

**GLENDDEER**  
PROFESSIONAL BUILDING

# MEDICAL LEASING OPPORTUNITY



# GLENDEER PROFESSIONAL BUILDING



## PROPERTY DETAILS

### ADDRESS

1035 - 64 Avenue SE  
Calgary, AB T2H 2J7

### TERM

5 or 10 years  
*with Optional Renewals*

### BUILDING SIZE

57,349 sf

### PARKING RATIO

4 : 1,000 SF (Surface)

### AVAILABLE SPACE

24,396 sf  
*Flexible demising options*

### PARKING

200 free surface parking stalls  
22 heated stalls for physicians & owners  
Ample free street parking

### RENT

Market Rates

### TI ALLOWANCE

Negotiable

### OPERATING COSTS

\$12.00 (est. 2024)

### COMPLETION DATE

July 15, 2024

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## OPPORTUNITY

An exciting leasing opportunity offering premium Class A build and amenities, at lowest in class rates. The building location at Glenmore and Deerfoot is the busiest intersection in Calgary. 119,000 cars pass the building daily and large, third floor illuminated signage provides unbeatable visibility.

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### TENANTS

Enjoy the luxury of an indoor, heated, main level parkade. Devisable spaces are very flexible with availability ranging from 1,000 sf to 20,000 sf. Peace of mind is assured with an on-site high-capacity backup generator.

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### INTERGRATIVE TENANT MIX

The opportunity for collaboration, innovation, and partner referral systems between medical tenants allow for a best patient care in an outpatient setting.

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### PATIENT & CLIENTS

200 complimentary surface-level parking stalls will ensure repeat business. Main floor tenants benefit from direct entrances and the building is extremely wheelchair accessible with a zero-step entrance, dual hospital grade elevators, and reserved Handi-bus stalls.

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## HIGHLIGHTS

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### EXPOSURE

- Elevated third floor illuminated Signage seen on Glenmore Trail
- 119,000 car's per day on Glenmore Trail

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### LOCATION

Amazing visibility and accessibility along Calgary's largest thoroughfares allow easy commutes from anywhere in the 4 quadrants. Proximity to the largest retail hub in the city translates into spillover business and draw.

- Adjacent to Deerfoot Trail - 128,000 cars per day
- Close to Blackfoot Trail - 58,000 cars per day
- Vehicle: Access off 11th Street SE via: 58 Avenue SE, Glenmore Trail, Deerfoot Trail, Blackfoot Trail, or Heritage Dr
- Bus: Routes 43 and 306
- Train: Via Heritage and Chinook LRT Stations
- Close to Hospitals:
  1. Rockyview Hospital is 9 minutes,
  2. South Health Campus is 15 minutes
  3. Peter Lougheed Hospital is 16 minutes
  4. Foothills Hospital is 18 minutes,
- Retail Nearby Include: Costco, Walmart, Superstore, T& T Supermarket, Best Buy, The Brick, Ikea, Leon's, Trail Appliances

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### PATIENT FRIENDLY

- Zero-step entrance
- Direct external access available on the main floor
- 2 elevators to second level
- Free surface parking - no need to navigate underground parking
- Reserved drop off area at the front of the building for easy access

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### STUNNING DESIGN

Exterior & interior designed by the same designers as the Lamborghini Building, the new Hyatt in Edmonton, and the Calgary Golf and Country Club Renovations. Draw attention from rear facade traffic exposure and wow visitors at the front entrance/lobby. Plan efficiencies minimize gross-up while maximizing access.

- All new facade and interior
- Full-height glazing on front of building on first and second levels

