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For Sublease

# 1,104 SF Move-In Ready Medical Suite

Rockyview Health Centre, Building 1 | Suite 308, 1011 Glenmore Trail SW

#### Chris Law

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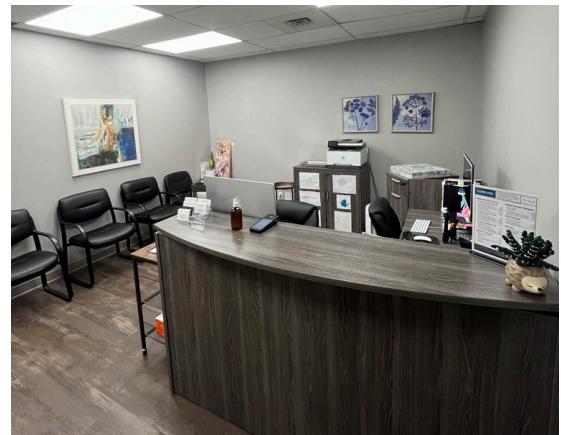
#### Lee Fiala

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Royal Bank Building  
Suite 900  
335 - 8th Avenue SW  
Calgary, AB T2P 1C9

# Property Overview

**Available Space** Suite 308: 1,104 SF



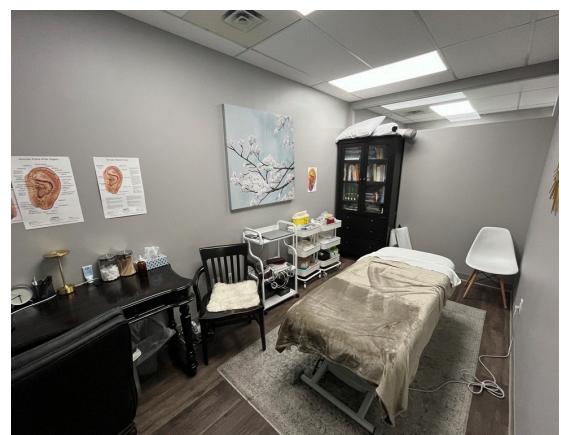
**Net Rent** Market Sublease Rates



**Additional Rent** \$19.72 PSF (est. 2025)

**Term** Term Expires May 31, 2027 –  
Headlease Extension Available

