

PREMIUM MEDICAL SPACE FOR LEASE

Southern Alberta Eye Center

5340 - 1 Street Calgary, AB



MOVE-IN READY SPACE AVAILABLE

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Southern Alberta Eye Center

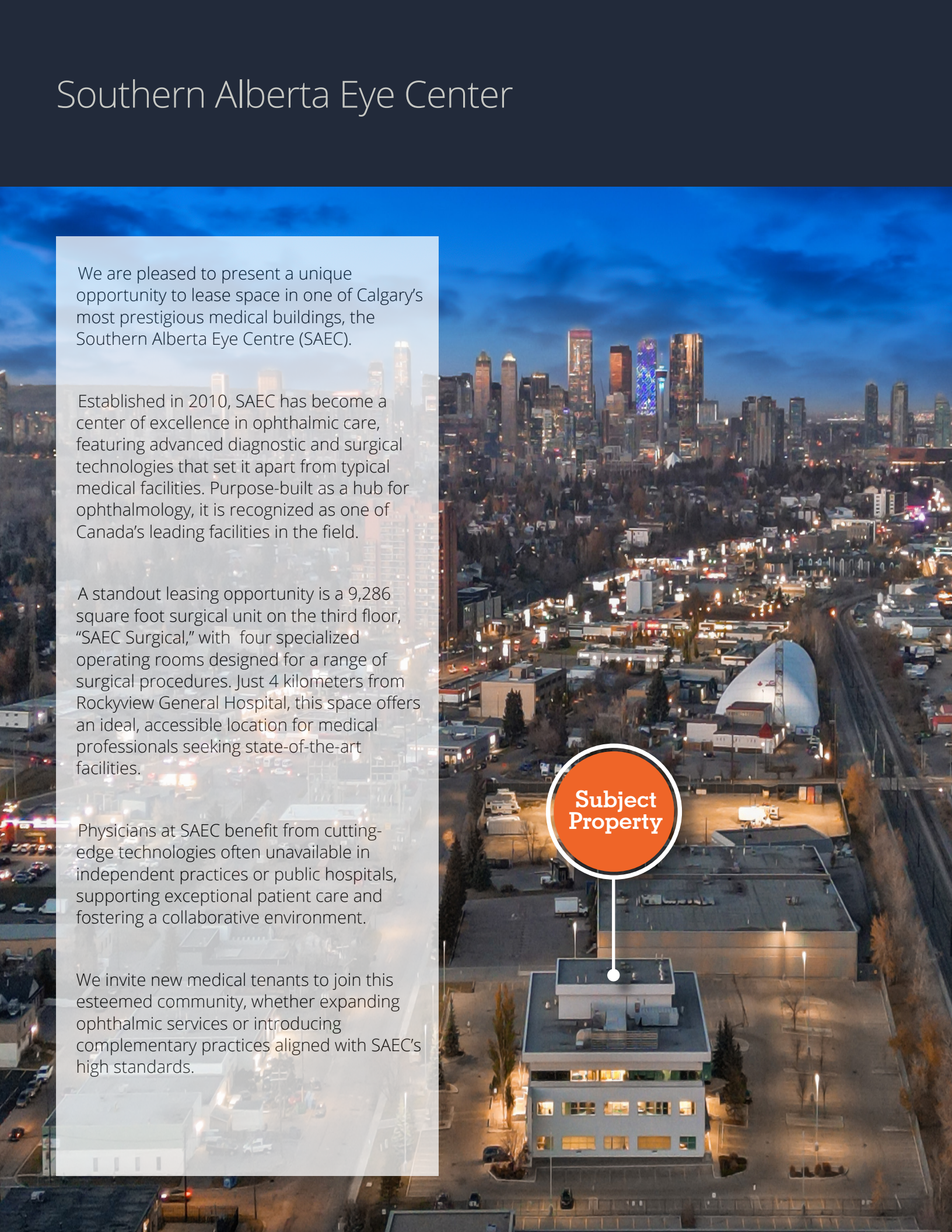
We are pleased to present a unique opportunity to lease space in one of Calgary's most prestigious medical buildings, the Southern Alberta Eye Centre (SAEC).

Established in 2010, SAEC has become a center of excellence in ophthalmic care, featuring advanced diagnostic and surgical technologies that set it apart from typical medical facilities. Purpose-built as a hub for ophthalmology, it is recognized as one of Canada's leading facilities in the field.

A standout leasing opportunity is a 9,286 square foot surgical unit on the third floor, "SAEC Surgical," with four specialized operating rooms designed for a range of surgical procedures. Just 4 kilometers from Rockyview General Hospital, this space offers an ideal, accessible location for medical professionals seeking state-of-the-art facilities.

