

Colliers



1610 37<sup>th</sup> Street SW, Calgary | Alberta

# Westbrook Professional Building for lease

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# Property Overview

Address	1610 37 <sup>th</sup> Street SW, Calgary	
Year Built	1964	
Parking	Free scramble parking	
Rentable Area	Suite 207	983 SF
	Suite 208	1,939 SF
	Suite 209	1,500 SF
	Suite 211	1,500 SF
Rates	Market	
Op Costs (2024)	\$23.96	
Available	Immediately	

## Key Highlights



Direct access  
to Westbrook  
LRT station



2 minutes from  
Westbrook Mall



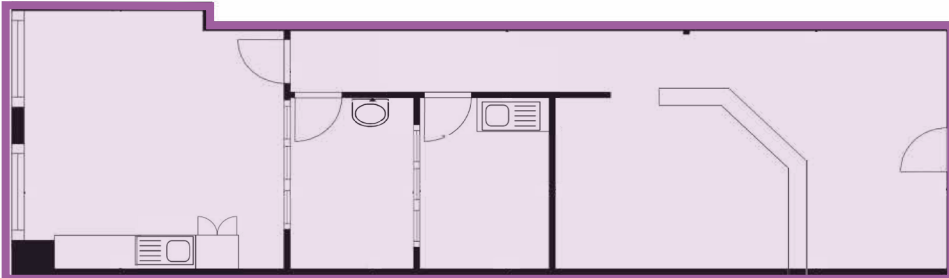
13 minute  
drive from  
downtown  
Calgary