**Occupancy** Available May 1, 2026



**Parking** 2 Surface Stalls



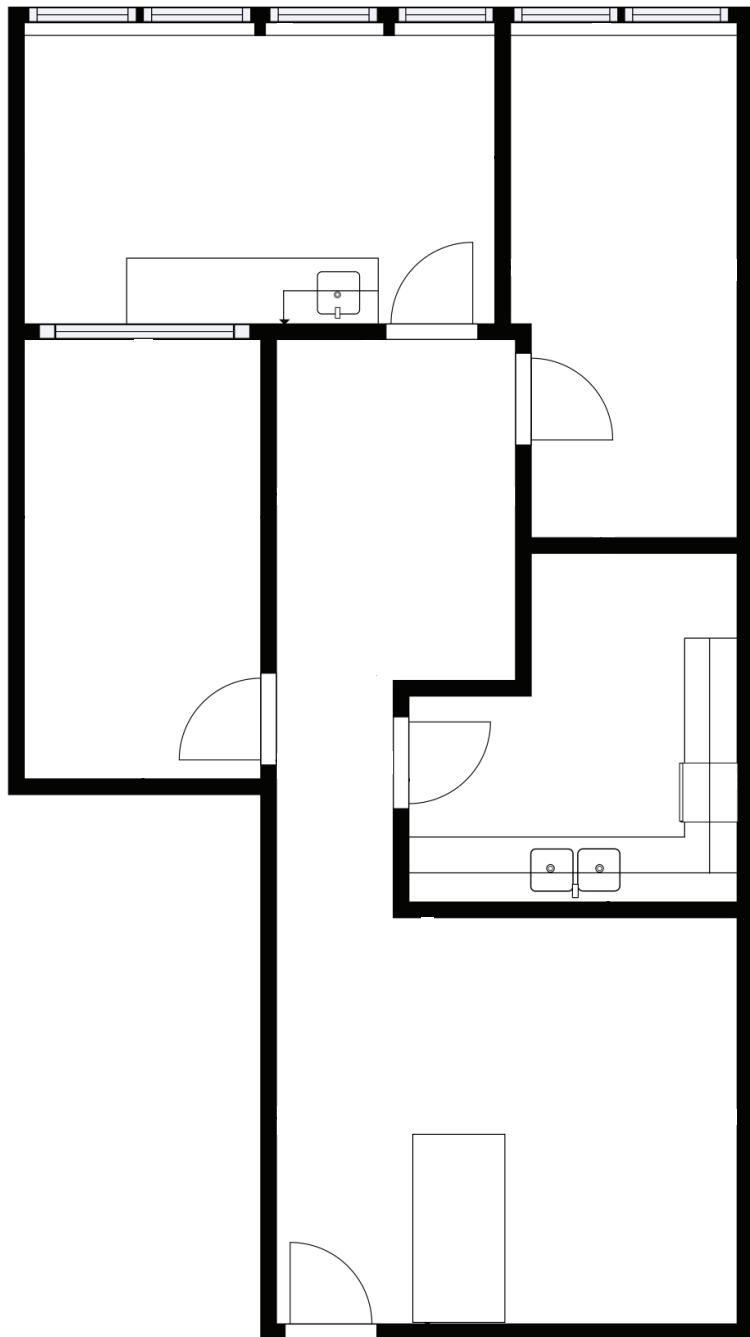
*Click or Scan For Virtual Tour*



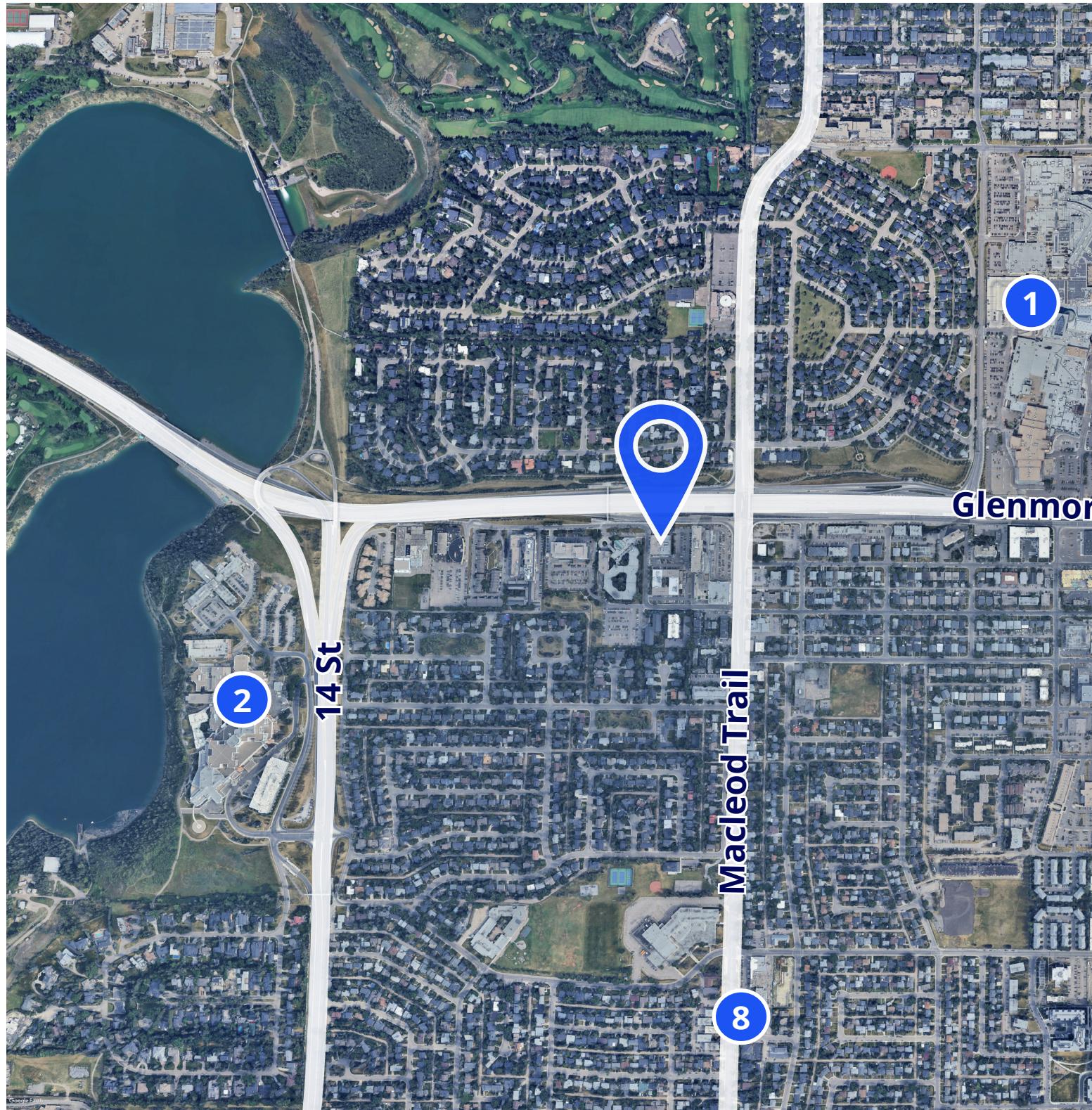
# Floor Plan

## Suite 308 | 1,104 SF

- 3 Offices / Clinic Rooms
- Kitchenette & Storage Room
- Reception



# Amenities Map





## Key Drive Times



5 Minutes  
**Rockyview  
General Hospital**



6 Minutes  
**CF Chinook  
Shopping Centre**



13 Minutes  
**Downtown  
Calgary**

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1	CF Chinook Shopping Centre	5	Smuggler's Inn Steak House
2	Rockyview General Hospital	6	Bolero Brazilian BBQ
3	Staples	7	Cactus Club Cafe
4	Chinook Station	8	Leopold's Tavern



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