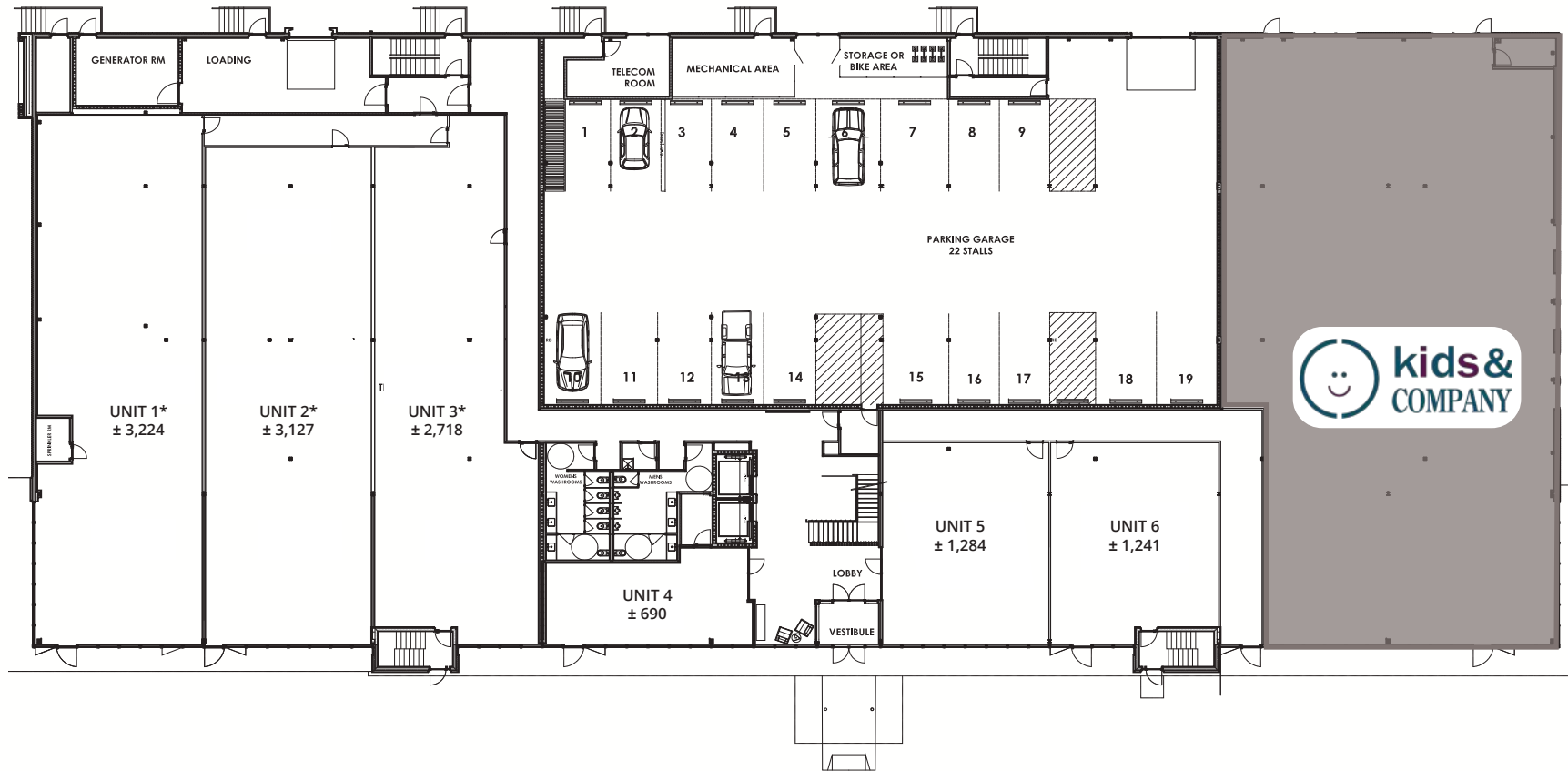
THE  
DETAILS

# PROPOSED FLOOR PLAN'S

## DEMISING OPTION 1

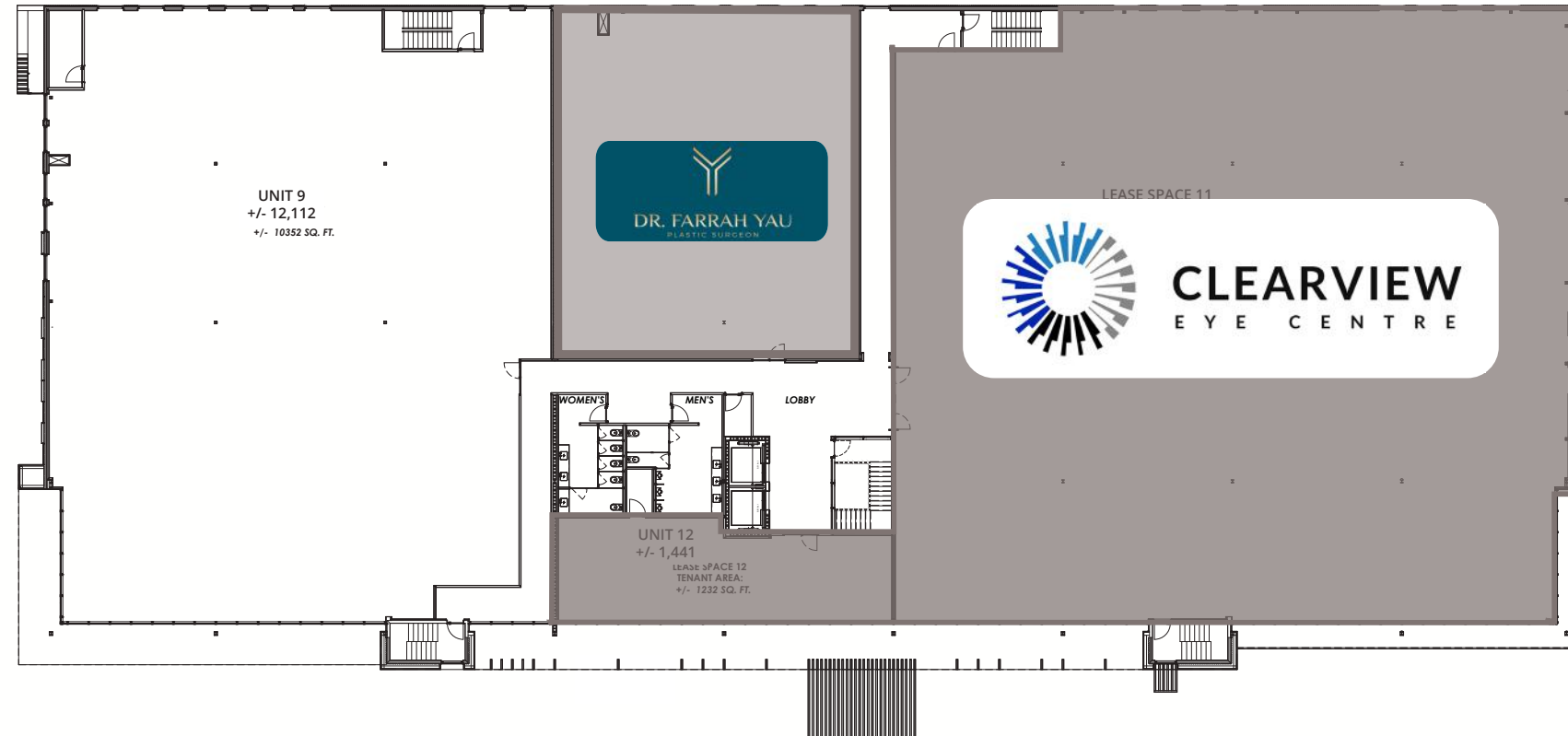
SUITE	SIZE
UNIT 1	± 3,224 SF*
UNIT 2	± 3,127 SF*
UNIT 3	± 2,718 SF*
UNIT 4	± 690 SF
UNIT 5	± 1,284 SF
UNIT 6	± 1,241 SF
UNIT 7	LEASED

\*CONTIGUOUS TO 9,452 SF



## PROPOSED SECOND FLOORPLAN

SUITE	SIZE
UNIT 9	12,112 SF
UNIT 10	LEASED
UNIT 11	LEASED
UNIT 12	LEASED



Main Floor - Corridor View



# BUILDING AMENITIES



Diesel Generator on-site for safe medical procedure back-up power



200 free onsite surface stalls for patients/clients, and indoor heated parking for owners & staff



Zero step entrance with two elevators and central staircase - ideal for seniors and efficient access



