

Office Leasing Opportunity



Ronmor Developers Inc.

Suite 250 5920 - 1A Street SW Calgary, Alberta T2H 0G3

Kalen Morton

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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



Easy walking distance to LRT Statior and public transportation routes



Updated 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 - May 1/25 Suite 507 | 2,501 SF - Immediate Suite 503 | 2,363 SF - Immediate Suite 604 | 1,449 SF - Immediate Suite 403 | 727 SF - October 1/25

Annual Lease Rate: Market

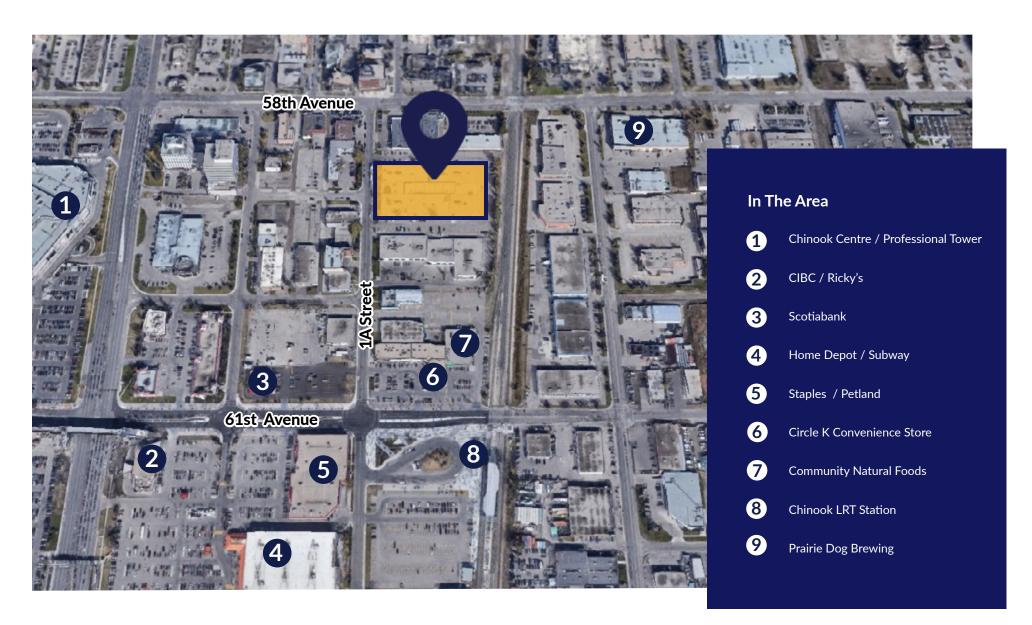
Annual Operating Costs: \$20.21 PSF (estimate)