Quick access to  
Bow Trail, Sarccee  
Trail & 17th  
Avenue

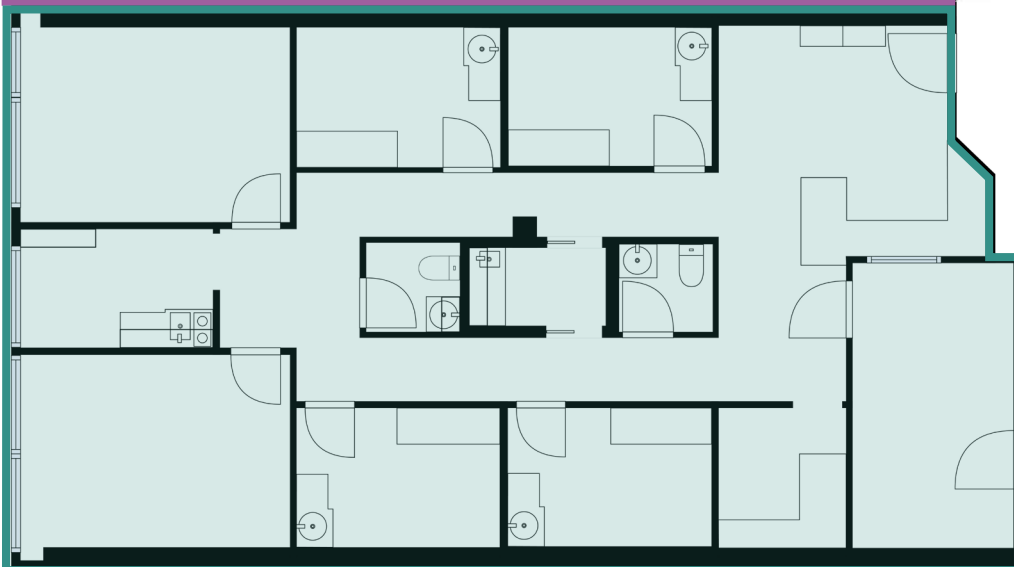


# Floor Plans



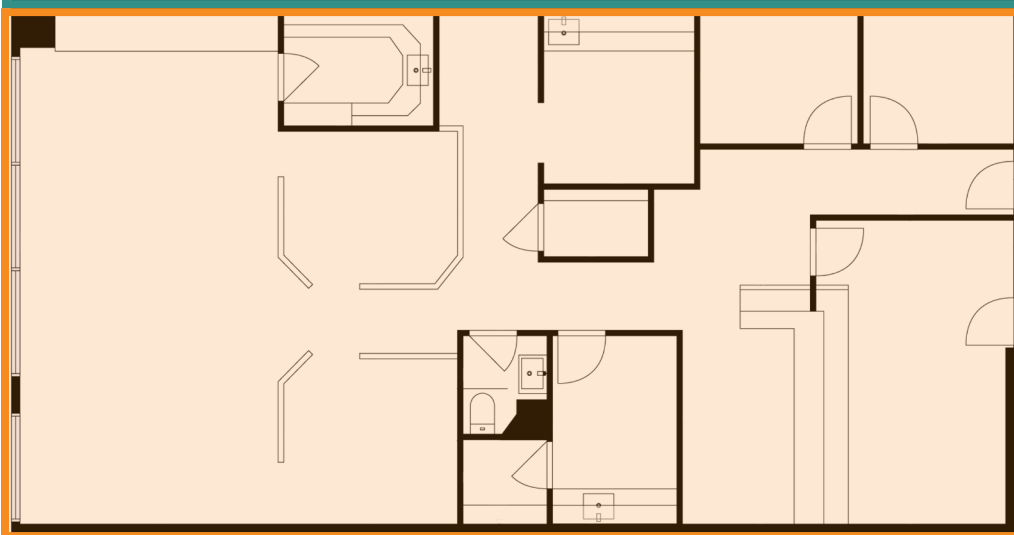
Suite 207

983 SF available



Suite 211

1,500 SF available

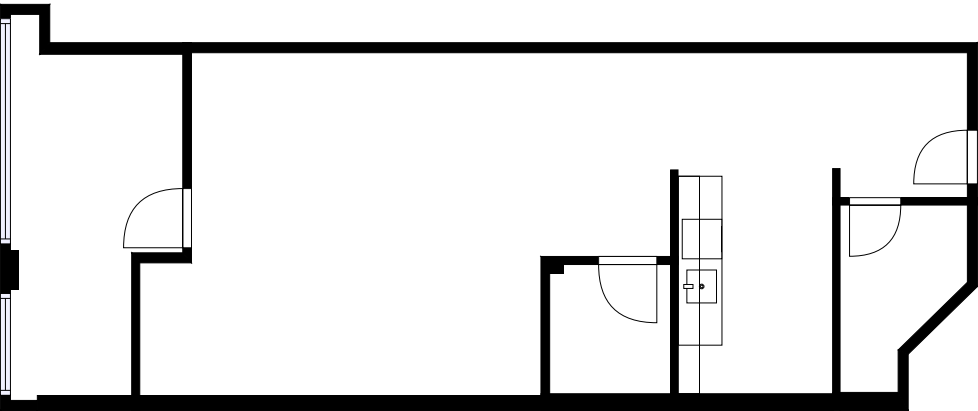


Suite 209

1,500 SF available

*Contiguous to 3,983 SF*

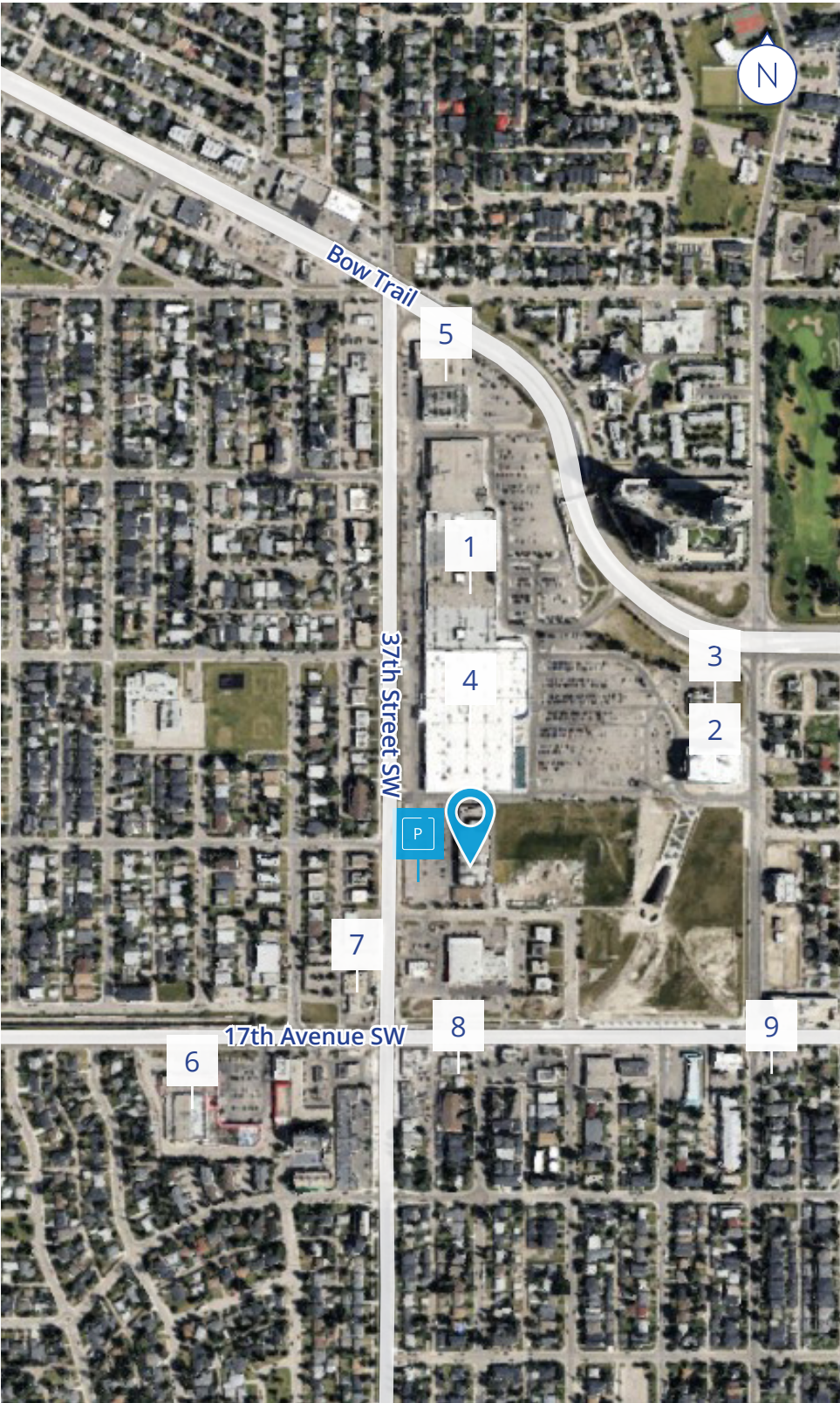
# Floor Plans



Suite 208  
1,939 SF available



# Surrounding Amenities



Westbrooke Professional Building is located near major thoroughfares such as Bow Trail, Sarcee Trail and 17th Avenue, and is in close proximity to Westbrooke Mall.

-  Westbrooke Professional Building
- 1 Westbrooke Mall
- 2 Westbrooke LRT Station
- 3 Boston Pizza
- 4 Walmart Supercentre
- 5 Safeway
- 6 The Waterloo Bar & Kitchen
- 7 Dorset Pub & Eatery
- 8 Subway
- 9 Spiros Pizza

 Parking





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### Colliers Calgary

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