Charging stations for electric vehicles



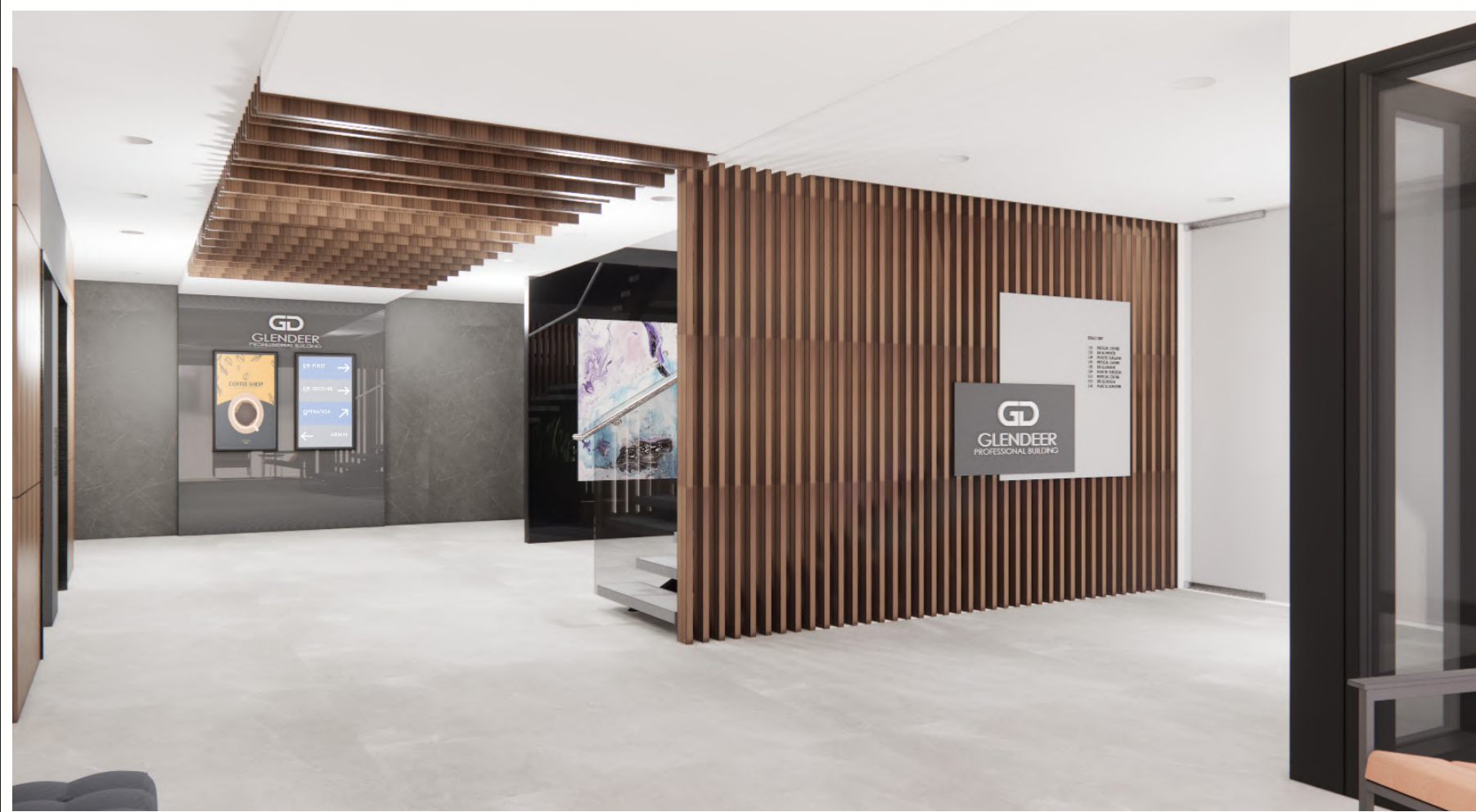
