6020 Business Park 6020 - 1A Street S.W. | Calgary, Alberta 6020 - 1A ST

Flex Leasing Opportunity



Ronmor Developers Inc.

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

Kalen Morton

Senior Leasing Manager 403.692.4635 | 403.390.0812 kmorton@ronmor.ca





PROPERTY OVERVIEW



Central location ±5 kms from downtown



Large on-site surface parking lot



Several area amenitiees including Chinook Centre / Professional Tower



Convenient access to Glenmore Trail, 58th Avenue, and MacLeod Trail



Excellent access to public transportation (LRT station and bus routes)



Building is suitable for both office and/or retail uses

Vacancy Details

Landlord's Legal Name: 6020 Business Park Ltd.

Rentable Area: Unit 9 | 4,576 SF

Lease Rate: Market

Annual Operating Costs: \$16.00 PSF + utilities

Availability: Immediate

Term: 5-10 years

Zoning: DC

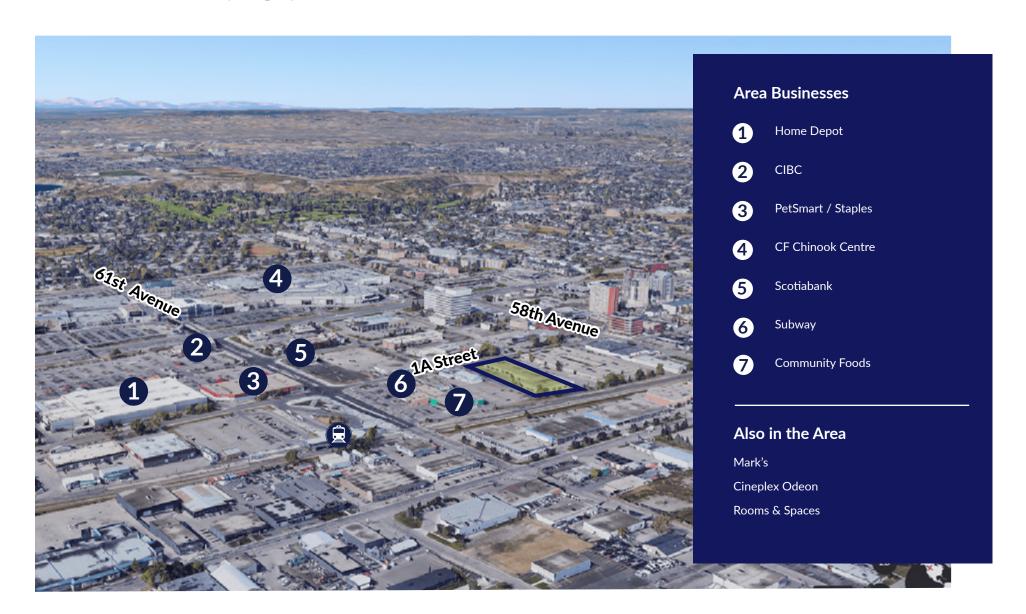
Parking: Assigned surface + visitor @