Physicians at SAEC benefit from cutting-edge technologies often unavailable in independent practices or public hospitals, supporting exceptional patient care and fostering a collaborative environment.

We invite new medical tenants to join this esteemed community, whether expanding ophthalmic services or introducing complementary practices aligned with SAEC's high standards.

An aerial night photograph of Calgary, Alberta, showing the city skyline with illuminated skyscrapers in the background. In the foreground, a large, modern, multi-story building (the Southern Alberta Eye Centre) is visible, surrounded by parking lots and other urban infrastructure. A white line points from a circular orange callout to the building.

**Subject
Property**

Southern Alberta Eye Center

YEAR BUILT	2010
NUMBER OF FLOORS	3
BUILDING SIZE	48,874 SF
FLOOR PLATE	16,291 SF
ADDITIONAL RENT (PSF) EST. 2025	\$24.36 PSF \$27.29 PSF (Suite 301 - Surgical Space)
PARKING	7.5: 1000 SF Underground stalls (\$150/month) Surface stalls (\$80/month) Hourly paid parking for visitors

HIGHLIGHTS



Natural gas-fired HVAC boilers, AHU, MUA, chiller & cooling tower. Specialty HVAC system in Suite 301 (surgical space)



Ample surface and underground parking available for staff and visitors. Outdoor bicycle storage & loading dock



Centrally located: Within a 10-minute drive to Rockyview General Hospital, 5 minutes to Chinook Mall, and 15 minutes to Downtown



Secure building access with FOB entry, 24/7 camera surveillance, and after-hours mobile security checks



On-site pharmacy with cafe

SPACE DETAILS

SUITE	SIZE (SF)	AVAILABILITY
~~100~~	~~7,746~~	LEASED
106	1,179	Immediately
~~108~~	~~1,287~~	LEASED
301*	9,286 (surgical space)	Immediately
315*	3,578 SF	Immediately
320*	2,678	Immediately