Term: 5-10 years

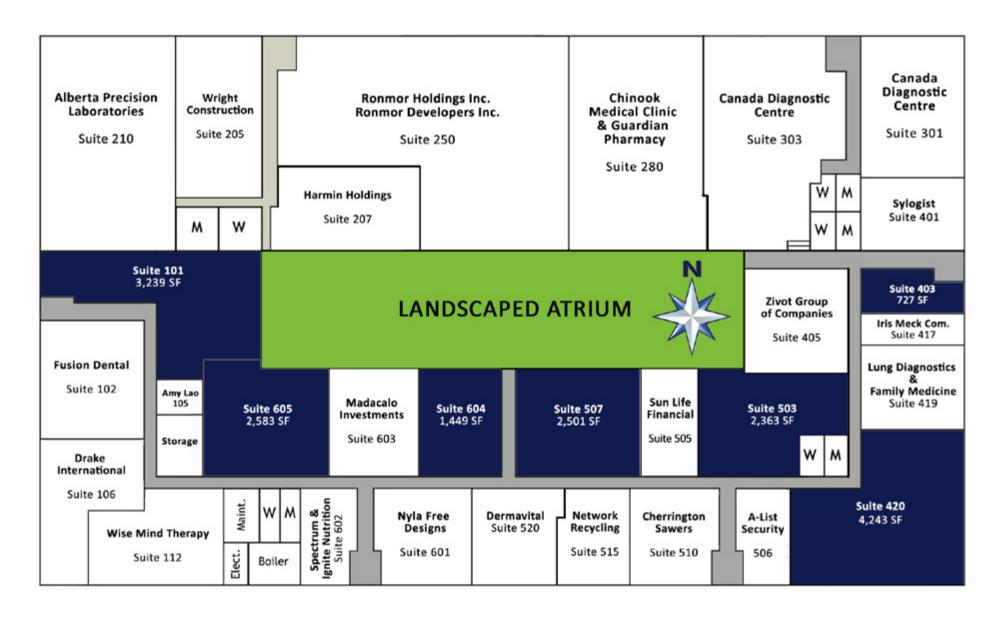


LOCATION

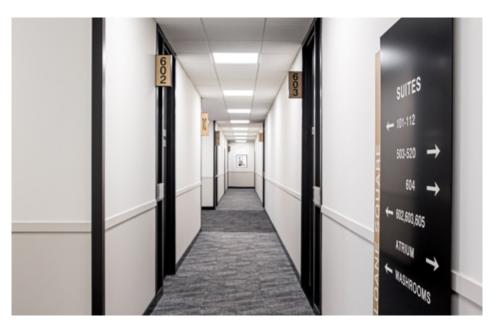
5920 - 1A Street S.W. | Calgary, Alberta