no charge



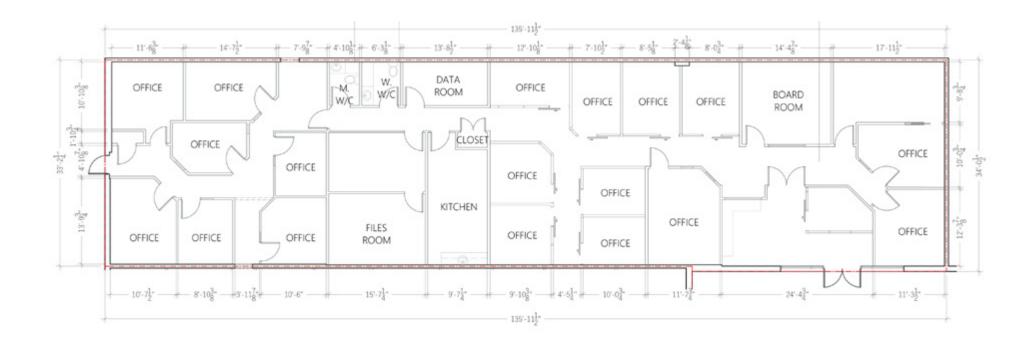
LOCATION

6020 - 1A Street S.W. | Calgary, Alberta

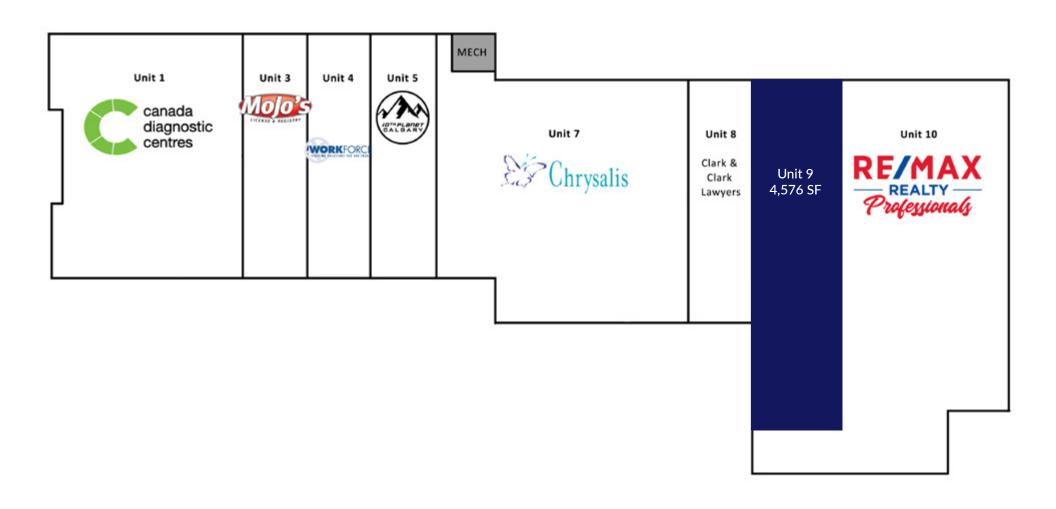


FLOOR PLAN

Unit 9 | 4,576 SF



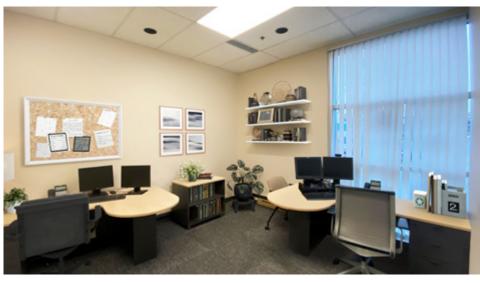
SITE PLAN



VACANCY IMAGES

Unit 9 | 4,576 SF









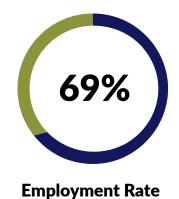
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DEMOGRAPHICS

	Aggregation	1 km Radius	3 km Radius	5 km Radius
Total Population	Sum	2,870	33,724	150,418
Daytime Population	Sum	29,628	102,799	410,977
Total Households	Sum	1,372	15,147	73,794



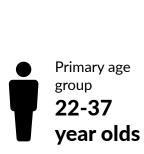
Median age 36 years old



within 1 km radius



Median Household Income \$63,007



SHAGANAPPI

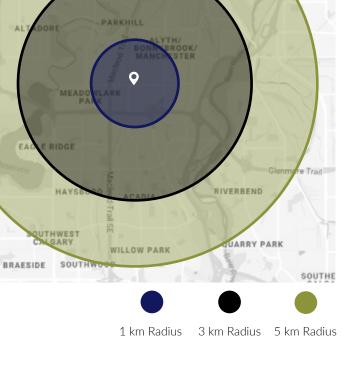
SOUTH CALGAI

ARROCK

KILLARNEY

LINCOLN PARK

LAKEVIEW



A MAJORITY

of the population is

university

educated

INGLEWOOD

EAU CLAIKE BRIDGELAND-RIVERSIDE

Calgary