***Contiguous up to 15,542 SF**

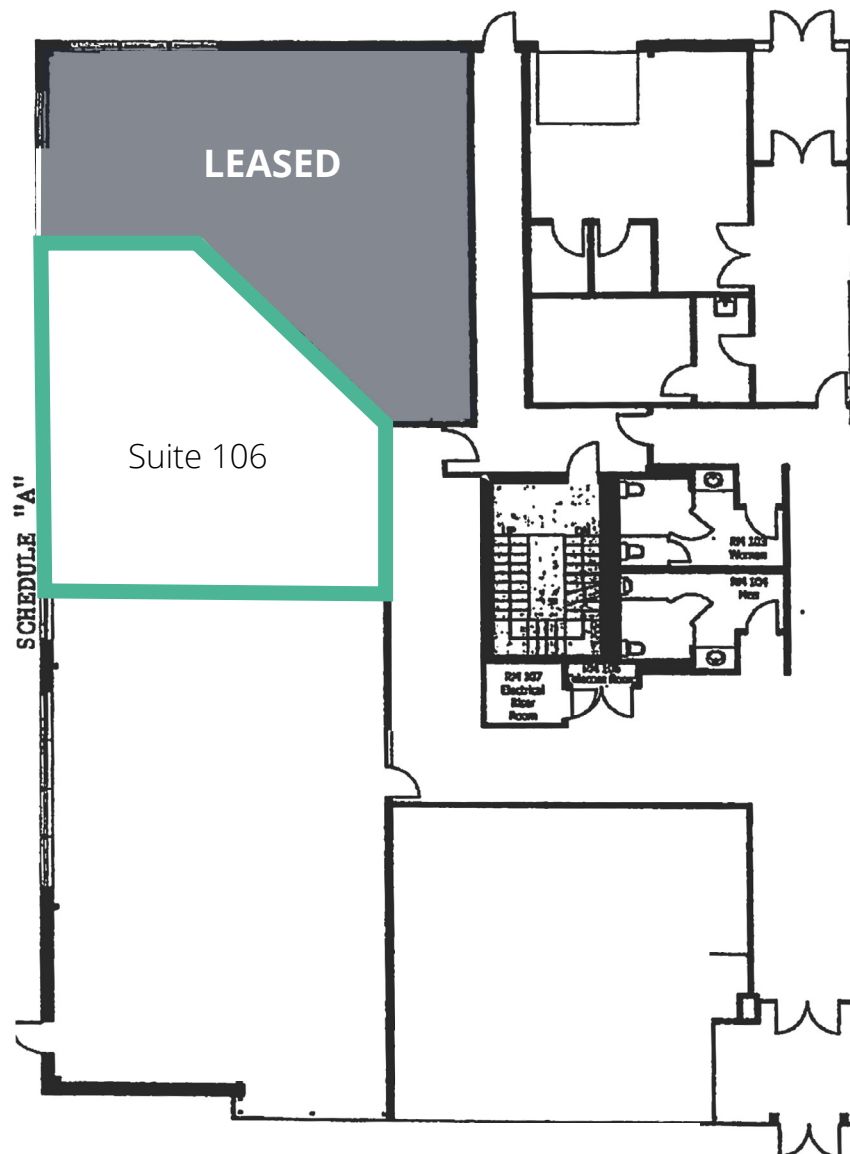


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SUITE 106

Suite 106: **1,179 SF**

Suite 108: **LEASED**



Southern Alberta Eye Center

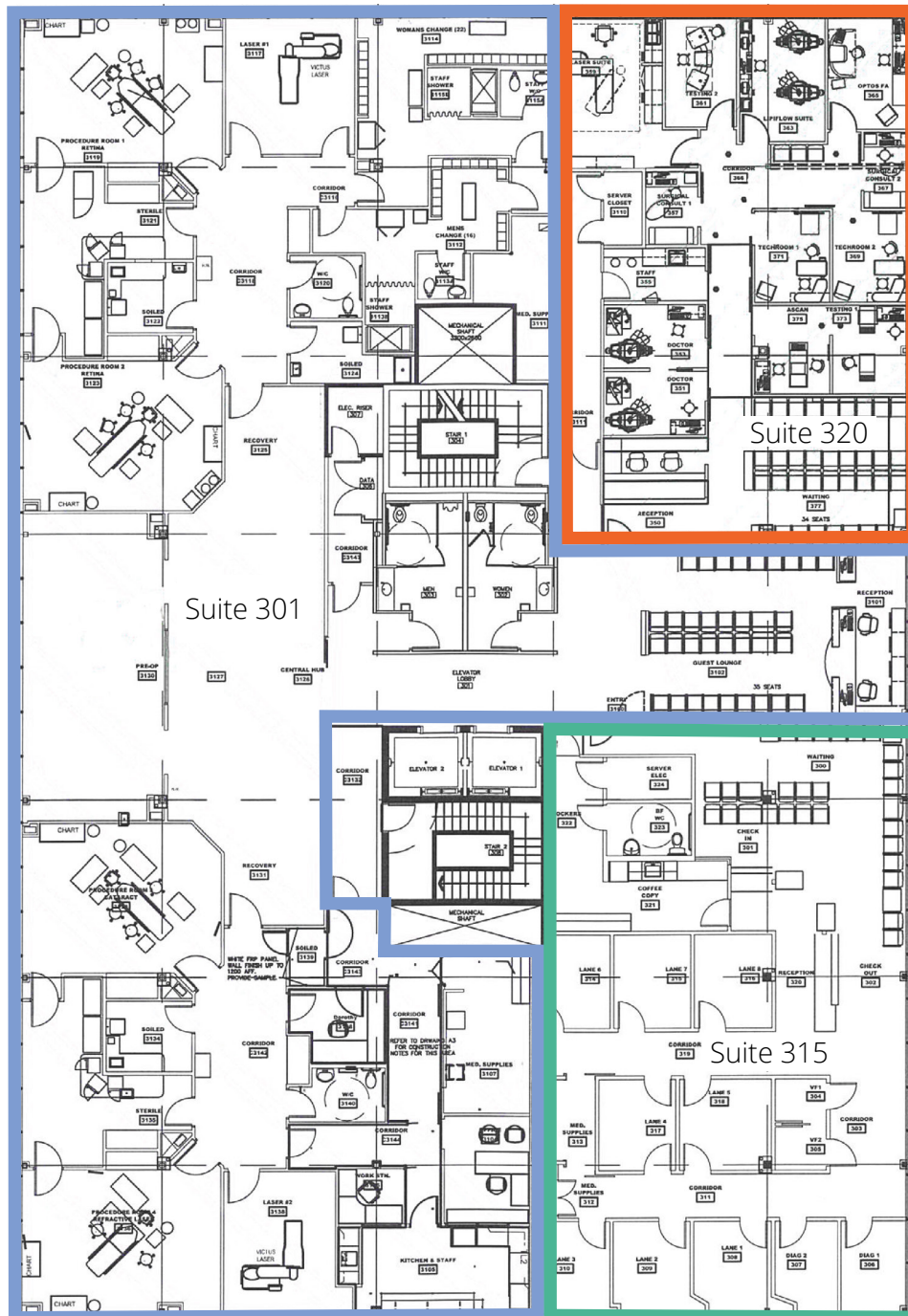
FLOOR PLANS (THIRD FLOOR)