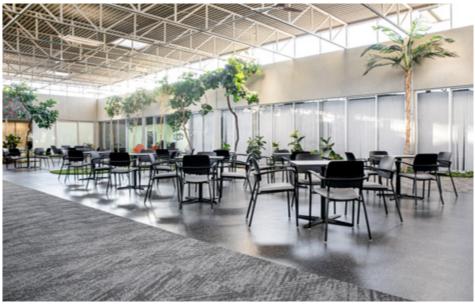


BUILDING LAYOUT -



COMMON AREAS

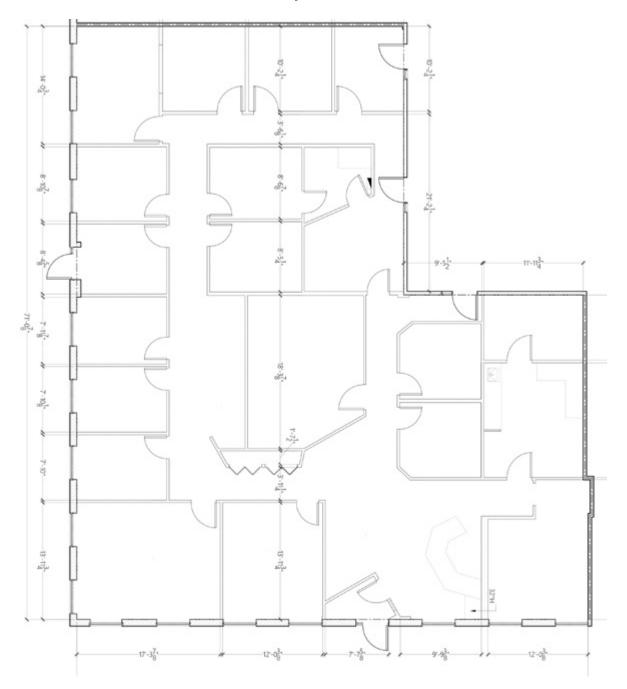


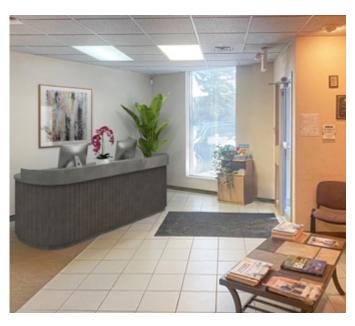






UNIT 420 | 4,243 SF



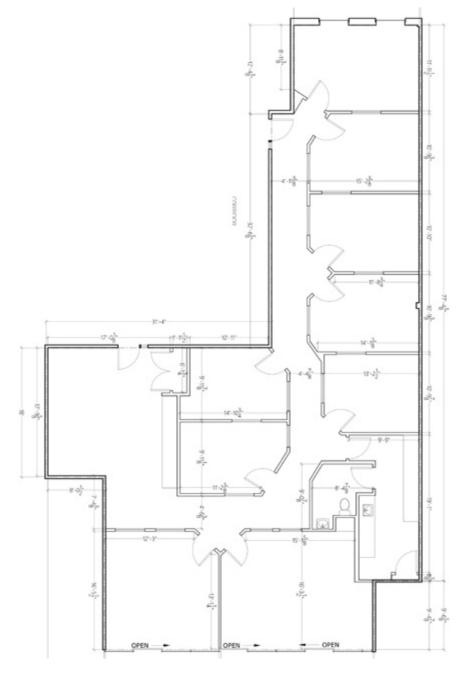




UNIT 101 | 3,239 SF



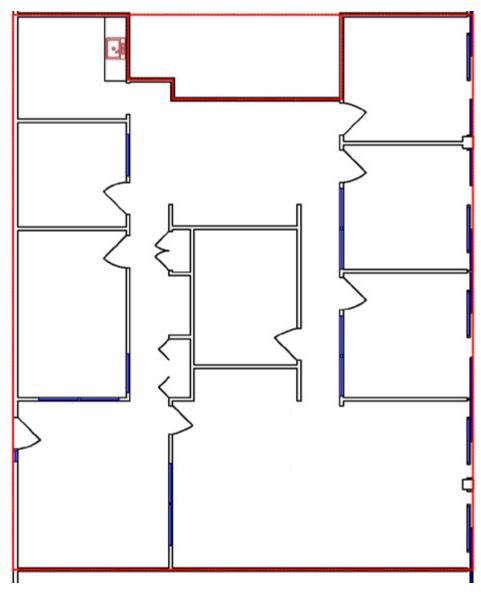




UNIT 507 | 2,501 SF



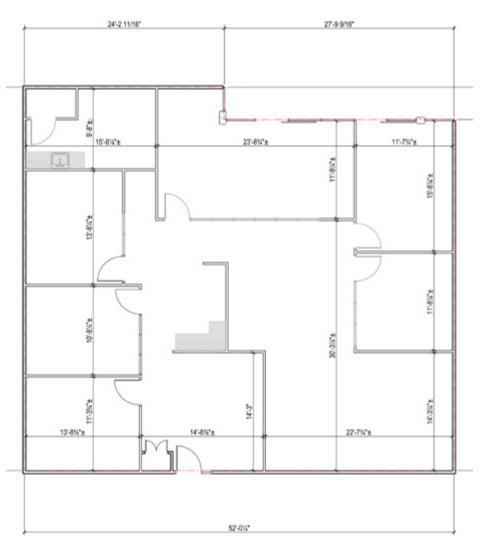




UNIT 605 | 2,583 SF

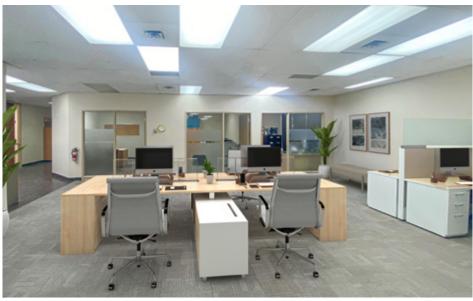


