

CALGARY, AB

CBRE

# Bridgeland Professional Centre

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1010 1<sup>st</sup> Avenue NE



# Property Information



Medical/Professional building well situated in Bridgeland



Exclusive tenant patio in suite 208



Surrounded by multiple food, drink and lifestyle amenities



Walking distance to Bridgeland/Memorial LRT station



On-site underground parking with covered visitor lot and ample free off-site street parking

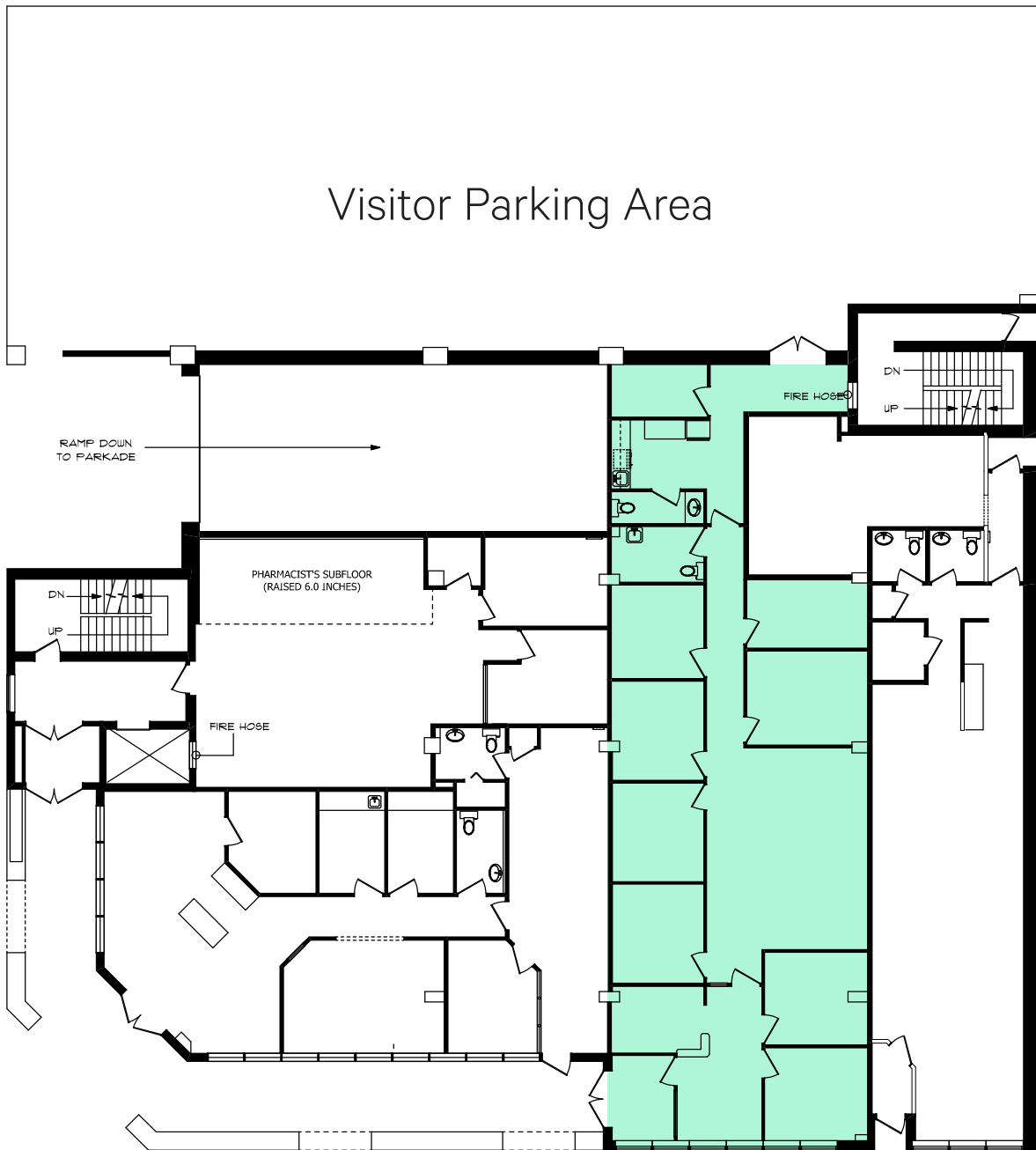
<b>Year Built:</b>	1981
<b>Space Available:</b>	Suite 3: 2,149 SF Suite 208: 588 SF* Suite 309: 963 SF
<b>Available:</b>	Immediately *January 1st, 2024
<b>Basic Rent:</b>	Market
<b>Operating Costs:</b>	\$19.16 per SF
<b>Parking Ratio:</b>	1 stall per 850 SF
<b>Parking Rate:</b>	\$175.00/stall/month