Suite 301*: 9,286 SF (Surgical space)

Suite 315*: 3,578 SF

Suite 320*: 2,678 SF

*Contiguous up to 15,542 SF



Southern Alberta Eye Center

PHOTOS

Suite 301: 9,286 SF (Surgical space)



Reception



Waiting area



Operating room (x4)



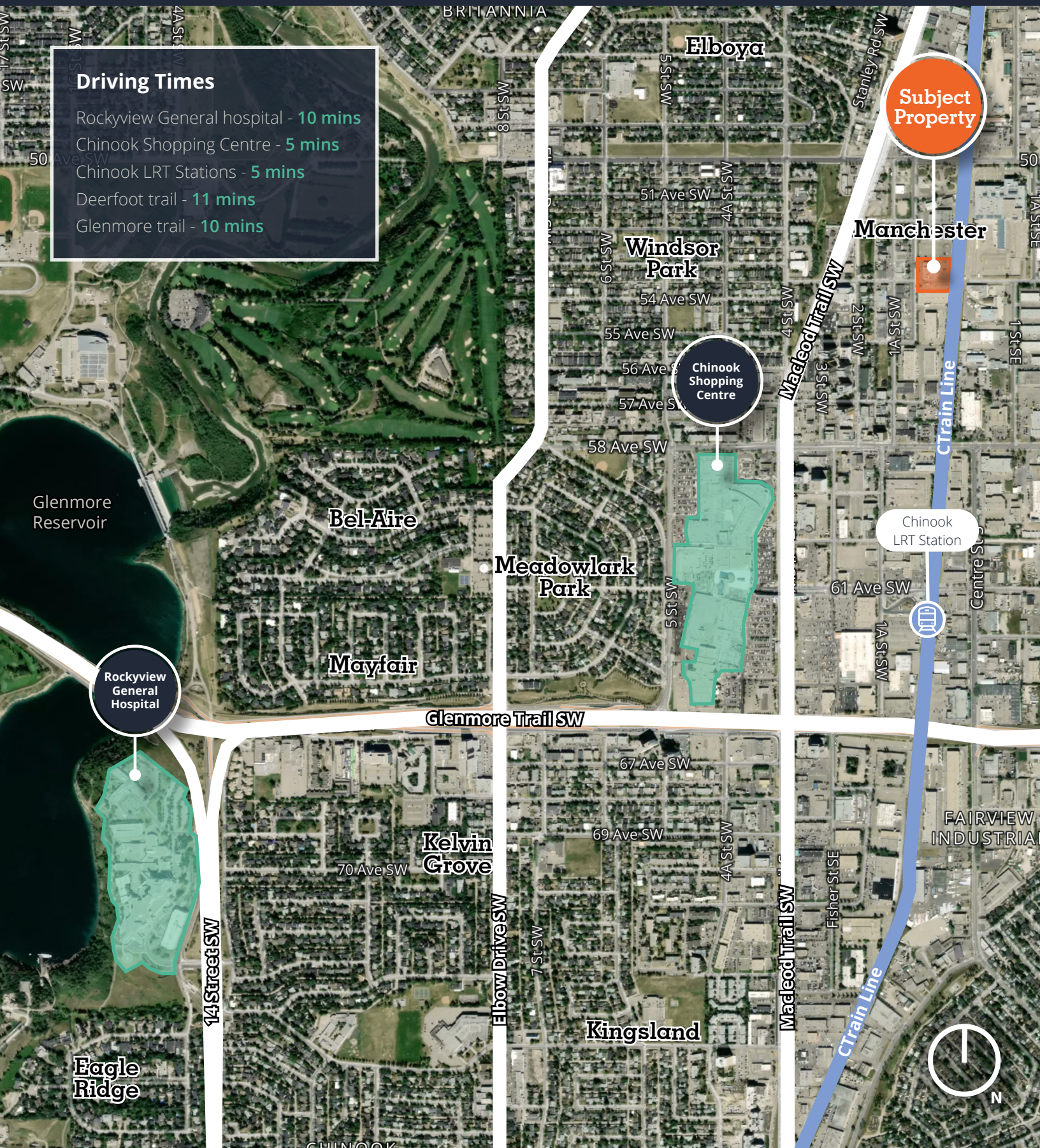
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PHOTOS

Suite 320: **2,678 SF**



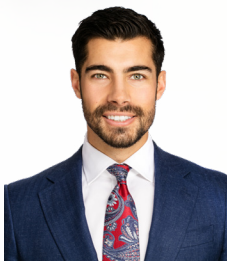
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Let's connect.

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