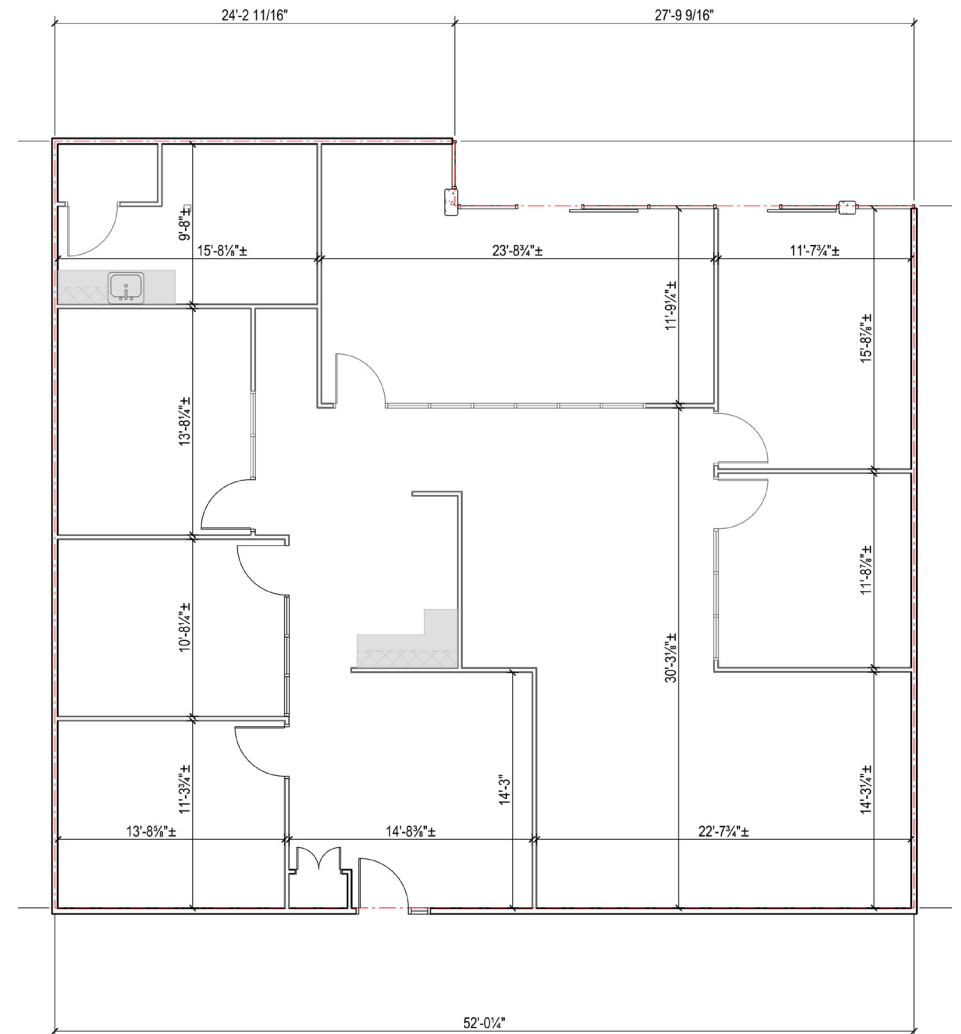




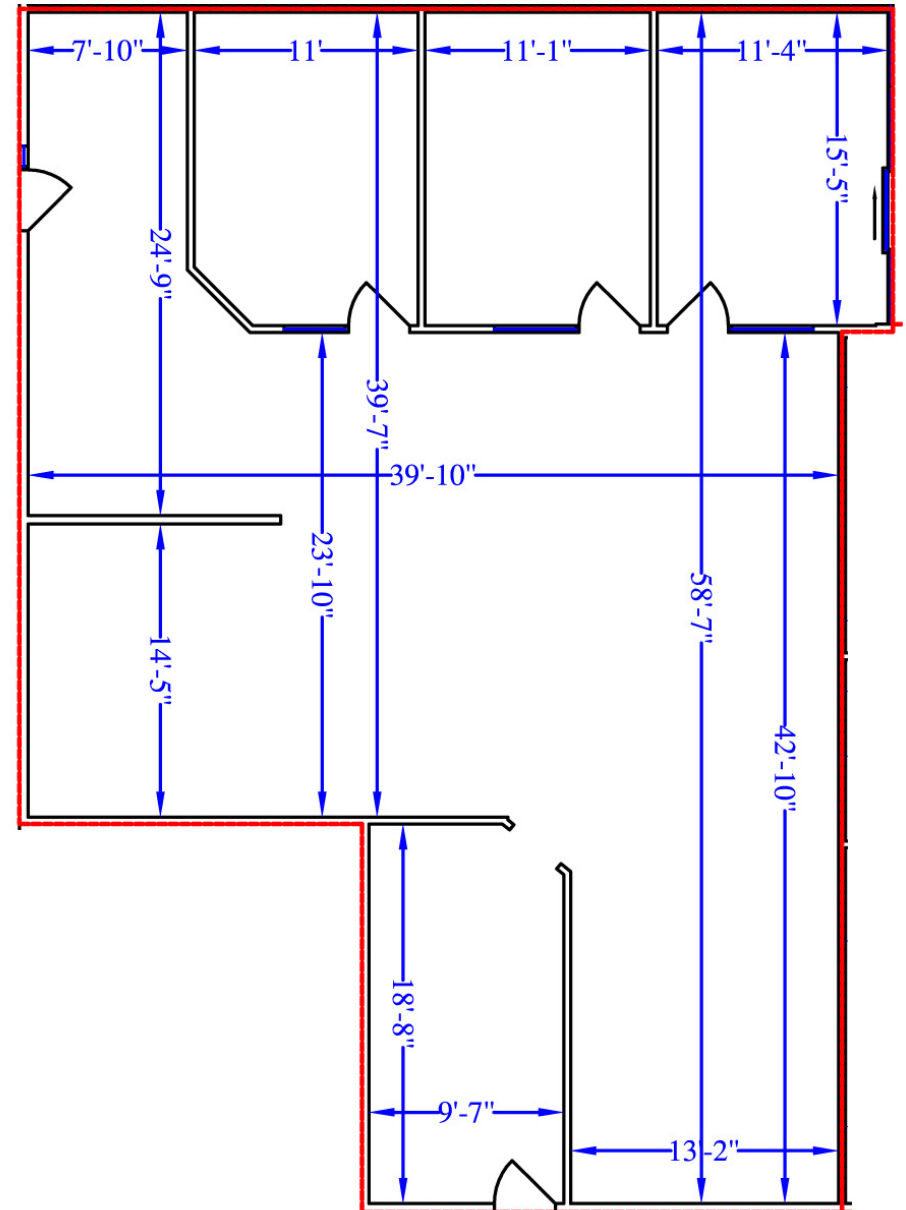
UNIT 507 | 2,501 SF



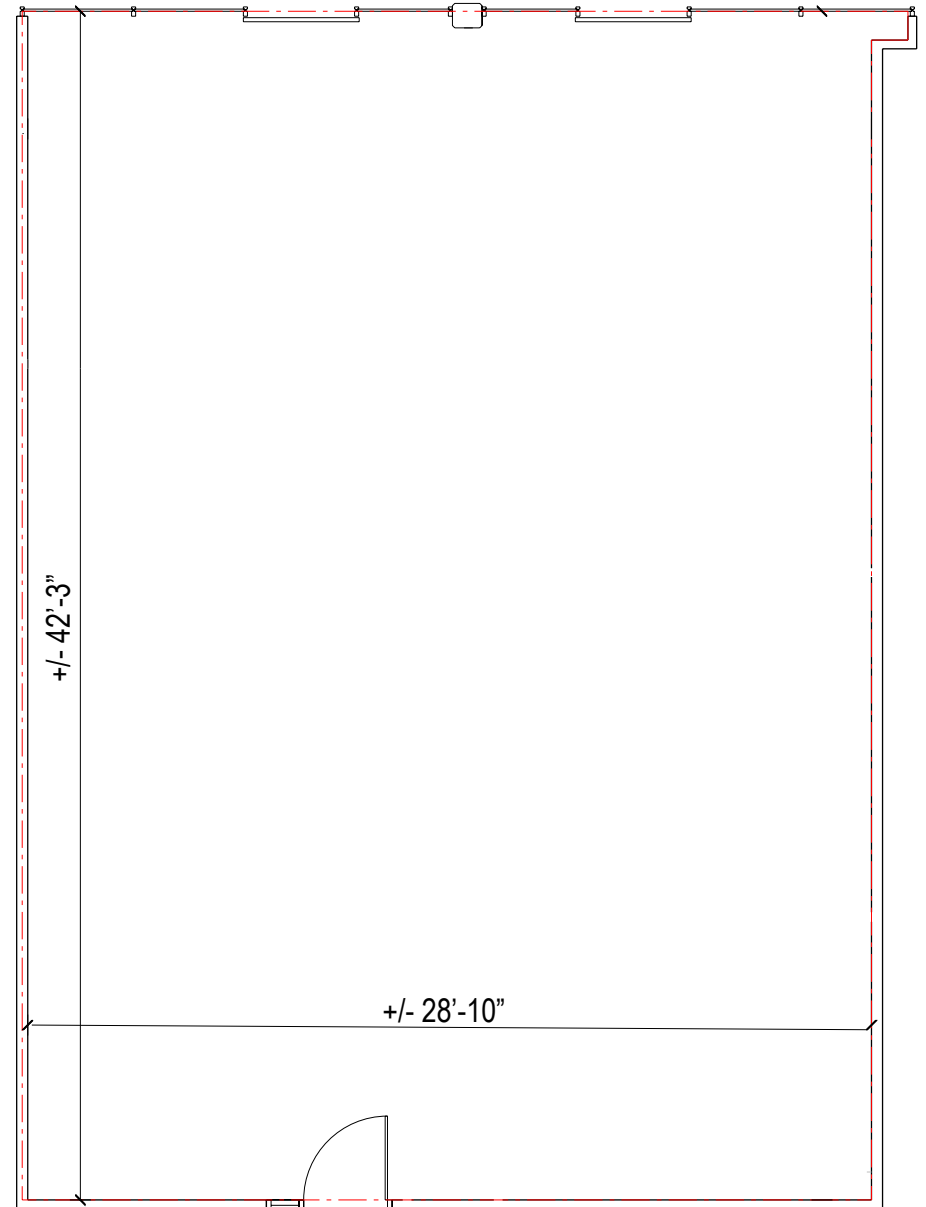
UNIT 605 | 2,583 SF



UNIT 503 | 2,363 SF



UNIT 604 | 1,449 SF



IDEAL USES



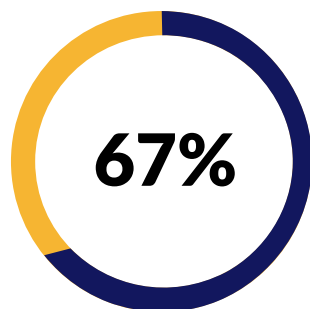