# Floor Plan



Suite 3:  
2,149 SF



# Suite Photos



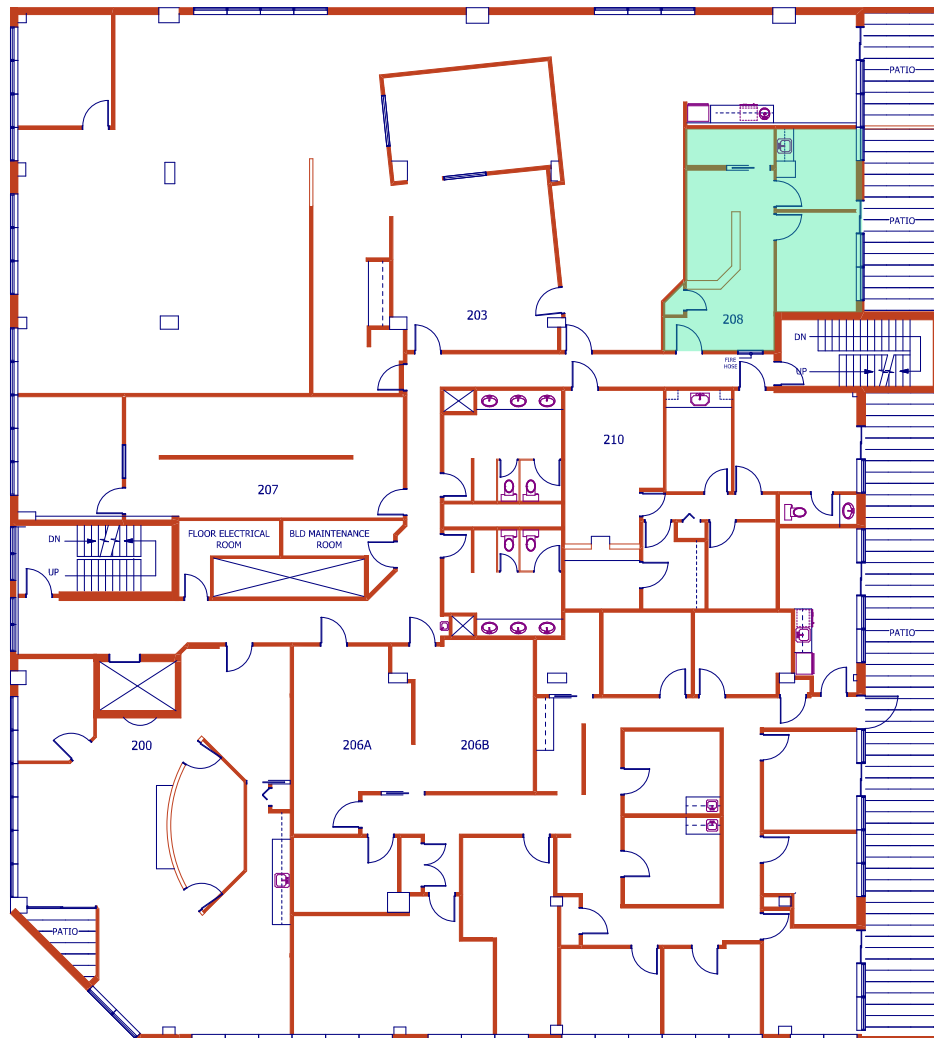
Suite 3:  
2,149 SF



# Floor Plan



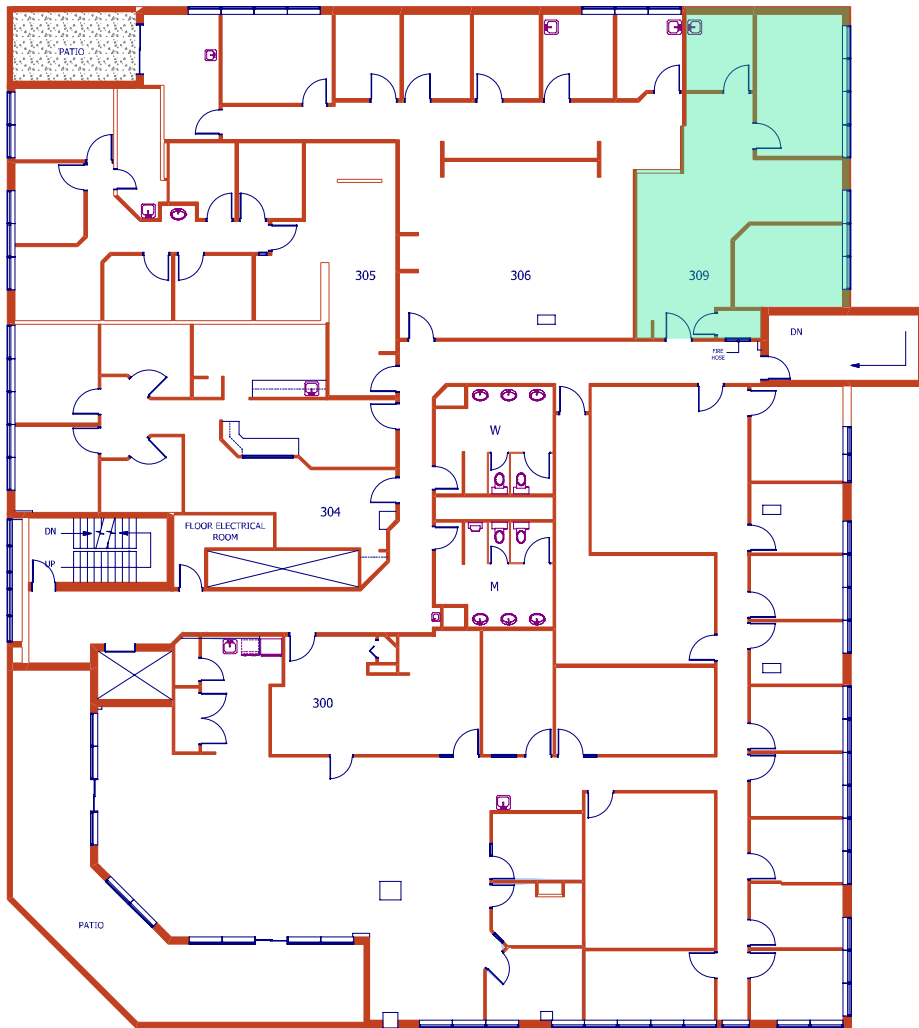
Suite 208:  
588 SF



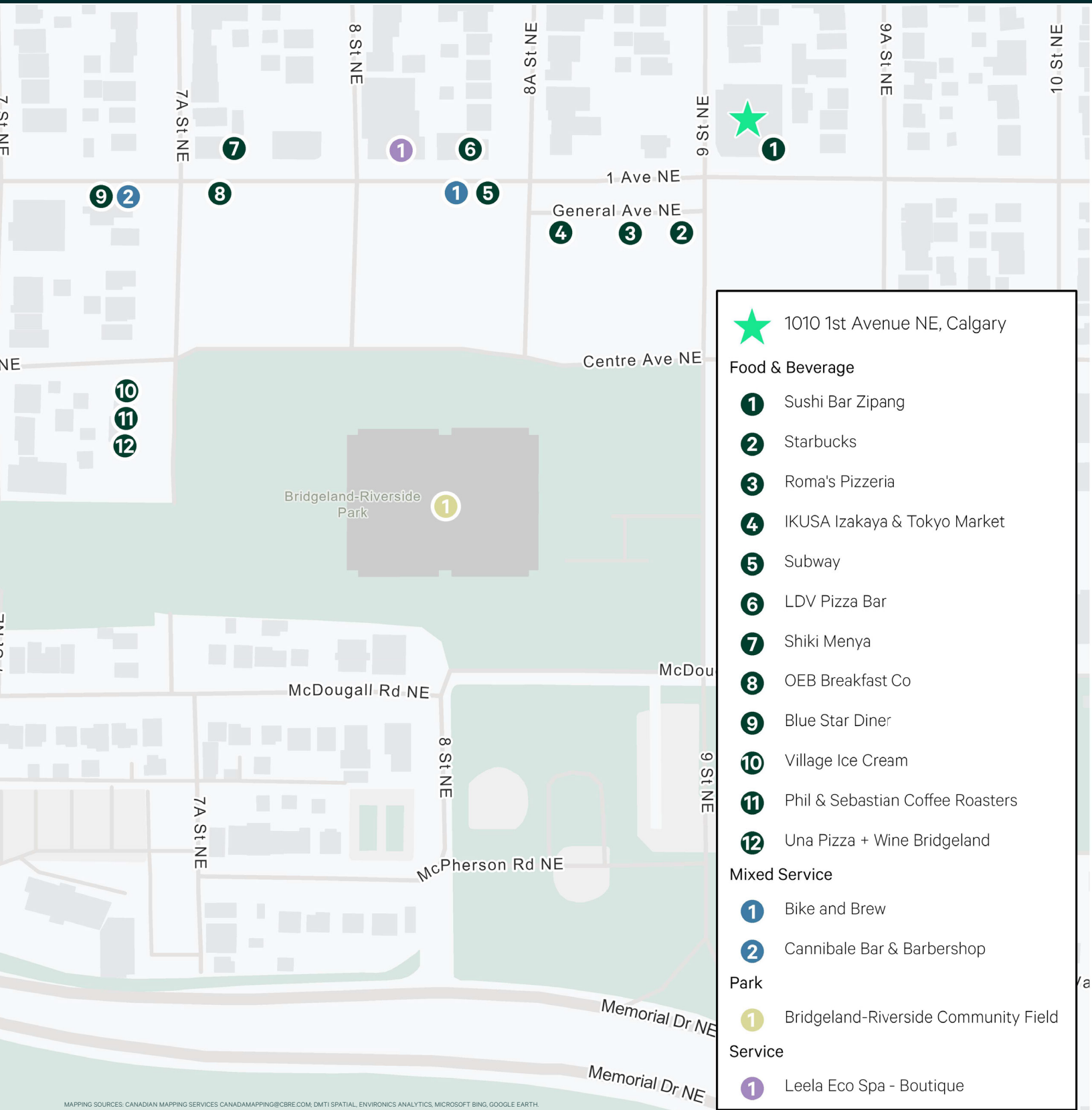
# Floor Plan




















Suite 309:  
963 SF



# Nearby Amenities



-  1010 1st Avenue NE, Calgary
- Food & Beverage**
-  Sushi Bar Zipang
-  Starbucks
-  Roma's Pizzeria
-  IKUSA Izakaya & Tokyo Market
-  Subway
-  LDV Pizza Bar
-  Shiki Menya
-  OEB Breakfast Co
-  Blue Star Diner
-  Village Ice Cream
-  Phil & Sebastian Coffee Roasters
-  Una Pizza + Wine Bridgeland
- Mixed Service**
-  Bike and Brew
-  Cannibale Bar & Barbershop
- Park**
-  Bridgeland-Riverside Community Field
- Service**
-  Leela Eco Spa - Boutique



# Bridgeland Professional Centre

For more information, please contact

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**CBRE**

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