

# FOR LEASE

 CUSHMAN &  
WAKEFIELD



# 67

# GLENBROOK PLACE SW

Calgary, Alberta



# 67 Glenbrook Place SW

This solid building was once the showroom of the McArthur Fine Furniture store, located in the residential neighbourhood of Glenbrook in SW Calgary, off Richmond Road, Sarcee Trail and 26th Ave.

This location is highly visible from Sarcee Trail, with close proximity to Richmond Square and Signal Hill/Westhills shopping centres, providing lots of shopping and restaurant options in the area.

## DETAILS

MARKET RENT:	Market Lease Rates
OPERATING COSTS:	\$15.00 per sq. ft (est. 2024)
OCCUPANCY:	Immediately
AVAILABILITY:	<del>Suite 110: 6,700 sq.ft</del> <b>LEASED</b> Suite 200: 17,125 sq.ft <del>Lower Level 2: 7,365 sq.ft</del> <b>LEASED</b>
PARKING:	+/- 88 surface stalls

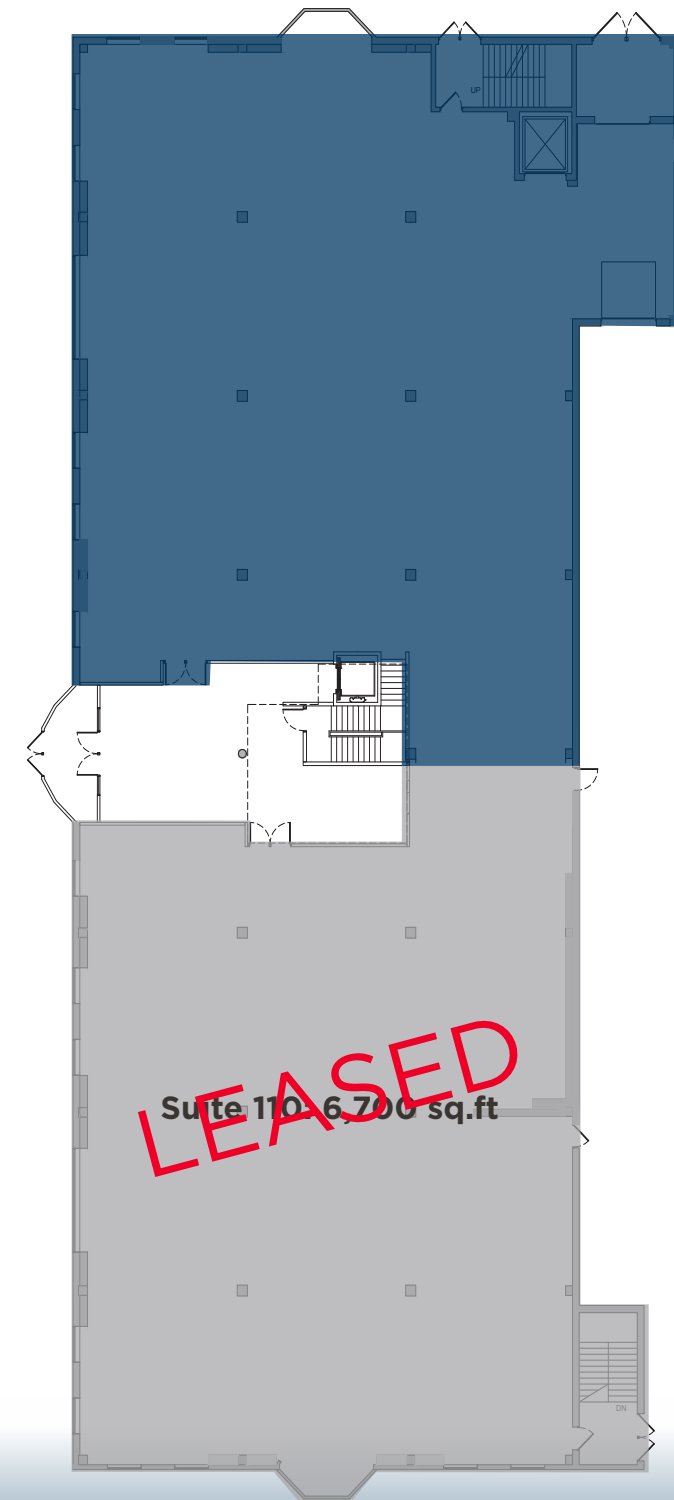
## HIGHLIGHTS

- Brand new entryway and elevator
- Exposure to over 40,000 vehicles per day on Sarcee Trail
- Prominent pylon signage along Sarcee Trail
- Zoning is C-COR3