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DEMOGRAPHICS

	Aggregation	1 km Radius	3 km Radius	5 km Radius
Total Population	Sum	4,980	36,181	145,468
Daytime Population	Sum	26,206	99,764	295,726
Total Households	Sum	2,543	15,569	70,021



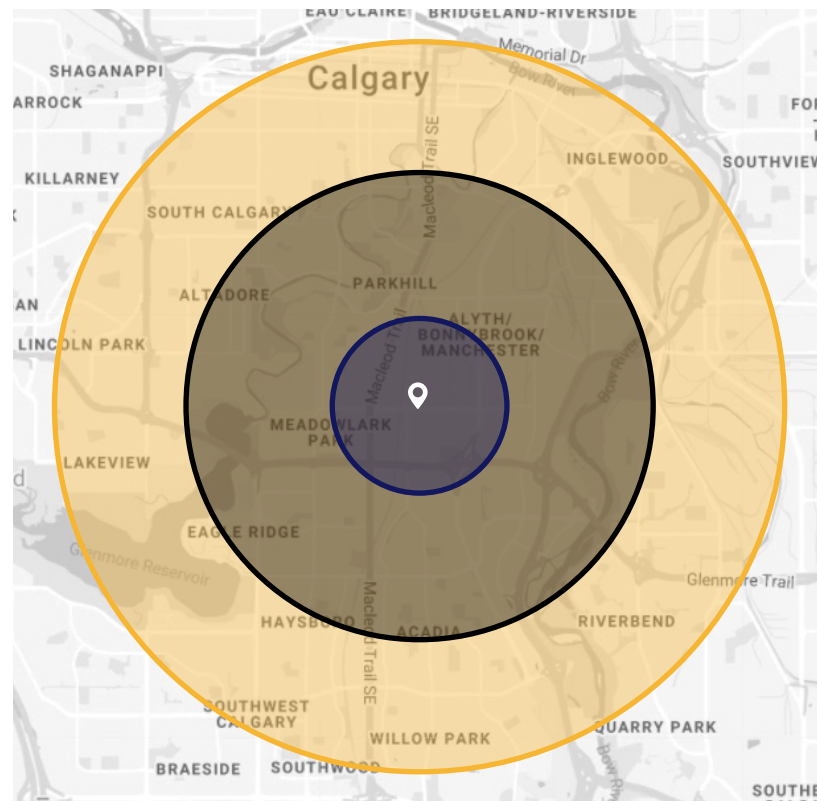
Median age
37 years old



Employment Rate
within 1 km radius



Median Household Income
\$61,608



1 km Radius



3 km Radius



5 km Radius



Primary age
group
22-37
year olds



A **MAJORITY**
of the population is
university
educated



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