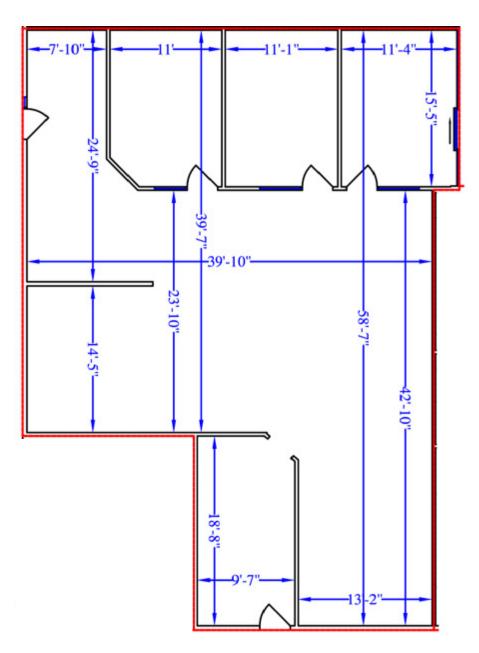




UNIT 503 | 2,363 SF



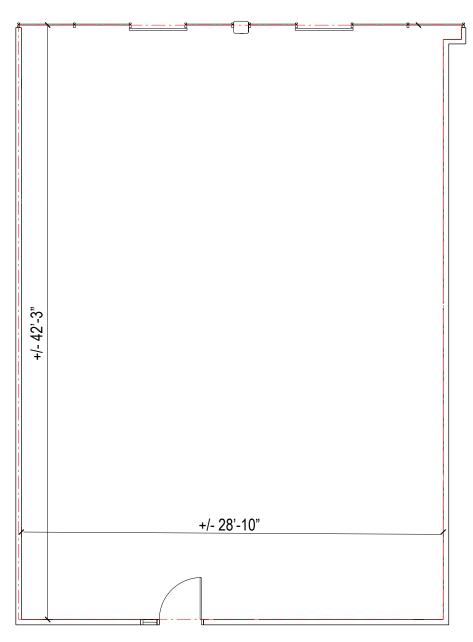




UNIT 604 | 1,449 SF

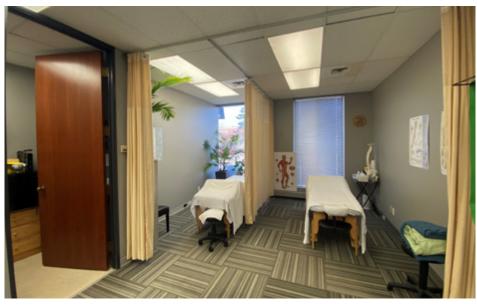


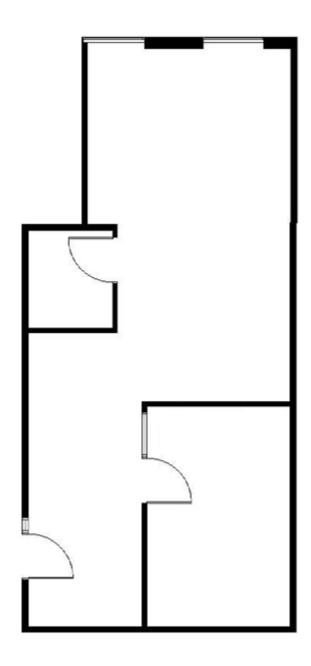




UNIT 403 | 727 SF





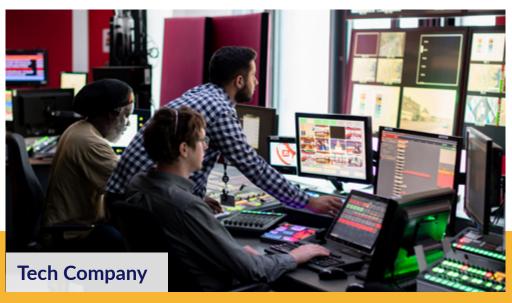


IDEAL USES







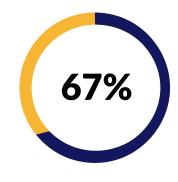


DEMOGRAPHICS

	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