# 67 Glenbrook Place SW

## FLOOR PLANS

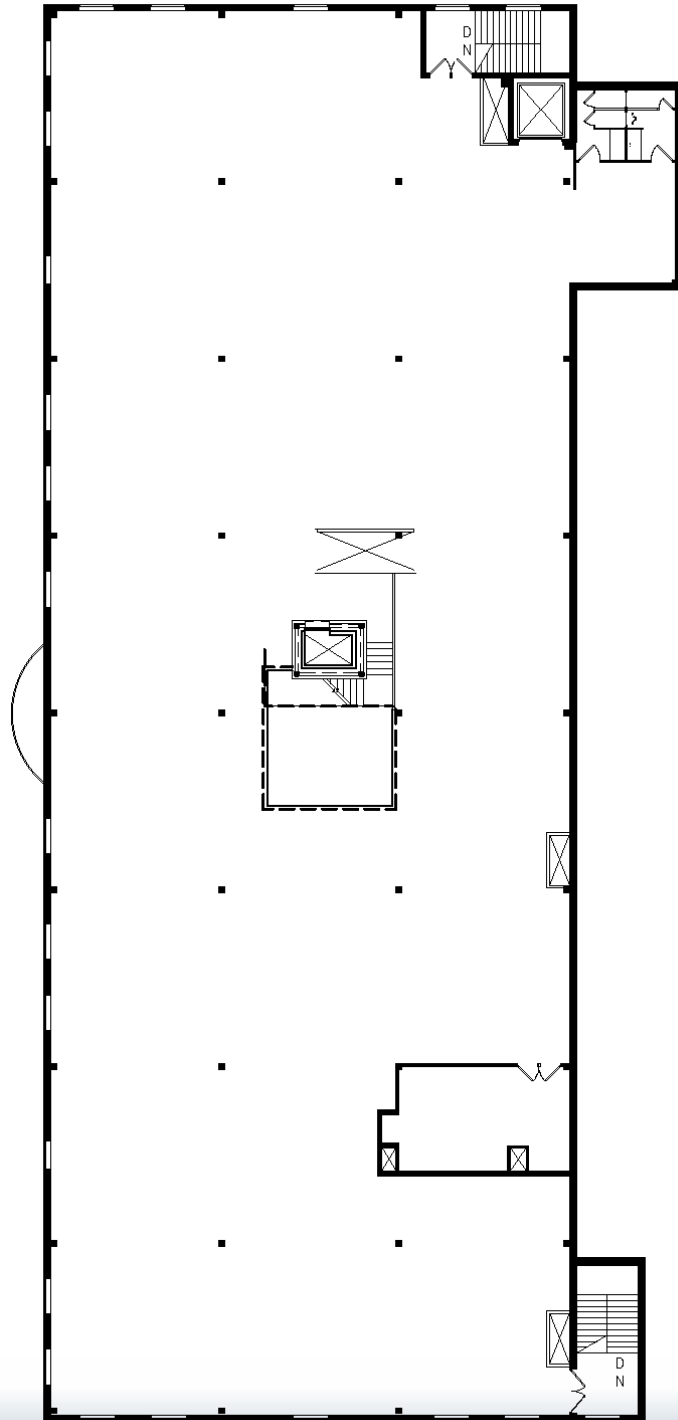
~~Suite 110: 6,700 sq.ft~~ **LEASED**



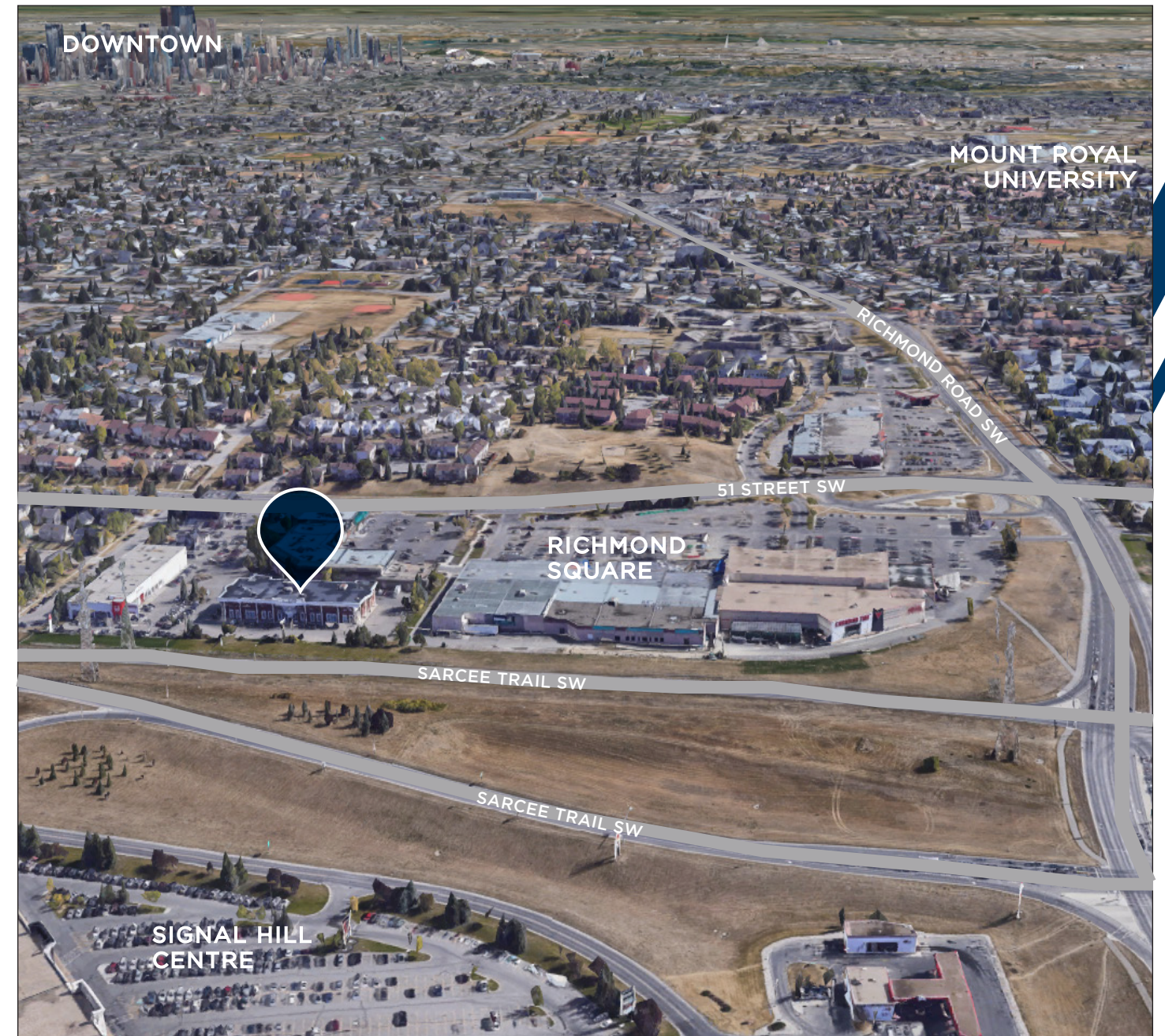


# FLOOR PLANS

Suite 200: 17,125 sq.ft



# MAP & AMENITIES



POPULATION  
60,401



TOTAL HOUSEHOLDS  
24,387



DAYTIME POPULATION  
53,667



AVG. HOUSEHOLD INCOME  
\$148,834



TRANSIT SCORE  
43



WALK SCORE  
66

WITHIN 3KM RADIUS  
Source: Piipoint





# CONTACT



**Cushman & Wakefield ULC**  
250 6 Avenue SW, Suite 2400  
Calgary, AB T2P 3H7

**DAVID LEES**  
Executive Vice President  
Office Sales & Leasing  
403 261 1102  
david.lees@cushwake.com

**ADAM RAMSAY**  
Executive Vice President  
Office Sales & Leasing  
403 261 1103  
adam.ramsay@cushwake.com

**TRENT PETERSON**  
Vice President  
Office Sales & Leasing  
403 261 1101  
trent.peterson@cushwake.com

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