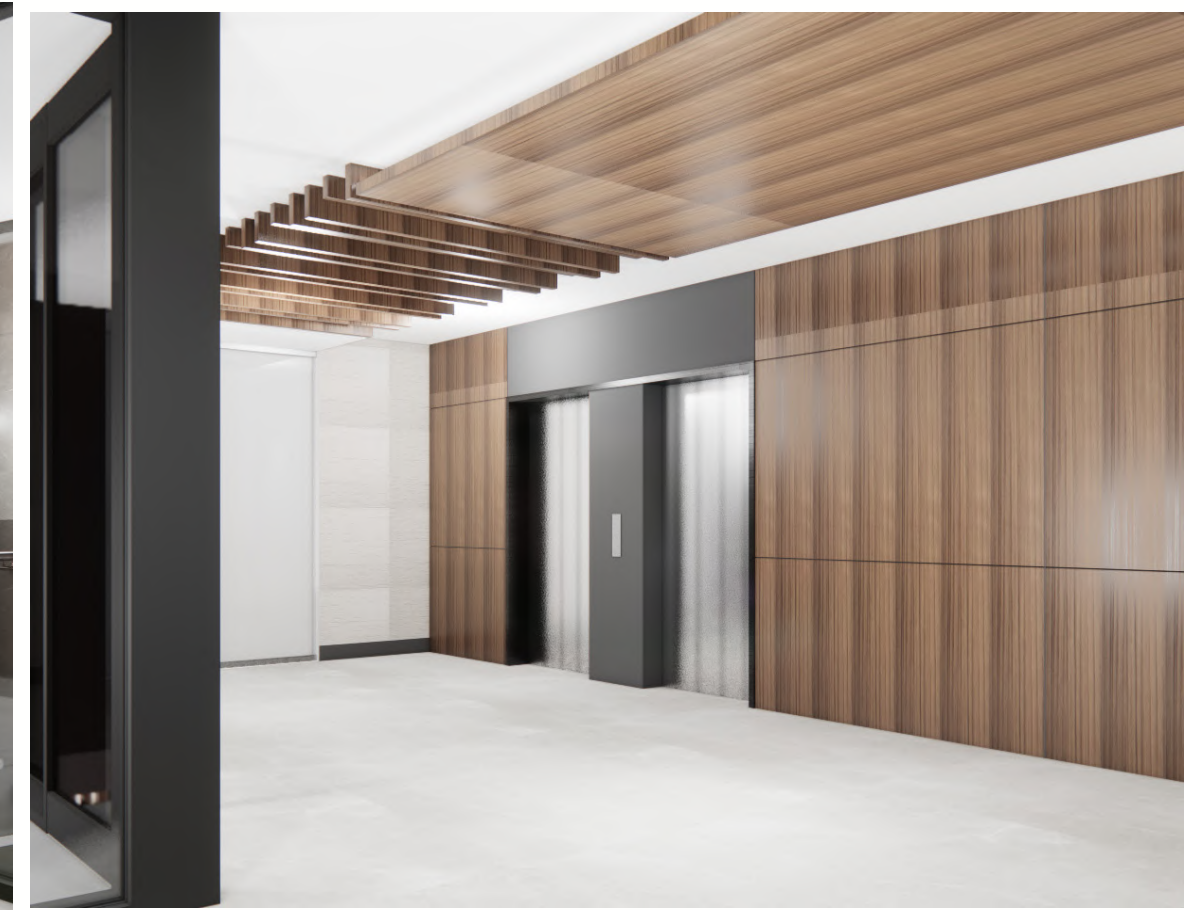
Fibre-optic high-speed internet

