



Deer Valley Health — 83 Deerpoint RD SD

Medical Office Space for Lease – Suite 203, 493 sq. ft.

- ▶ 5-year lease term preferred
- ▶ Below market rent
- ▶ Brokerage protected
- ▶ Move-in ready space including a consultation office, patient room, reception area and wash-room
- ▶ TI allowance negotiable
- ▶ Availability: January 1, 2027
- ▶ Expansion into neighbouring space may be possible in October 2027
- ▶ Current use: shared office space between primary care physician and nutritionist
- ▶ HVAC: centralized forced air with rooftop unit
- ▶ Ample visitor parking both on- and offsite
- ▶ Handicap parking available
- ▶ Rich mix of medical co-tenants
- ▶ Ideal for audiologist, dietitian/nutritionist, chiropractor, speech-language pathologists, psychologist, dermatologist, naturopathy, homeopathy, ophthalmologist, Chinese TCM/acupuncturist, respiratory therapist, skin care, ENT specialist, podiatrist/chiropracist
- ▶ 5-minute drive from Deerfoot Trail South, which services approximately 138,000 vehicles per day
- ▶ Direct vicinity of intersection of Bow Bottom Trail SE (est. 42,000 vpd) and 137th Avenue SE. Serving in communities of Deer Ridge, Parkland, Deer Run, and Queensland



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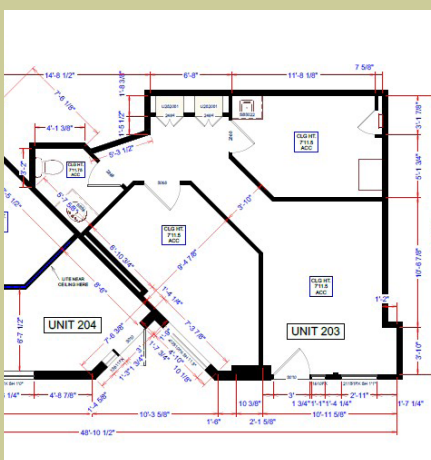
Reception



Consultation Room



Patient Room



Floor layout



Main Entrance



Rear



Bow Bottom Pylon



Deerpoint Pylon

- ▶ Other tenants at Deer Valley Health include: Canadian Back Institute (CBI), Pensak Houghton Dentistry (Dentalcorp), Deer Valley Family Medicine Clinic (South Calgary Primary Care Network), Optimum Wellness (chiropractor), Alberta Dentures.
- ▶ Demographics: within 5 kilometres, population of 149,857 with average household income of \$147,500.
- ▶ Brokerage protected: call for details