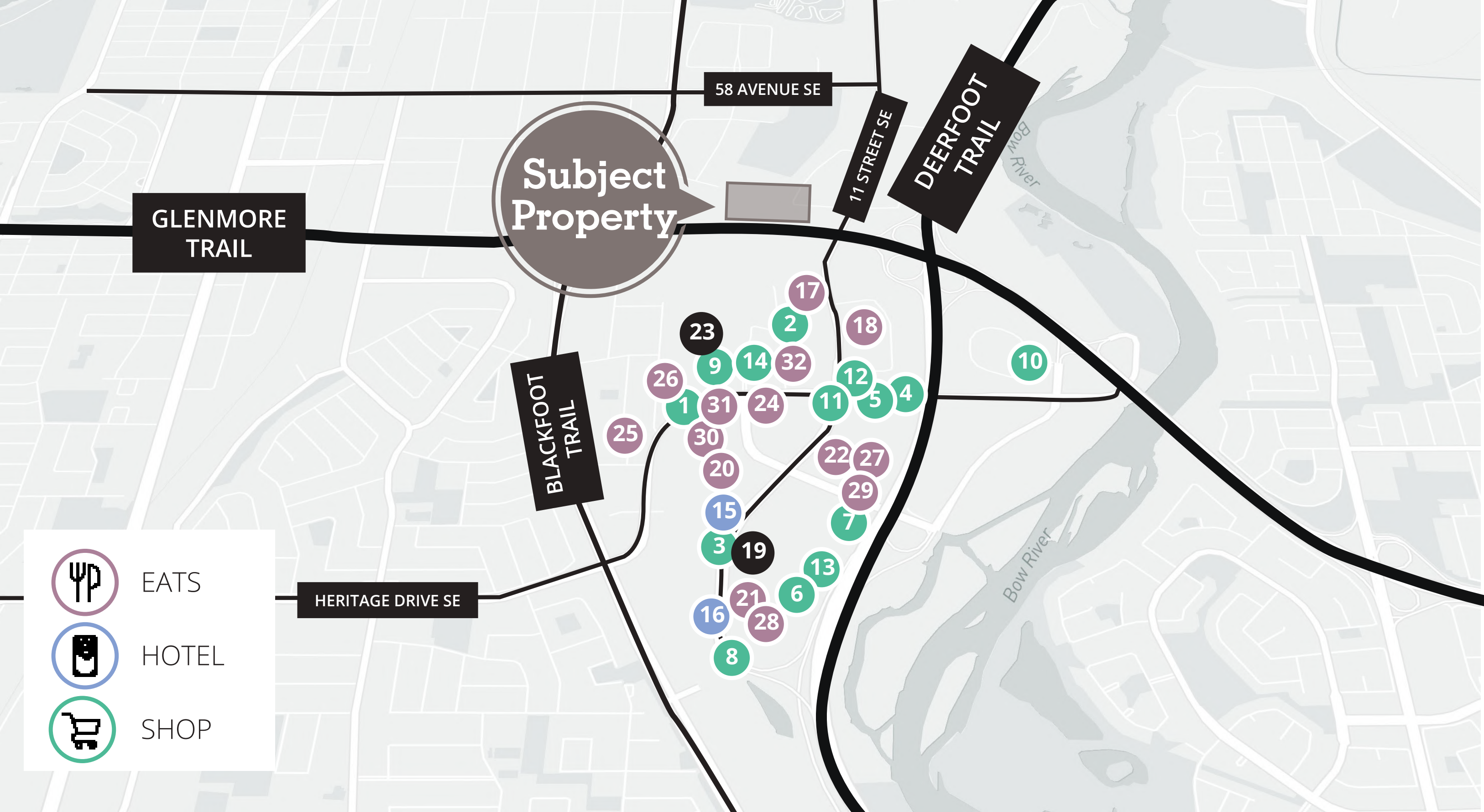


Bicycle storage



Food/beverage vendor





# LOCATION OVERVIEW

## NEARBY AMENITIES

- |                           |                           |                              |                             |
|---------------------------|---------------------------|------------------------------|-----------------------------|
| 1. Noodlebox              | 9. Tim Hortons            | 17. Leon's Furniture         | 25. The Brick               |
| 2. Benny's Breakfast Bar  | 10. A&W Canada            | 18. Trail Appliances         | 26. Calgary Farmers' Market |
| 3. Moxies                 | 11. McDonald's            | <b>19. Ikea</b>              | 27. ATB Financial           |
| 4. Five Guys              | 12. Starbucks             | 20. Walmart                  | 28. Michaels                |
| 5. Thai Express           | 13. Ricky's All Day Grill | 21. Best Buy                 | 29. JYSK                    |
| 6. Subway                 | 14. Jugo Juice            | 22. Sportchek                | 30. T & T Supermarket       |
| 7. Chopped Leaf           | 15. Sandman Hotel         | <b>23. Costco Wholesale</b>  | 31. The Brick               |
| 8. Les Moulins La Fayette | 16. Holiday Inn           | 24. Real Canadian Superstore | 32. Dollarama               |



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